

CROWN OAK CENTRE DRIVE • LONGWOOD, FL 32750 • FOUR MOVE-IN-READY OFFICE SUITES

ACRE COMMERCIAL

A GREAT PLACE FOR YOUR BUSINESS

Why Crown Oak Centre



Private

FULLY BUILT-OUT SUITES

Private offices, reception, conference or meeting room and kitchenette in every suite. Signage at the entry.

4.5 / 1,000

PARKING AT THE DOOR

Surface, unreserved, steps from every entry. No garage, no validation, no client circling the block.

Location

Exit 94 • I-4 AT SR 434

Altamonte, Lake Mary, Maitland and Winter Park in about 15 minutes. Downtown Orlando in25.

Amenities

A SHORT WALK AWAY

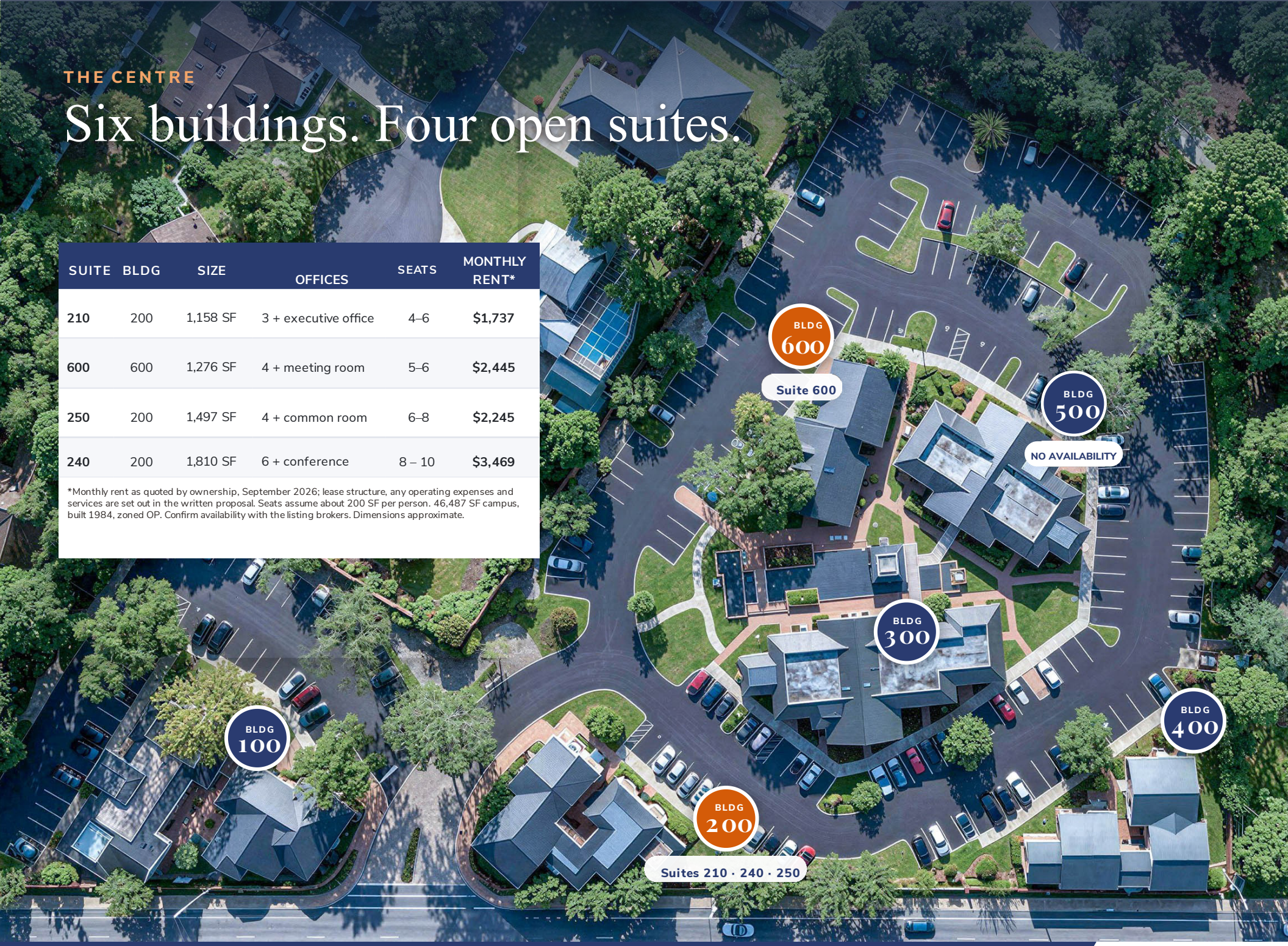
Coffee, lunch and dinner for staff, a bank branch, and a place to meet a client before or after.

THE CENTRE

Six buildings. Four open suites.

SUITE	BLDG	SIZE	OFFICES	SEATS	MONTHLY RENT*
210	200	1,158 SF	3 + executive office	4–6	**$1,737**
600	600	1,276 SF	4 + meeting room	5–6	**$2,445**
250	200	1,497 SF	4 + common room	6–8	**$2,245**
240	200	1,810 SF	6 + conference	8 – 10	**$3,469**

*Monthly rent as quoted by ownership, September 2026; lease structure, any operating expenses and services are set out in the written proposal. Seats assume about 200 SF per person. 46,487 SF campus, built 1984, zoned OP. Confirm availability with the listing brokers. Dimensions approximate.



ACROSS THE STREET

Longwood Village, directly across SR 434.



THE VALUE

What a finished private suite replaces

CROWN OAK CENTRE

A firm of four to ten people is often aquiring its workplace piecemeal: desks by the month, a conference room by the hour, a kitchen it shares with strangers, and an address that belongs to someone else.

A finished suite at Crown Oak Centre gathers all of it under one lease. Private offices, a reception area, a meeting room and a kitchenette come with the space, so the cost is tied to the square footage rather than to every hire. Because the suites are already built out, there is no construction budget and no construction calendar between signing and occupancy.

Against the office towers of Lake Mary and Maitland, the campus format leaves out what a small firm rarely uses and always pays for: the lobby, the garage, the amenity floor. What remains is the part that matters to clients and staff: a brick colonial address, parking at the door and a name at the entry.

Monthly rent for the available suites runs from **$1,737 to $3,469,** and the written proposal sets out the lease structure and any operating expenses and services, so the all-in occupancy cost is on the table before any commitment.

WHAT THE SPACE INCLUDES	EXECUTIVE SUITES	OFFICE TOWER	CROWN OAK CENTRE
Private offices behind a door of its own	—	•	•
Private reception, conference kitchen	—	•	•
Cost scales with	Headcount	Space	**Space**
Build-out before move-in	No	Often	**No**
Parking	Shared garage or lot	Garage, often paid	**Surface, at the door**
Name at the entry	Rarely	Directory strip	**Hanging signage**
Typical commitment	Month to month	5 – 10 years	**3 – 5 years**
Scale of the building	Shared floor	High-rise/park	**Six-building campus**

General characteristics of each format; individual buildings and operators vary. Confirm terms for any specific alternative directly with its provider.



BUILDING 200 · SECOND FLOOR

Suite 210 | 1,158 SF

CROWN OAK CENTRE



BUILDING 200


BUILDING 200 · ENTRY


MEETING ROOM · FIREPLACE


PRIVATE OFFICE

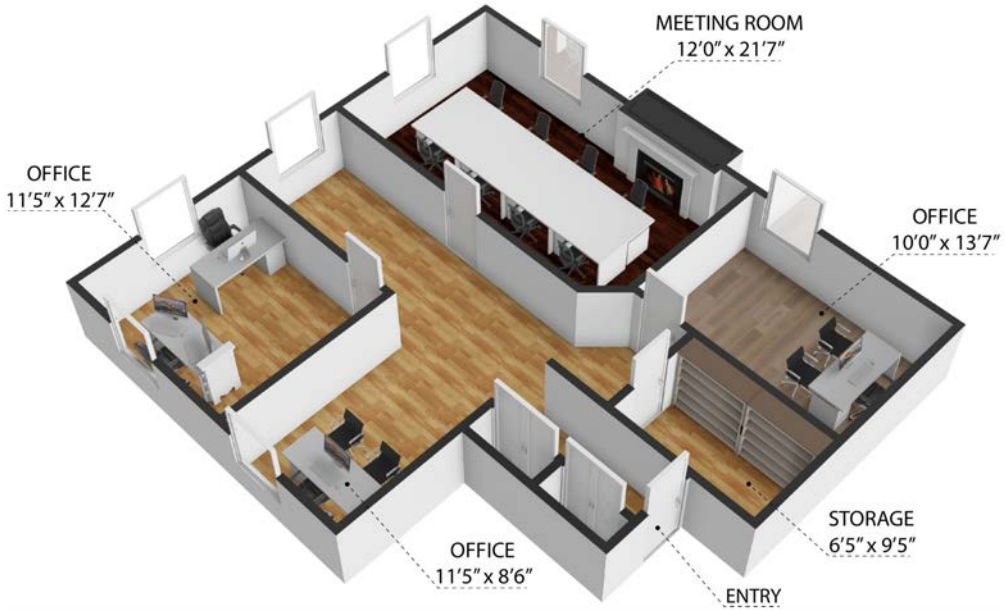

OFFICES OFF THE HALL

SUITE 210 · FLOOR PLAN

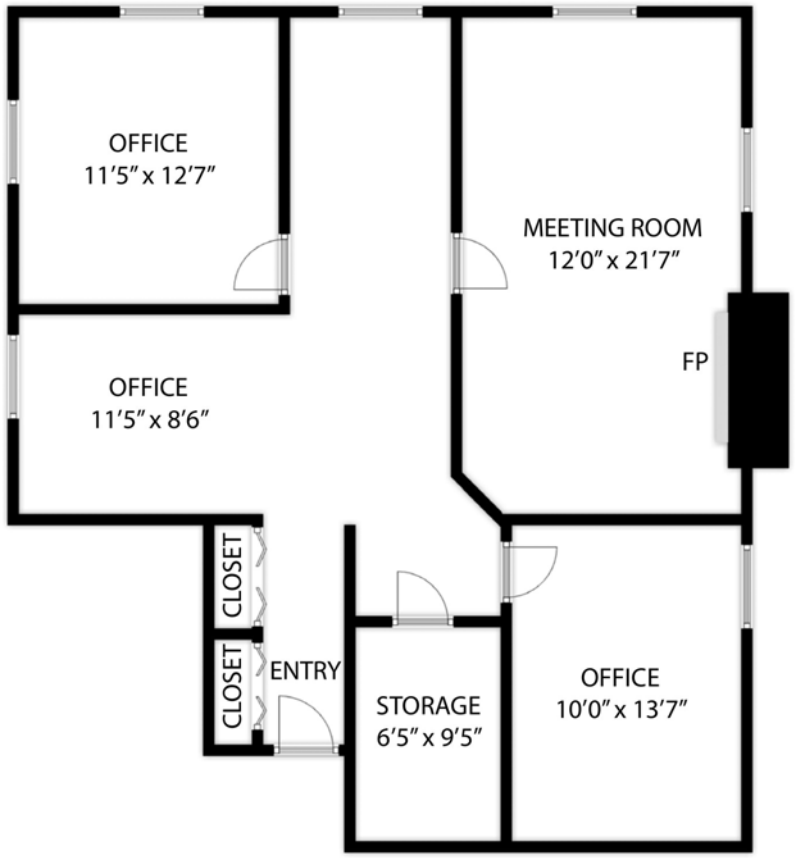
Three offices, and a fireplace

CROWN OAK CENTRE

3D VIEW



FLOOR PLAN



THE SUITE

A second-floor suite in Building 200 with three private offices and a 12' × 21' meeting room anchored by a fireplace, and new LED panel lights and vinyl flooring as well. ready to serve as an executive office or boardroom. A storage room and

Size	1,158 SF
Location	Second floor
Private offices	3 + executive
Seats	4 – 6
Monthly rent*	$1,737

ALSO INCLUDES

Storage room, hall, fireplace office

BEST FOR

Law, advisory, insurance

TAKE THE 3D VIRTUAL TOUR

*Monthly rent as quoted by ownership, September 2026; lease structure, any operating expenses and services per the written proposal. Dimensions approximate.

BUILDING 200 · BUILDING ENTRY

Suite 240 | 1,810 SF

CROWN OAK CENTRE



BUILDING 200



BUILDING 200 · ENTRY



RECEPTION & OPEN AREA



CONFERENCE ROOM



PRIVATE OFFICE

SUITE 240 · FLOOR PLAN

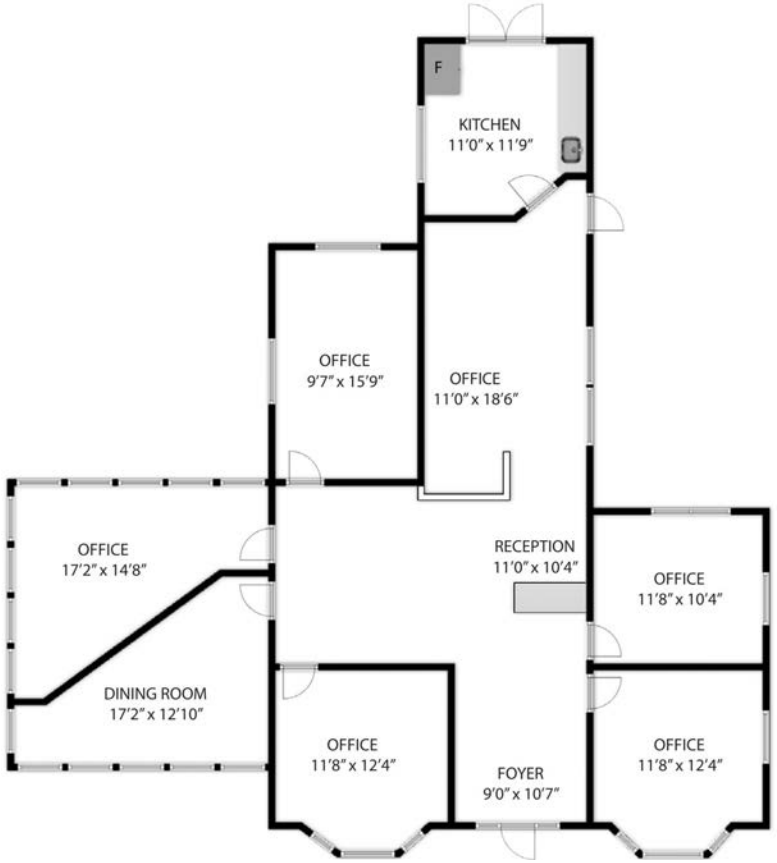
Open work area and conference room

CROWN OAK CENTRE

3D VIEW



FLOOR PLAN



THE SUITE

The largest suite available on the campus. A reception and open work area sit at the center, ringed by six private offices, two of them with bay windows, a window-lined conference room and a full kitchen with its own exterior door.

Size	1,810 SF
Location	Building entry
Private offices	6
Seats	8–10
Monthly rent*	$3,469

ALSO INCLUDES

Conference, open area, break room

BEST FOR

Growing team, consulting

TAKE THE 3D VIRTUAL TOUR

*Monthly rent as quoted by ownership, September 2026; lease structure, any operating expenses and services per the written proposal. Dimensions approximate.

BUILDING 200 · SECOND FLOOR

Suite 250 | 1,497 SF

CROWN OAK CENTRE



BUILDING 200



BUILDING 200 · GABLE END



COMMON ROOM



PRIVATE OFFICE



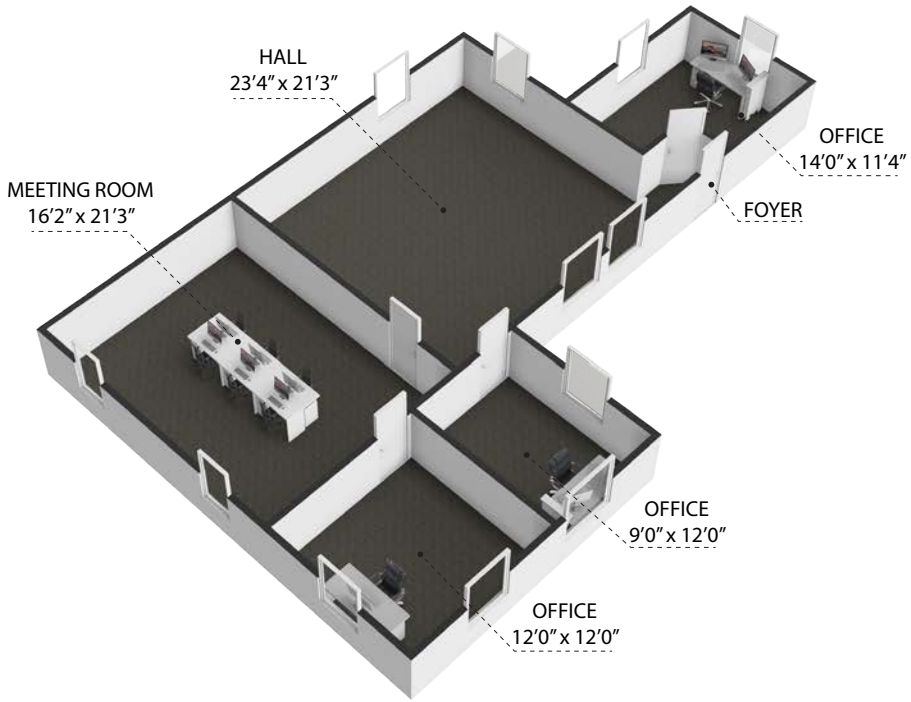
PRIVATE OFFICE

SUITE 250 · FLOOR PLAN

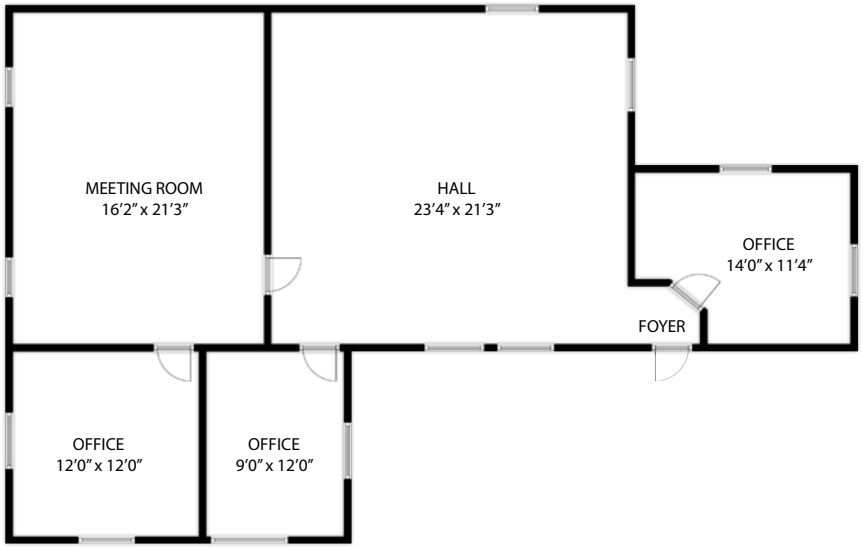
Four offices around a common room

CROWN OAK CENTRE

3D VIEW



FLOOR PLAN



THE SUITE

A 23' × 21' common room sits at the heart of the suite, opening to a 16' × 21' meeting room and three private offices, including a corner office just off the foyer. Open, flexible and filled with natural light. Tenant's choice of paint and vinyl flooring provided by Landlord

Size	1,497 SF
Location	Second floor
Private offices	4
Seats	6 – 8
Monthly rent*	$2,245

ALSO INCLUDES

Large common room

BEST FOR

Counseling, accounting, real estate

TAKE THE 3D VIRTUAL TOUR

*Monthly rent as quoted by ownership, September 2026; lease structure, any operating expenses and services per the written proposal. Dimensions approximate.

BUILDING 600 · DIRECT GROUND-LEVEL ENTRY

Suite 600 | 1,276 SF

CROWN OAK CENTRE



BUILDING 600



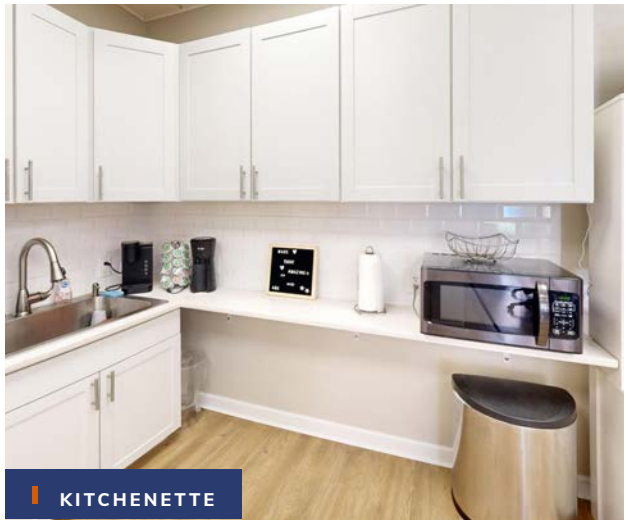
BUILDING 600 · COURTYARD SIDE



WAITING AREA



MEETING ROOM



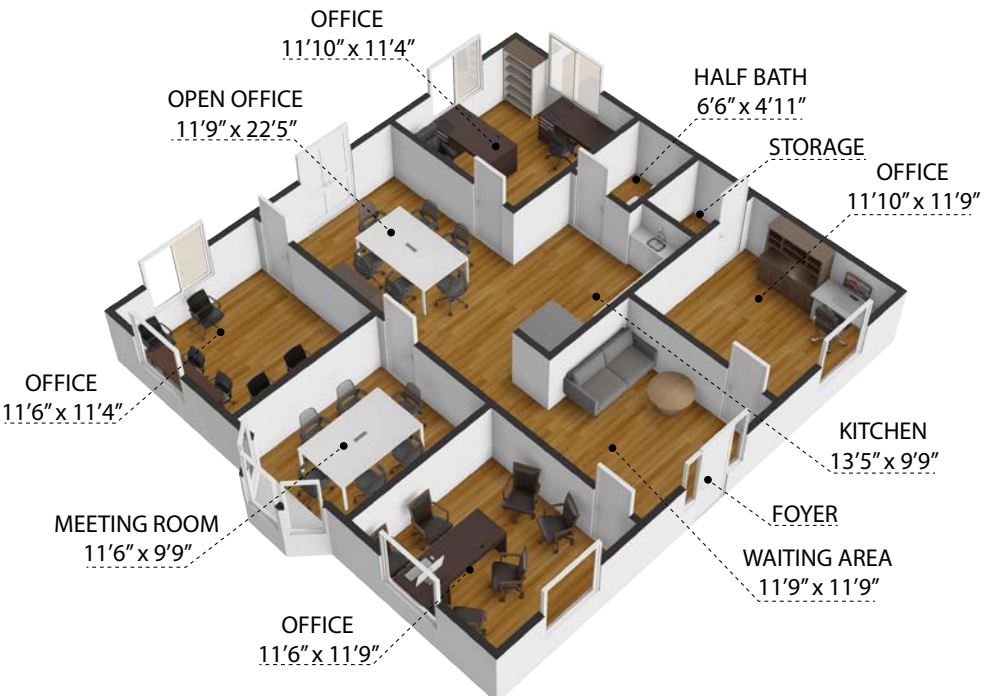
KITCHENETTE

SUITE 600 · FLOOR PLAN

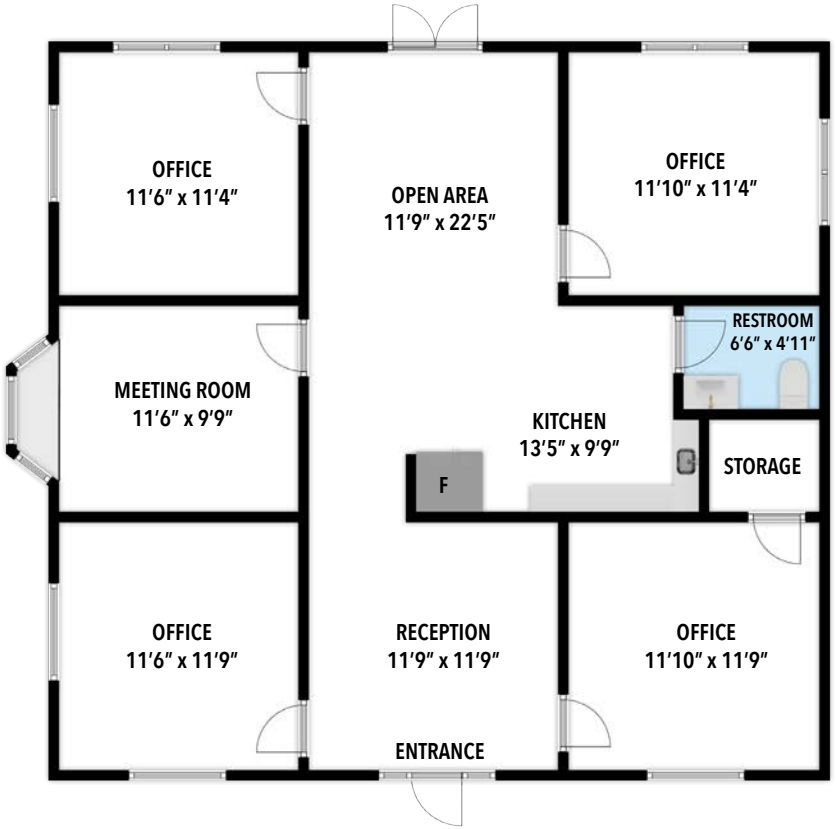
Ground-level entry, full kitchenette

CROWN OAK CENTRE

3D VIEW



FLOOR PLAN



THE SUITE

A single-story suite with its own front door. A waiting area greets clients at the entry, with four private offices, a bay-windowed meeting room, an open office and a kitchen with half bath and storage behind it.

Size	1,276 SF
Location	Direct ground-level entry
Private offices	4
Seats	5–6
Monthly rent*	$2,445

ALSO INCLUDES

Meeting room, sitting area, kitchenette

BEST FOR

Client-facing practice

TAKE THE 3D VIRTUAL TOUR

*Monthly rent as quoted by ownership, September 2026; lease structure, any operating expenses and services per the written proposal. Dimensions approximate.

LOCATION

I-4 Exit 94. In the middle of your market.



TRAFFIC

About 132,000 vehicles a day on I-4 and 48,000 on SR 434 (FDOT counts, per Longwood Village offering). Starbucks, Bonefish Grill and Synovus across the street.

CROWN OAK
CENTRE
LONGWOOD, FLORIDA

Let's walk it together.

Contact Jacob for a personal tour



JACOB FLAHERTY

386.747.4353

jacob@4acre.com

OFFERED EXCLUSIVELY BY 4 ACRE COMMERCIAL

Availability as of September 2026. 4 Acre Commercial Real Estate (4 Acre) does not represent or warrant the accuracy of the information contained herein. Such information is provided by sources deemed reliable; no representation or warranty is made as to its accuracy or completeness. Prospective tenants should conduct their own investigation. Monthly rents shown are as quoted by ownership as of September 2026 and are subject to change; see page 3. Dimensions and sizes are approximate.