



UPTOWN  
ALTAMONTE



4 ACRE COMMERCIAL PRESENTS

OFFICE SPACE FOR LEASE | **CALL FOR DETAILS**

150 & 155 CRANES ROOST BLVD. ALTAMONTE SPRINGS, FLORIDA



## UPTOWN ALTAMONTE

Uptown Altamonte is the City's premier business and urban residential district. Due to its central location and ease of access throughout the Central Florida area, it's established itself as the heart of Altamonte Springs. This corridor of Altamonte Springs is the economic and aesthetic focal point for businesses and residents alike.

Situated on one of the busiest thoroughfares, Uptown Altamonte Town Center is on the north side of SR 436 (65,287 AADT) and is just 0.35 miles from the Interstate-4 and SR-436 exit.

Uptown Altamonte Town Center offers a unique experience for employers to provide an immense number of amenities to its employees. From thriving retail, restaurants, hotels, and apartments to Crane's Roost Park, all within walking distance, it adds to the allure of this already-established center. In today's competitive office environment, where landlords want to distinguish their offerings with as many tenant-centric offerings as possible, Uptown Altamonte Town Center has something for everyone.

All the above amenities are why an office user will be highly attracted to relocating their office or headquarters to Uptown Altamonte Springs.

## PROPERTY DETAILS

<b>Building Size:</b>	<b>±60,662 SF</b>
<b>Rentable Square Footage:</b>	<b>±13,507</b>
<b>Primary Type:</b>	<b>Office</b>
<b>Secondary Type:</b>	<b>Medical</b>
<b>Building Class</b>	<b>A</b>
<b>Year Built</b>	<b>2006</b>
<b>Parking Spaces</b>	<b>4.22</b>
<b>Traffic Count:</b>	<b>65,287 AADT</b>

## HIGHLIGHTS

- Can walk to a variety of restaurants, shopping, and personal care options.
- Closest Class-A office complex in Altamonte Springs to I-4 east bound ramp.
- Abundant parking and excellent access from multiple routes.
- High Traffic Counts.



# The Buildings

## 150 CRANE'S ROOST BLVD | 3 SPACES

SUITE 2260	±878 SF
SUITE 2270	±1,412 SF
SUITE 2280	±983 SF

## 155 CRANE'S ROOST BLVD | 3 SPACES

SUITE 2030	±1,393 SF
SUITE 2040	±2,095 SF
SUITE 2070-2090	±6,746 SF

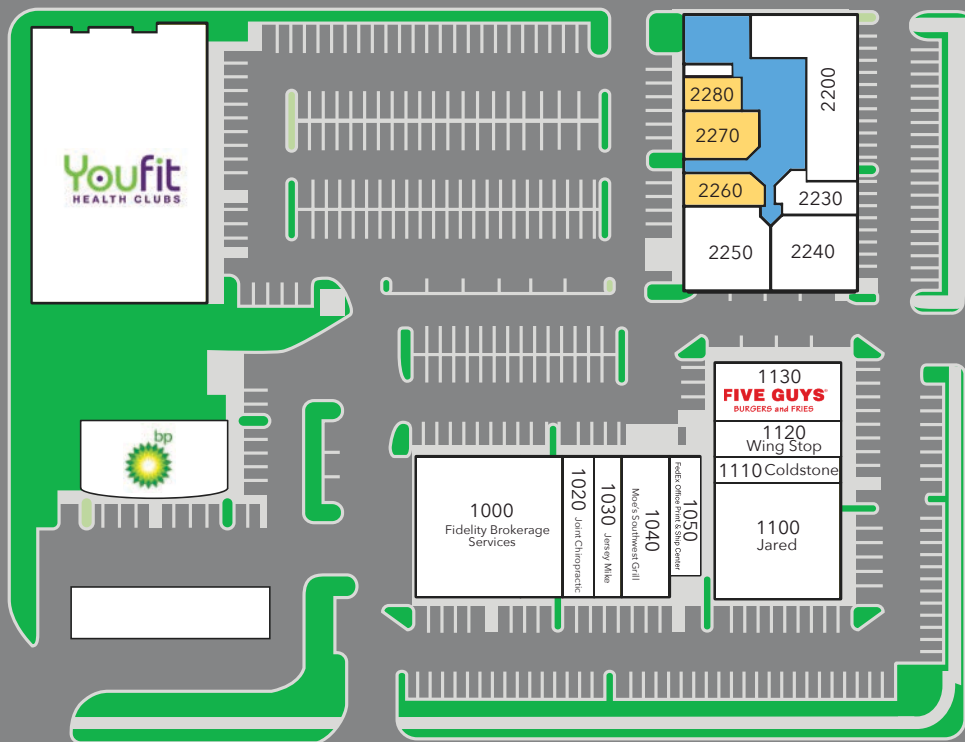


# Site Map

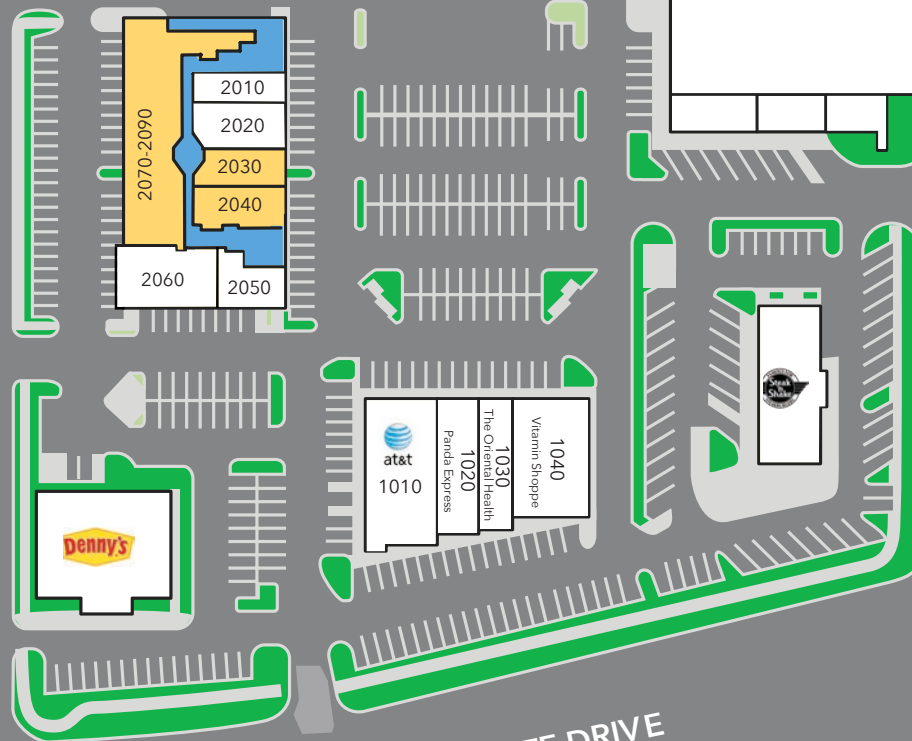
 Available Office Suites

BUILDING  
150

BUILDING  
155



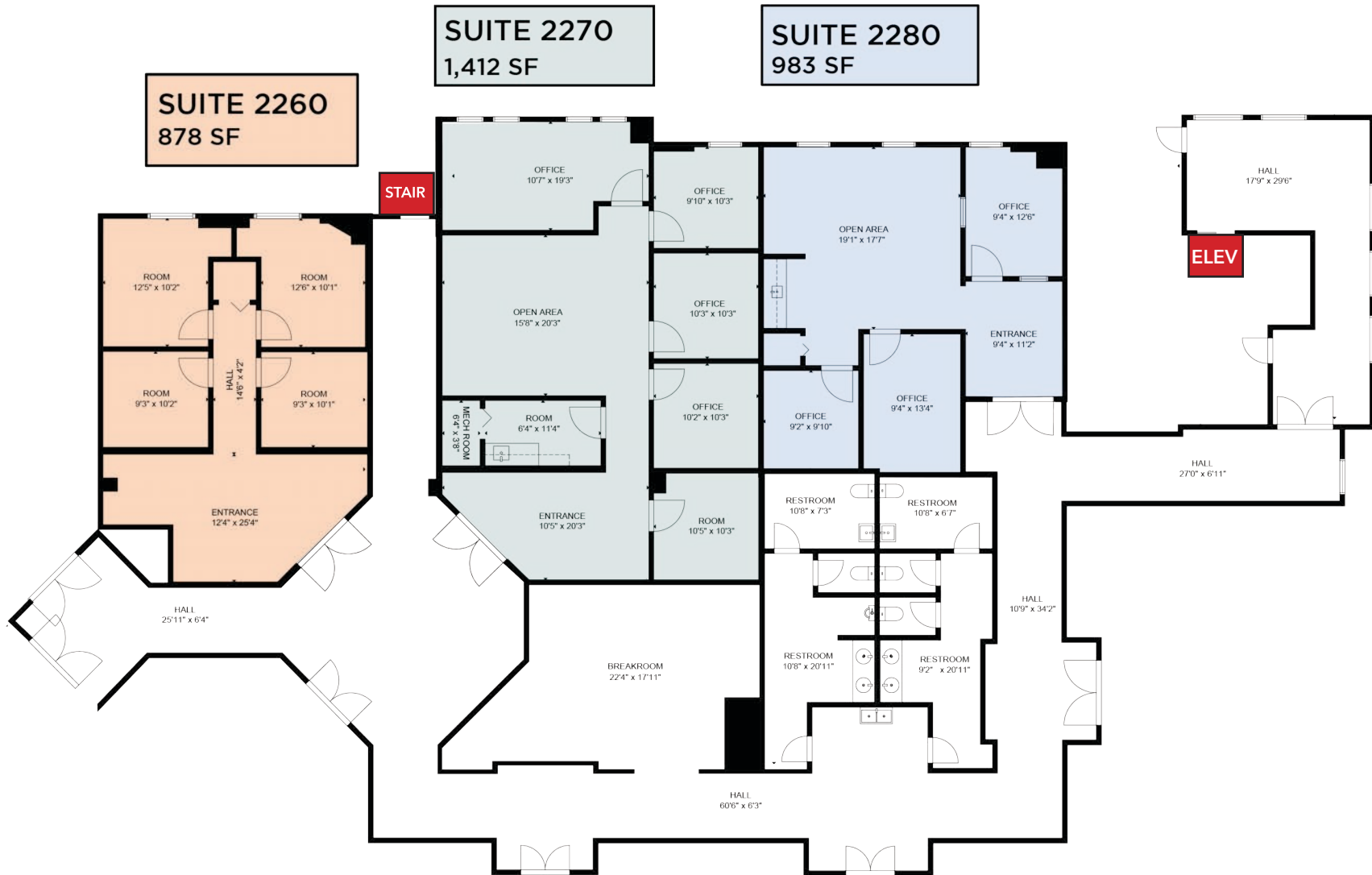
CRANES ROOST BOULEVARD



E. ALTAMONTE DRIVE

E. ALTAMONTE DRIVE

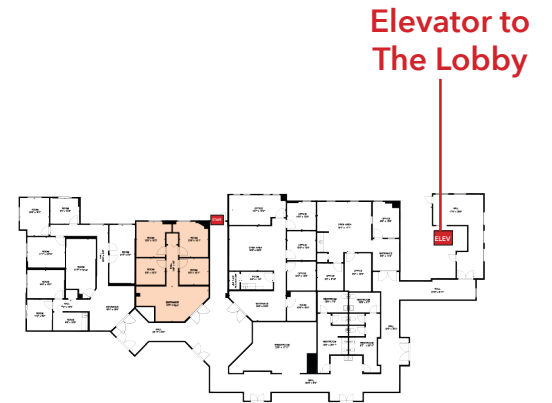
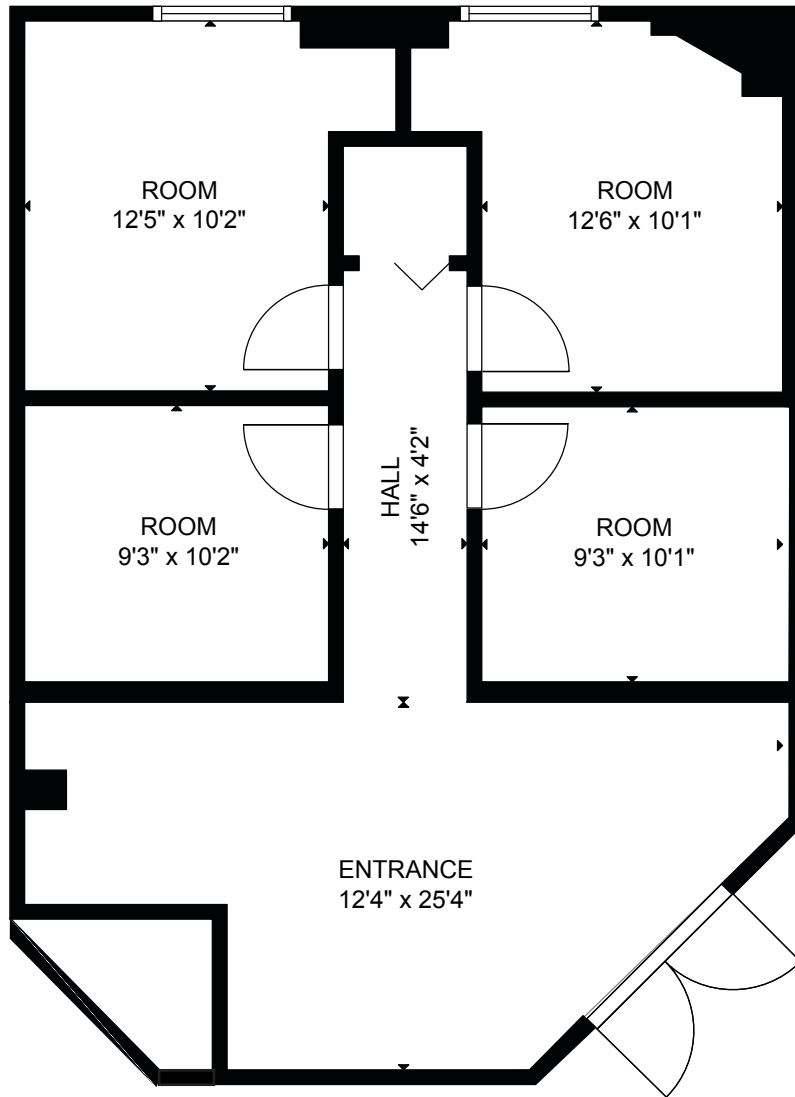
# Building 150 Available Suites





**BUILDING 150**

**Suite 2260 | ±878 SF**



**4 MORE INFORMATION: NICK FOURAKER, CCIM | GARRETT GLEITER: 407.539.4514**

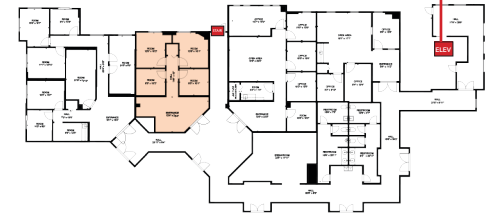




BUILDING 150

Suite 2260 | ±878 SF

Elevator to  
The Lobby



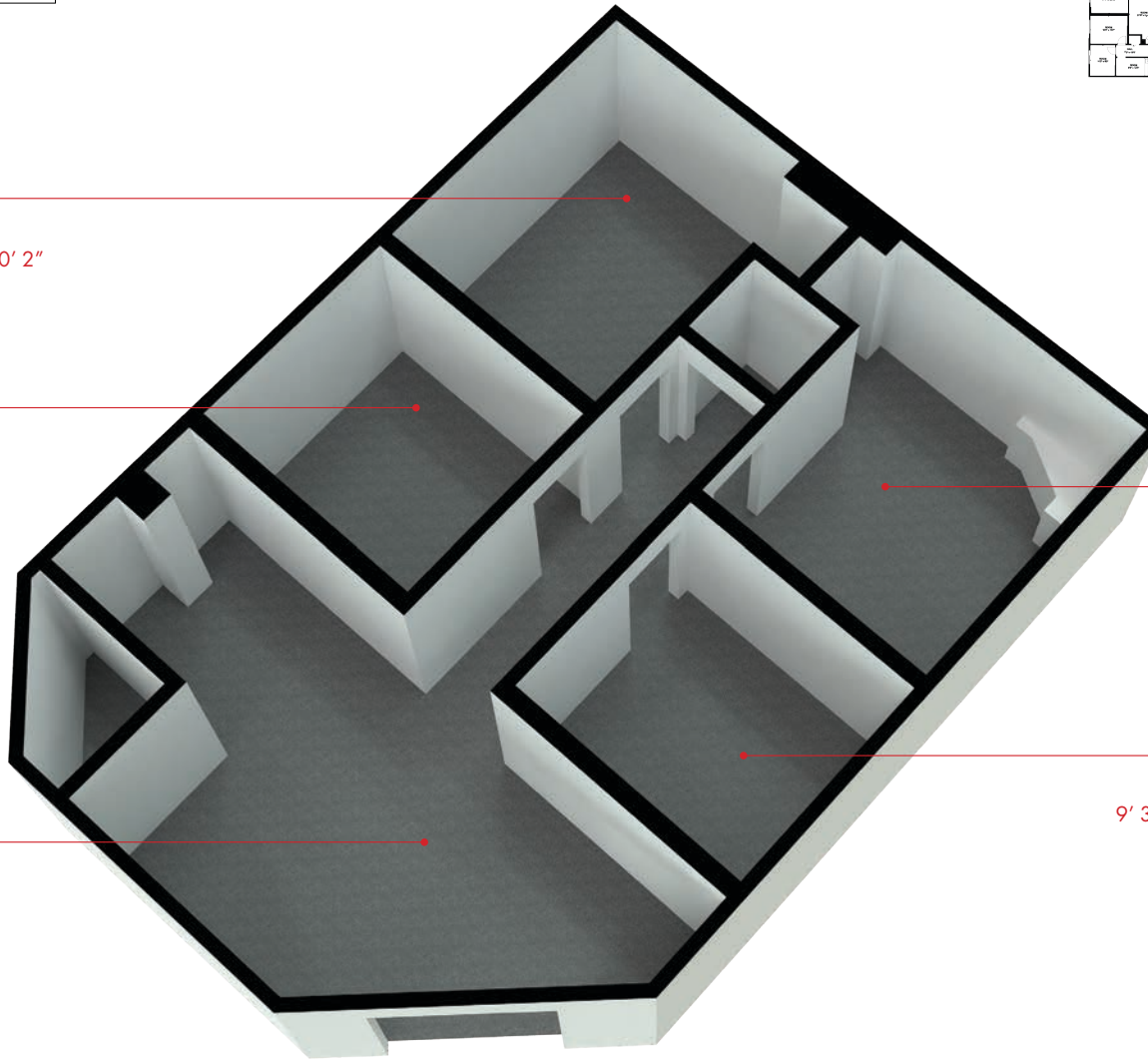
Office  
12' 5" x 10' 2"

Office  
9' 3" x 10' 2"

Office  
12' 6" x 10' 1"

Reception  
12' 4" x 25' 4"

Office  
9' 3" x 10' 1"



**ENTRANCE**

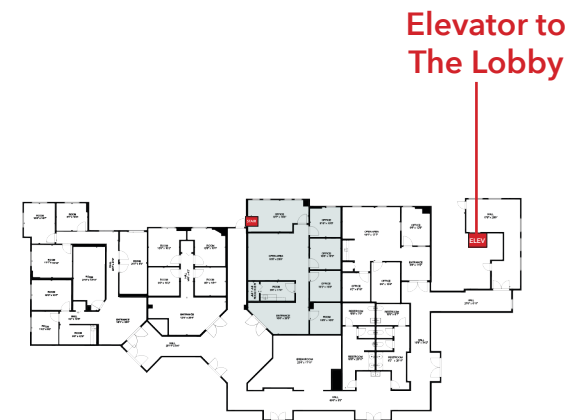
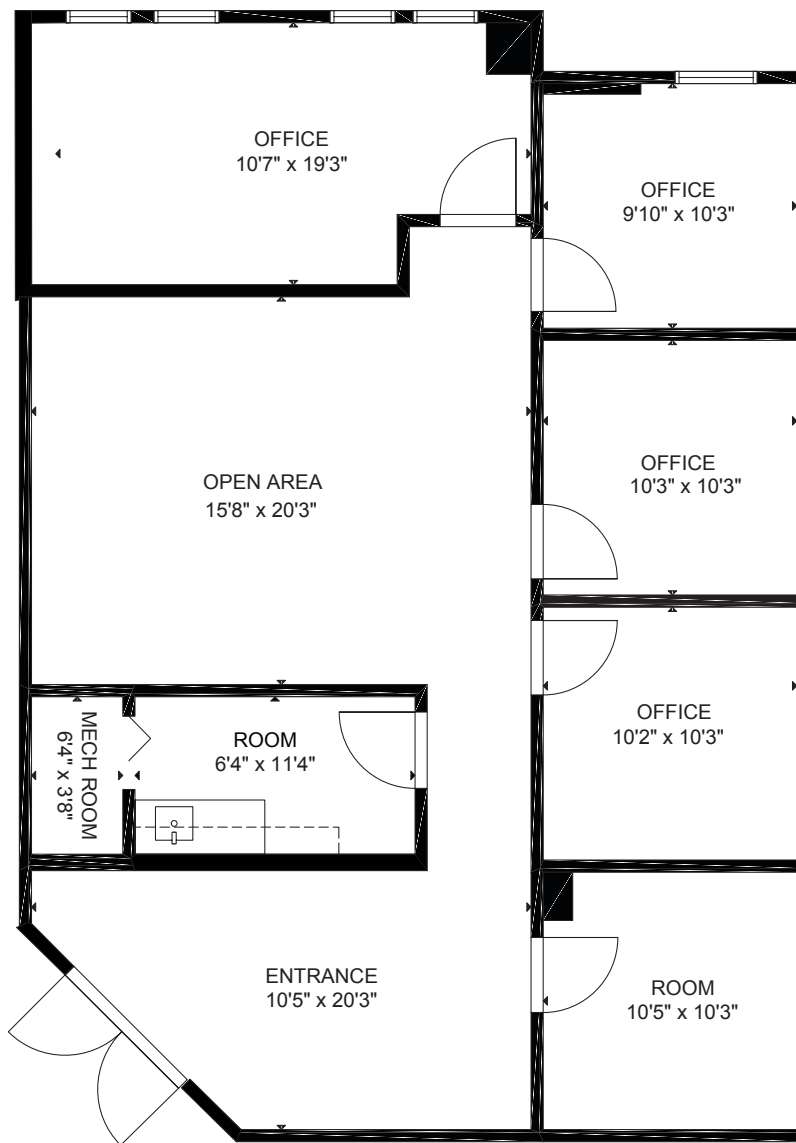
**4 MORE INFORMATION: NICK FOURAKER, CCIM | GARRETT GLEITER: 407.539.4514**





## BUILDING 150

# Suite 2270 | ±1,412 SF



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**BUILDING 150**

**Suite 2270 | ±1,412 SF**

Elevator to  
The Lobby



Office  
10' 7" x 19' 3"

Work Area  
15' 8" x 20' 3"

Mech Room  
6' 4" x 3' 8"

Breakroom  
6' 4" x 11' 4"

**ENTRANCE**

Reception  
10' 5" x 20' 3"

Office  
9' 10" x 10' 3"

Office  
10' 3" x 10' 3"

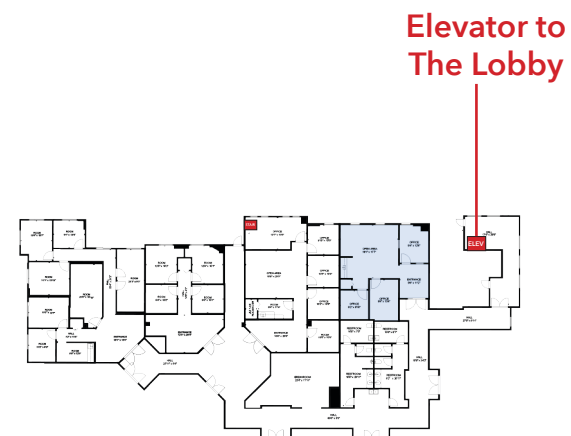
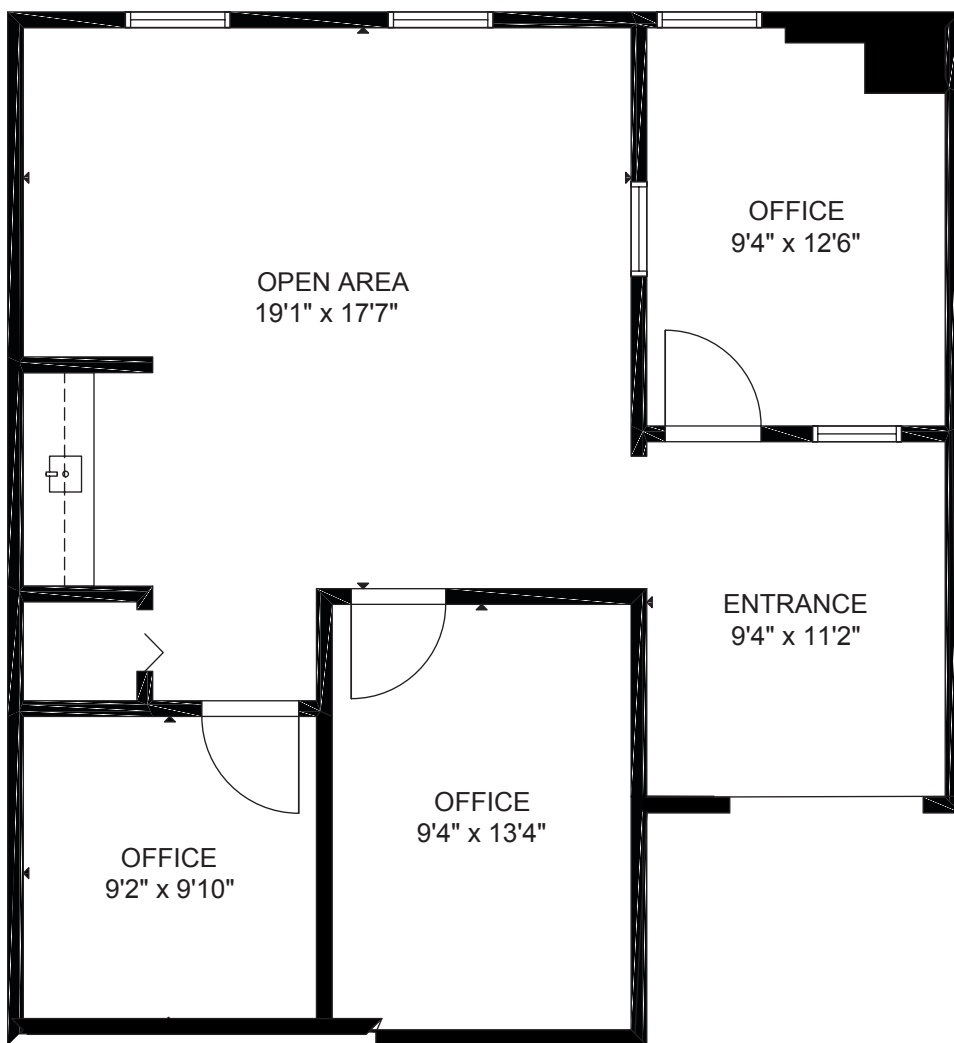
Office  
10' 2" x 10' 3"

Office  
10' 5" x 10' 3"



**BUILDING 150**

**Suite 2280 | ±983 SF**



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BUILDING 150

Suite 2280 | ±983 SF

Elevator to  
The Lobby



Work Area + Break  
19' 1" x 17' 7"

Office  
9' 2" x 9' 10"

Office  
9' 4" x 13' 4"

Office  
9' 4" x 12' 6"

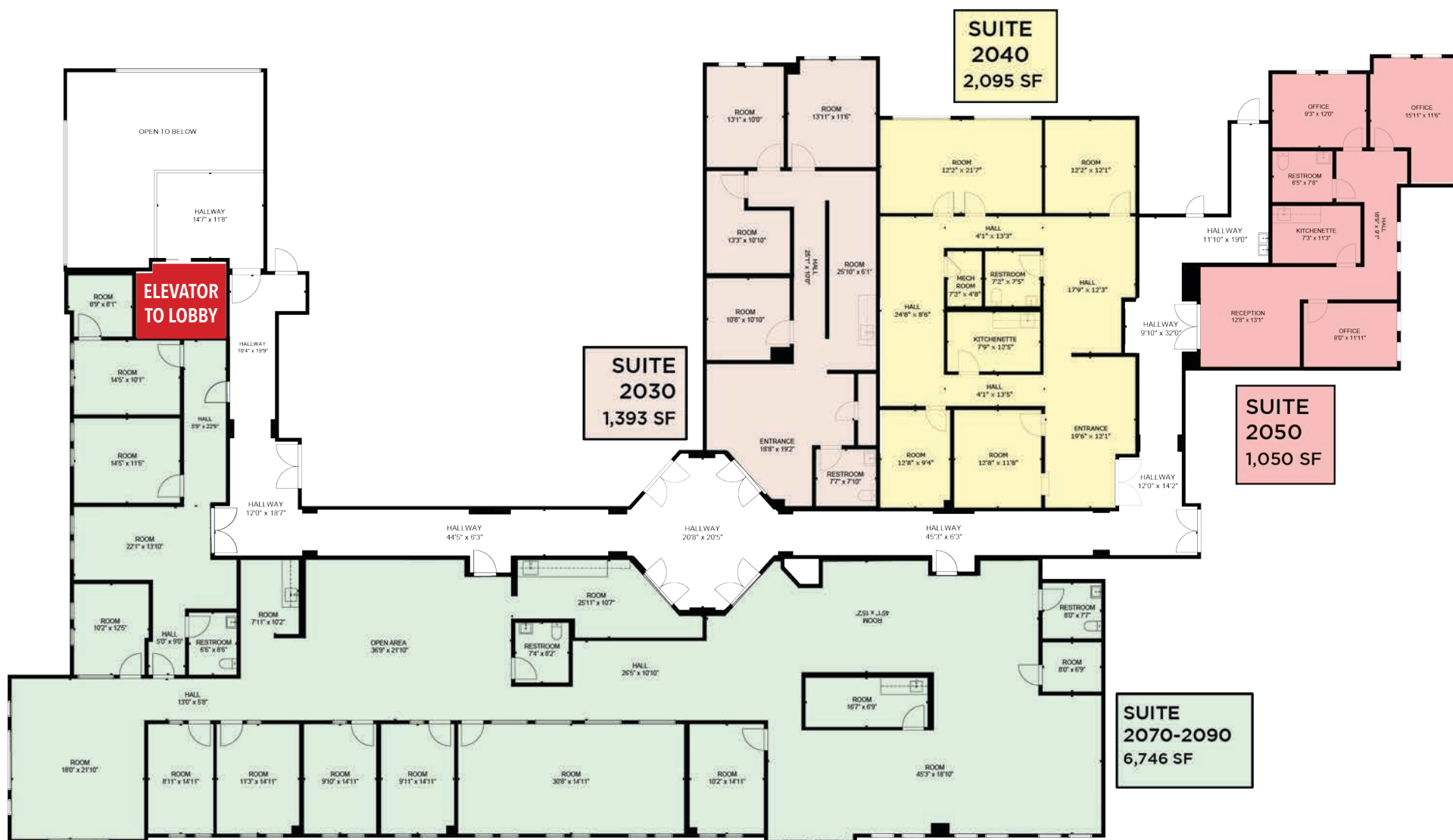
Reception  
9' 4" x 11' 2"

ENTRANCE

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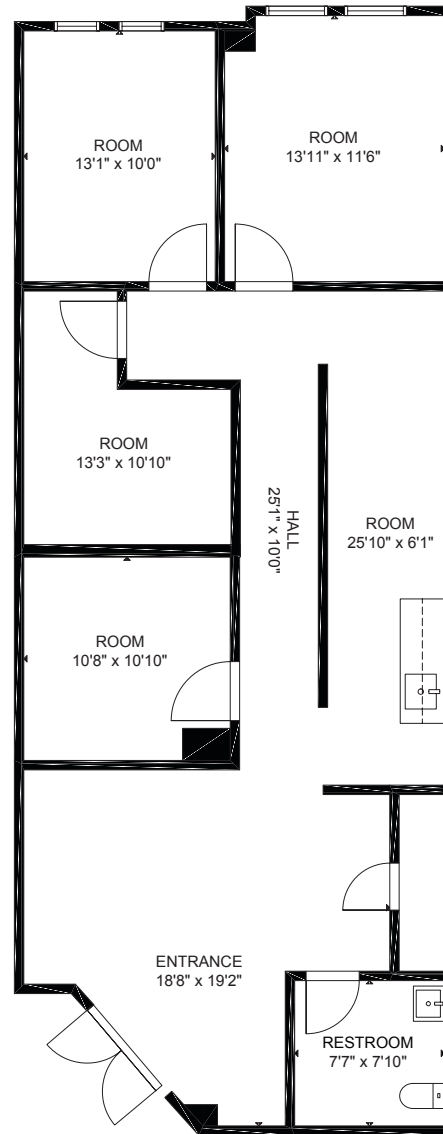
# Building 155 Available Suites





**BUILDING 155**

**Suite 2030 | ±1,393 SF**

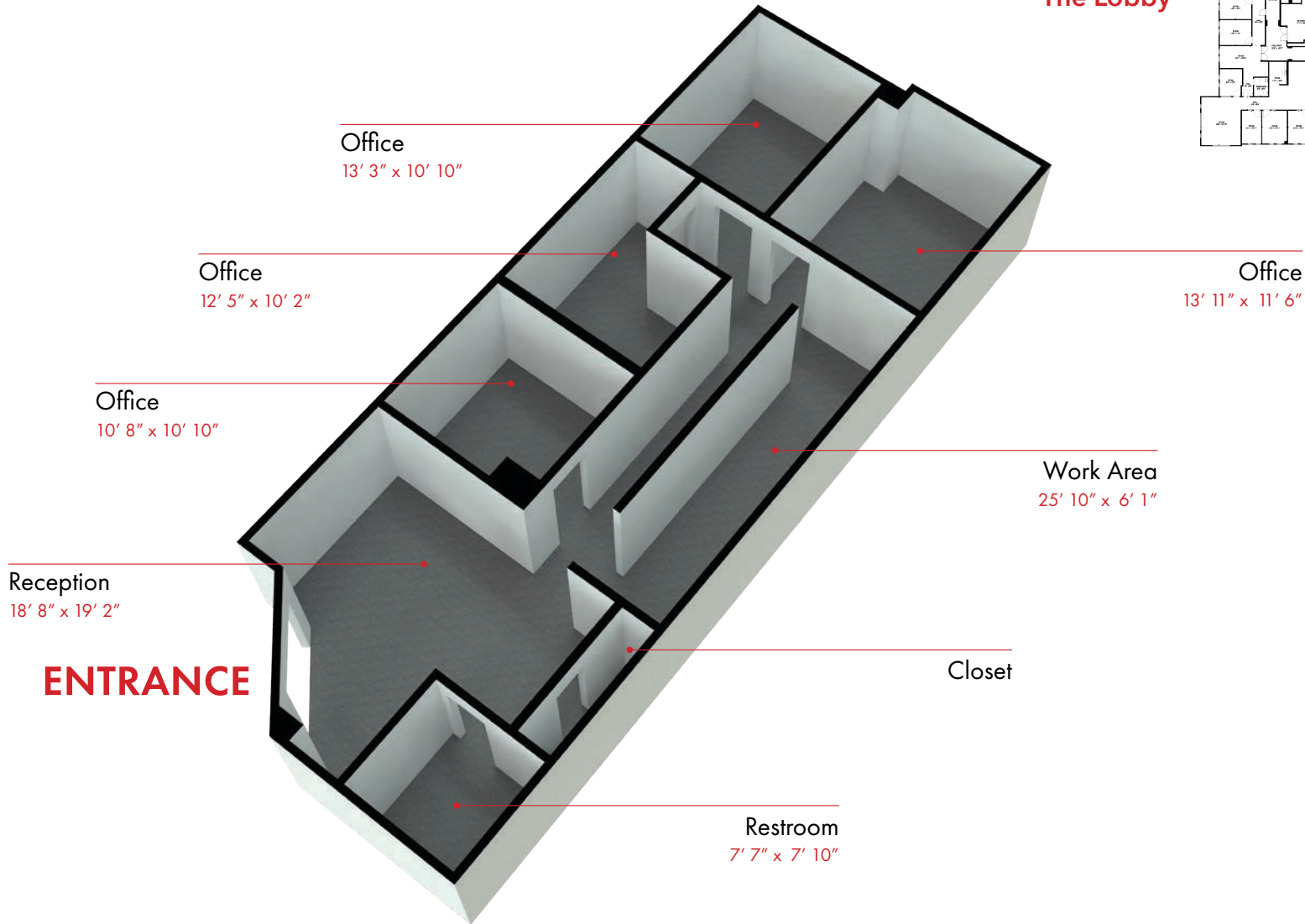
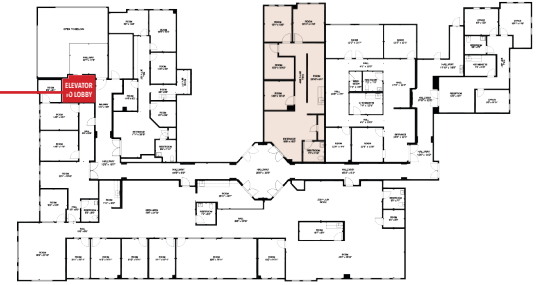




**BUILDING 155**

**Suite 2030 | ±1,393 SF**

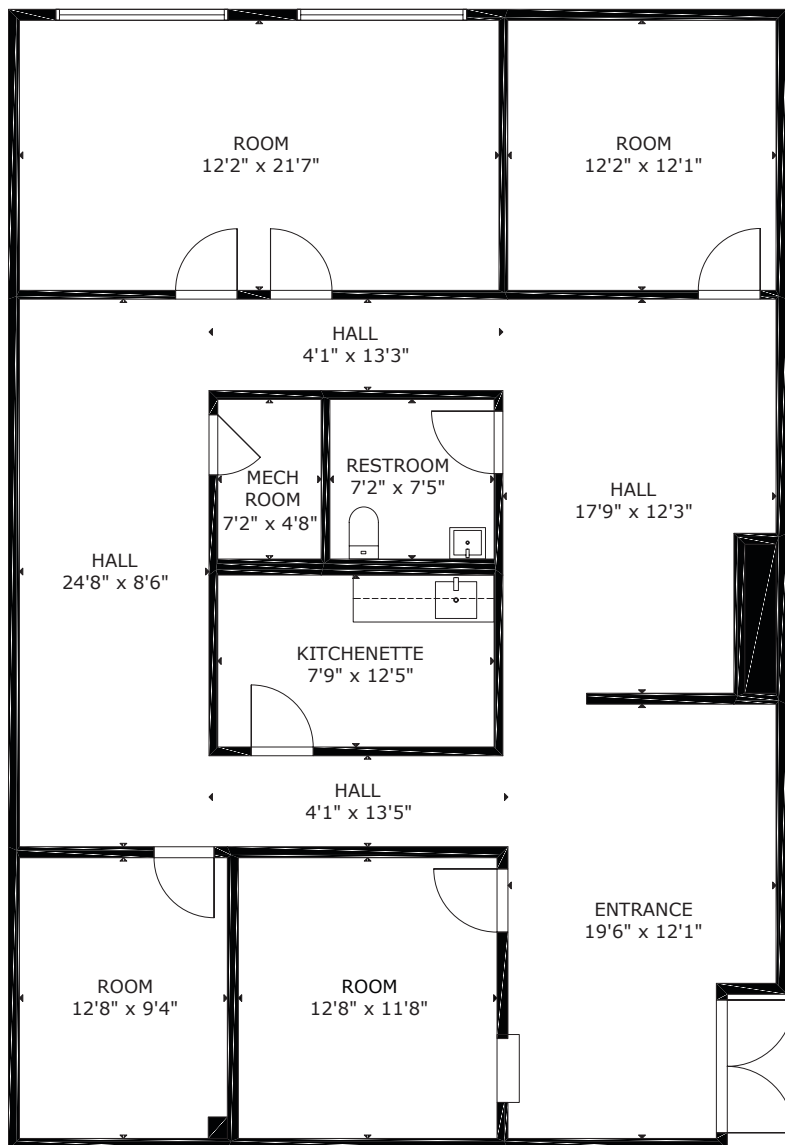
**Elevator to  
The Lobby**





## BUILDING 155

# Suite 2040 | ±2,095 SF

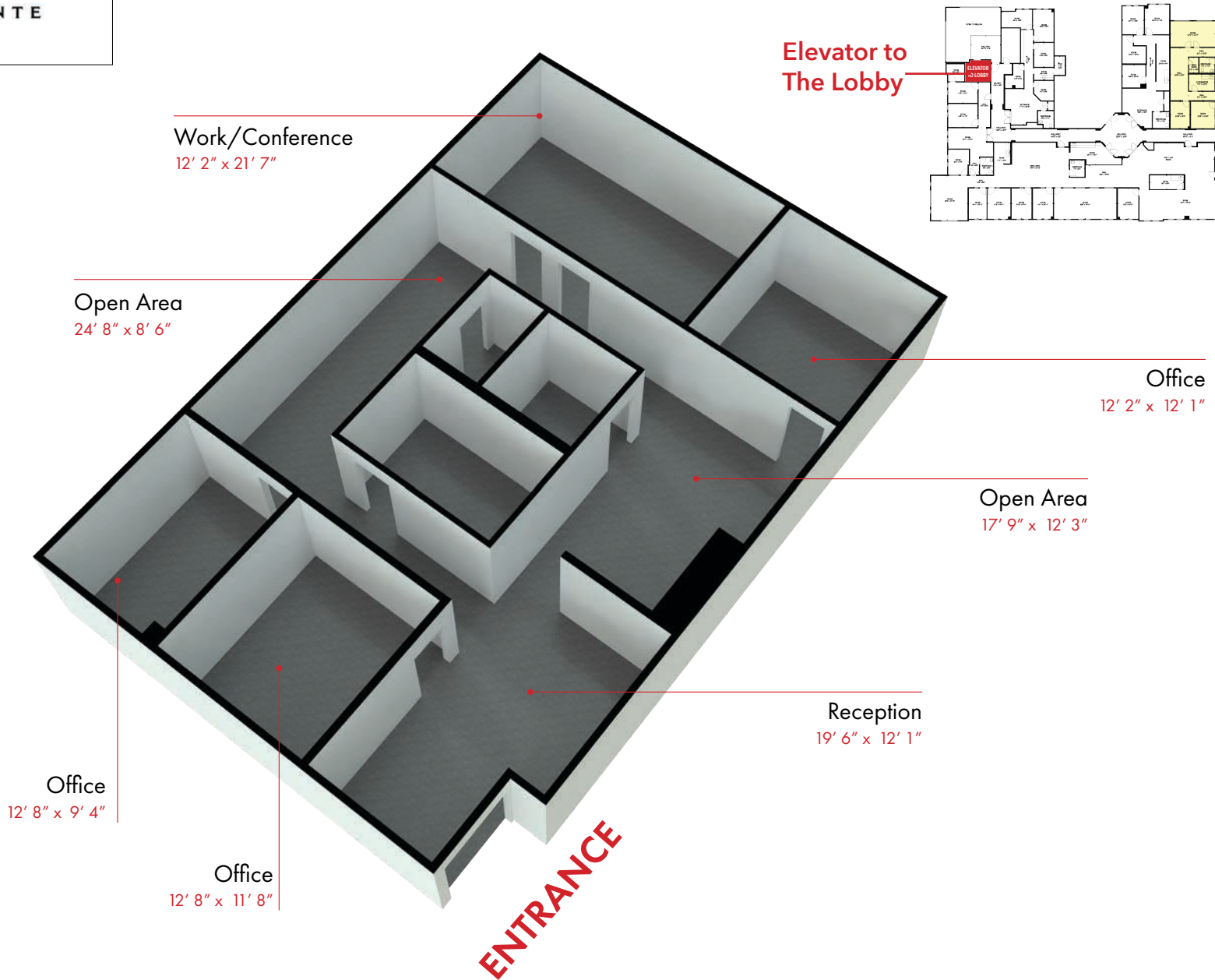


Elevator to  
The Lobby

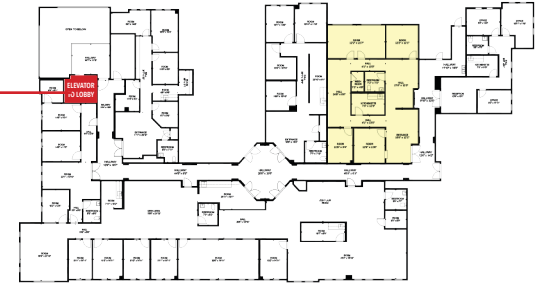


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Elevator to  
The Lobby

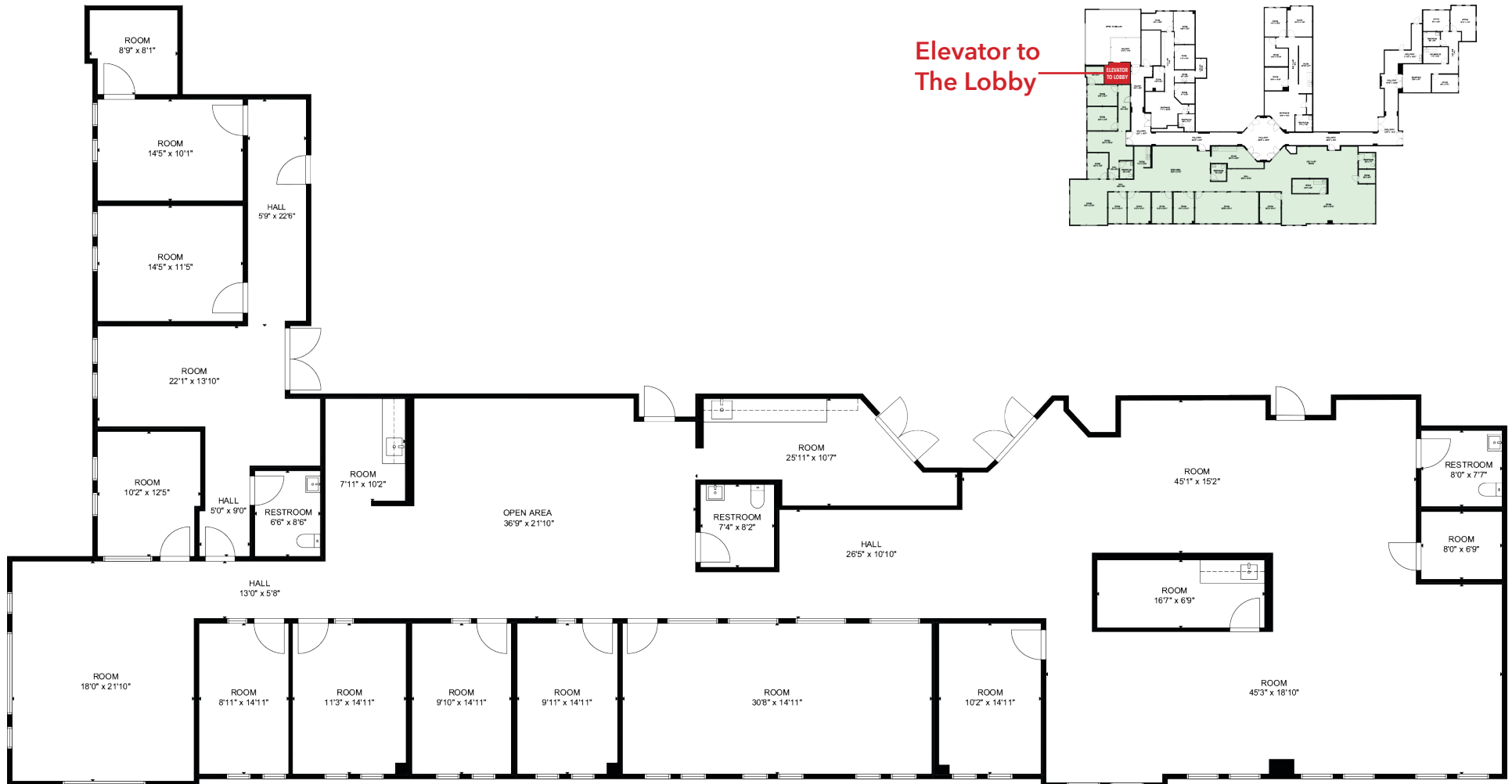






## BUILDING 155

# Suite 2070-2090 | ±6,746 SF



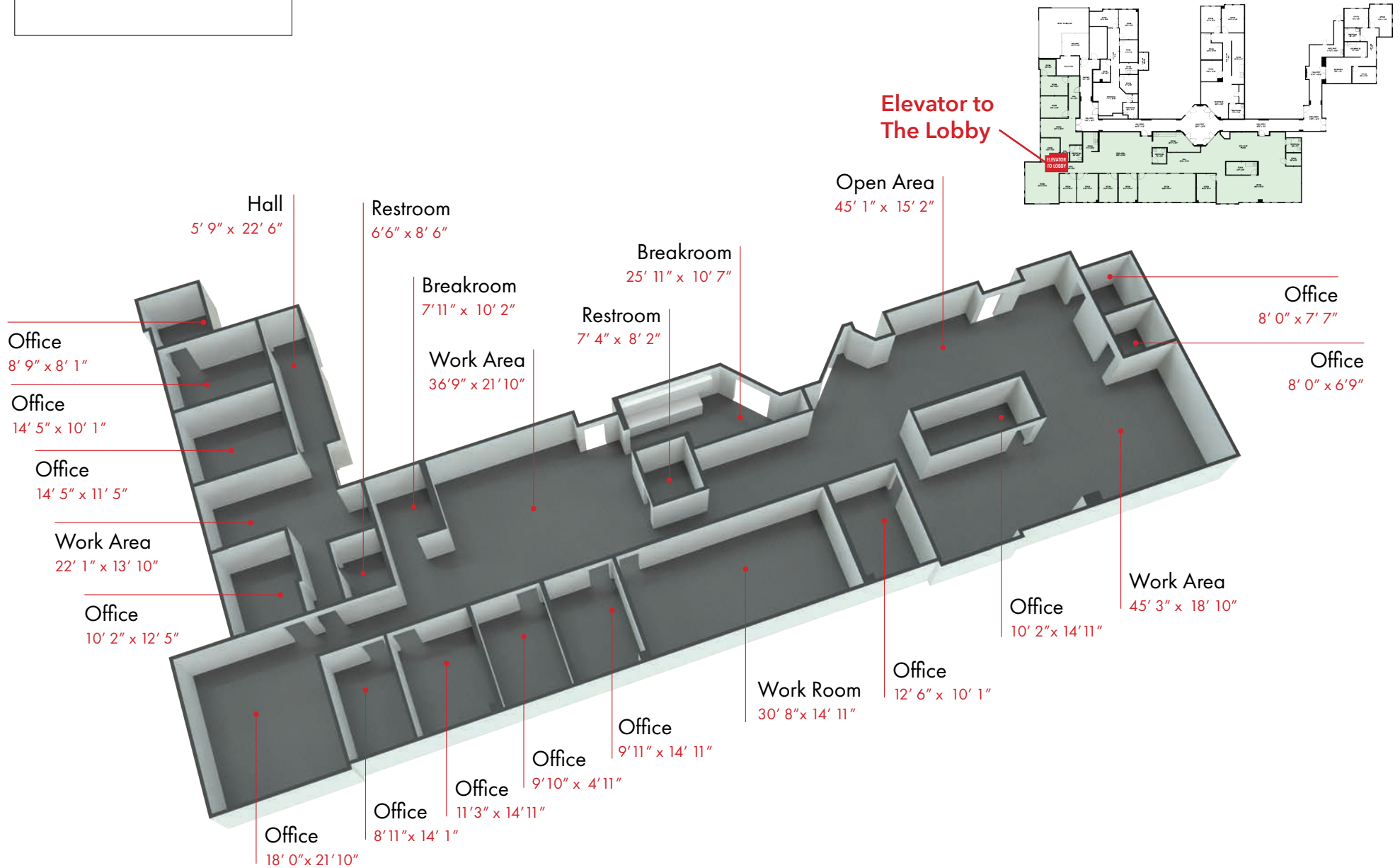
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## BUILDING 155

# Suite 2070-2090 | ±6,746 SF

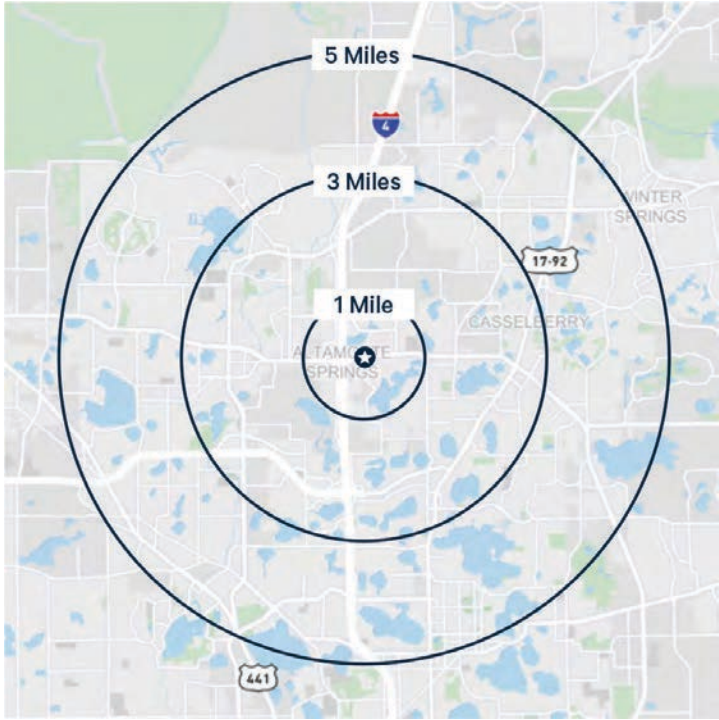


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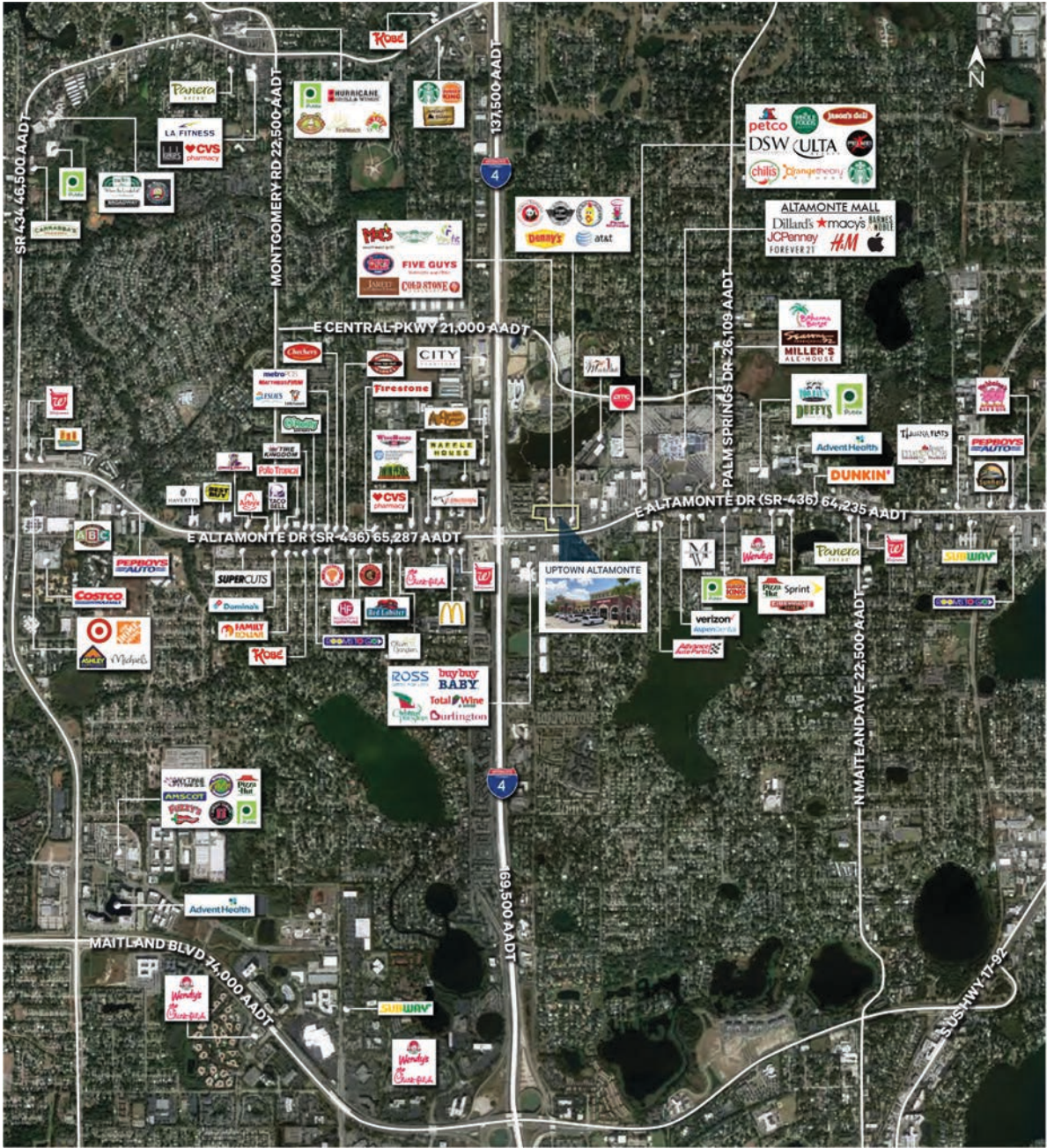




# Points of Interest



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2022 Population	15,395	96,404	244,056
Median Age	38.8	40.2	41.1
Daytime Population	20,072	127,956	277,683
Businesses	1,405	8,108	17,008
Households	7,656	42,067	102,173
Average Household Income	\$84,134	\$97,009	\$100,083



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