

NEW TURNKEY OFFICE & MEDICAL SPACE FOR LEASE



2637 W STATE ROAD 426 OVIEDO, FL 32765

4 ACRE PRESENTS OFFICE/MEDICAL SPACE DIVISIBLE TO 1,800 SF

HIGHLIGHTS

- Can be Subdivided into $\pm 1,800$ SF Spaces
- Monument and Large Building Signage
- Brand New Construction
- Turnkey Medical and Office Space available
- TI package available to qualified tenants
- High Traffic Count of 31,500
- Large Monument and Building Signage



PROPERTY DETAILS

LEASE RATE:	CALL FOR DETAILS
BUILDING SIZE:	$\pm 3,600$ SF
RENTABLE SF:	$\pm 3,600$ SF
LAND SIZE:	$\pm 80,214$ SF
BUILDING CLASS:	A
YEAR BUILT / AGE:	2020
PARKING SPACES:	5/1,000
SIGNAGE:	MONUMENT & BUILDING

TURNKEY OFFICE & MEDICAL SPACES IN GREYSHELL FORMAT

This brand new $\pm 10,800$ SF Office/Medical complex consists of three separate buildings $\pm 3,600$ SF a piece. Currently $\pm 3,600$ SF of the space is in grey shell condition leaving opportunity for tenants to do a custom buildout. In addition there are two turn key spaces, one medical with sinks in every room and the other general office with six offices, two bathrooms, a reception and a break room. With spaces being divisible all the way down to $\pm 1,800$ SF, there is a space that will work for everyone. Tenant Improvement packages are available for qualified tenants.

OFFERED BY:

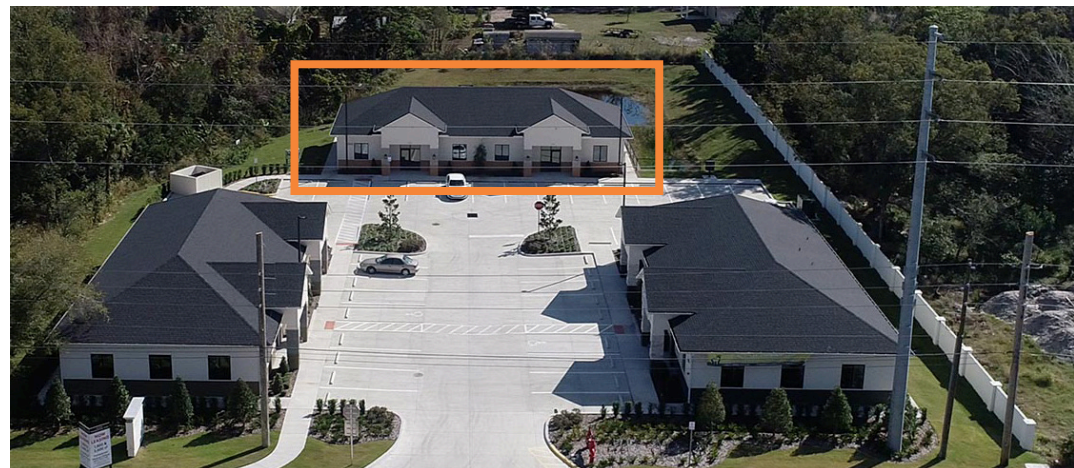
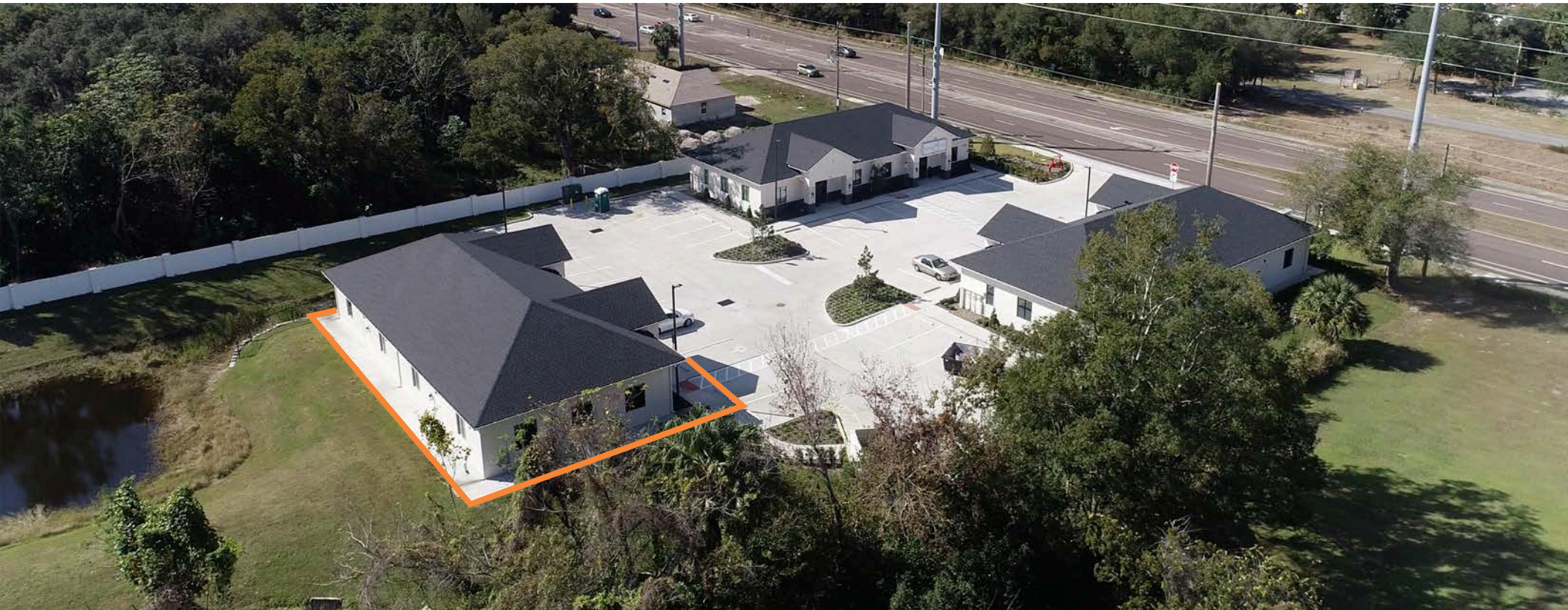


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AERIAL PHOTOS



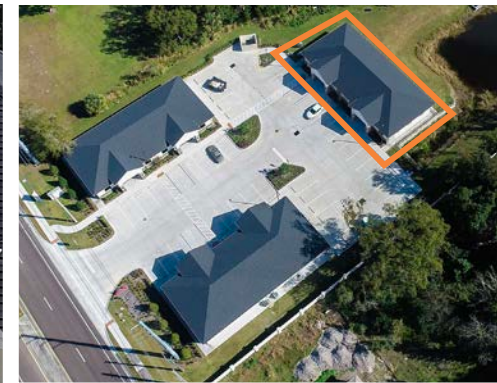
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BUILDING 2645 EXTERIOR PHOTOS



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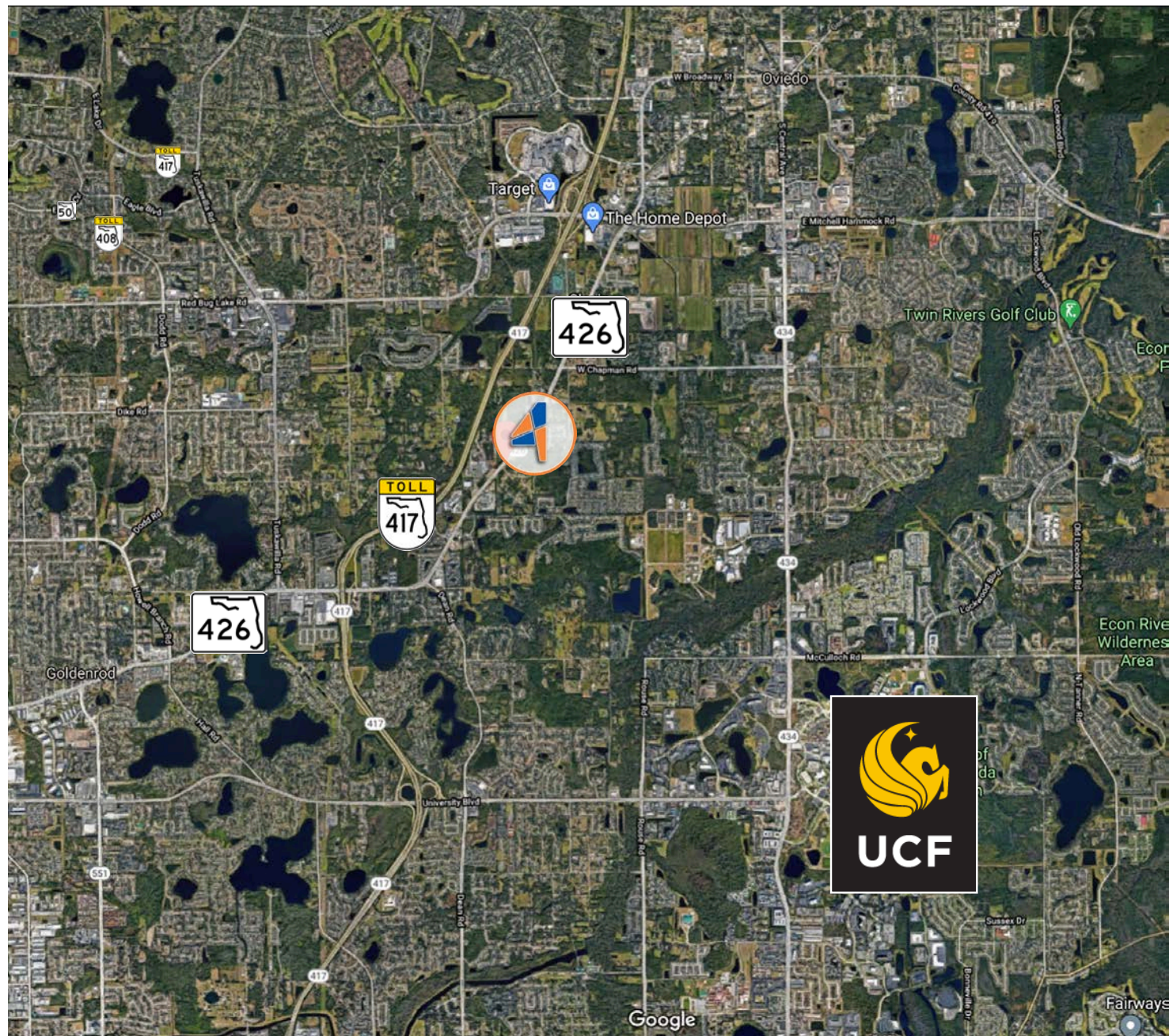
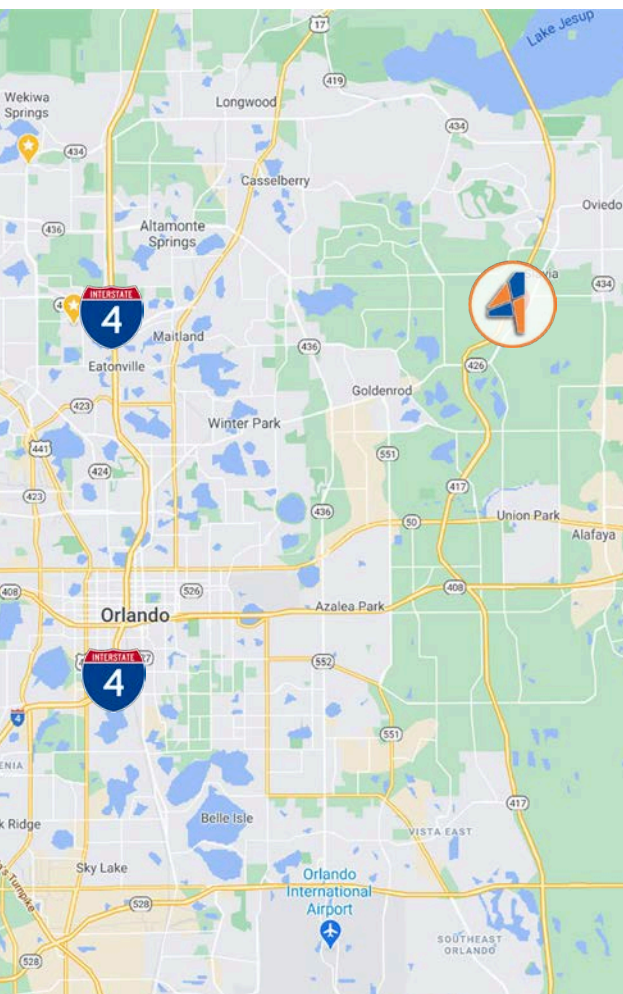
INTERIOR PHOTOS - SAMPLE LAYOUT



AERIAL LOCATION



LOCATION MAP





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