



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

Building Size:	±60,662 SF
Rentable Square Footage:	±19,137
Primary Type:	Office
Secondary Type:	Medical
Building Class	A
Year Built	2006
Parking Spaces	4.22
Traffic Count:	65,287 AADT

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.

Site Map

150

155



AVAILABLE OFFICE SUITES

Building 150

SUITE 2200	3,810 SF
SUITE 2240	1,820 SF
SUITE 2260	878 SF

Building 155

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

RETAIL

Building 140

A-3 Youfit Available Soon	30,310 SF
---------------------------	-----------

Building 175

1000 Fidelity Available Soon	8,501 SF
1020 Joint Chirppractic	1,812 SF
1030 Jersey Mike's Subs	1,727 SF
1040 Moe's Available Soon	2,500 SF
1050 FedEx Office	1,910 SF

Building 229

1100 Jared	5,800 SF
1110 Cold Stone	1,540 SF
1120 Wingstop	1,533 SF
1130 Five Guys	2,971 SF

Building 150

1200 Available	1,860 SF
1210 Available	1,791 SF
1220 Ideal Image	2,704 SF
1230 Available	1,925 SF
1240 Available	1,351 SF
1250 Spectrum	3,562 SF

Building 155

1060 LasikPlus	3,705 SF
1110 Little Greek	1,869 SF
1130 Uptown Nails	1,870 SF
1150 Dave's Hot Chicken	3,105 SF
1180 Planet Smoothie	1,400 SF
1210 Paris Bahn Mi	2,500 SF

Building 275

1010 AT&T	4,500 SF
1020 Panda Express	2,495 SF
1030 Oriental Health Mass.	1,900 SF
1040 Vitamin Shoppe	4,000 SF

Building 293

1231 Urban Air	29,320 SF
1201 IVX Health	2,000 SF
1211 Available	776 SF
1221 Available	1,284 SF

Office Suites

150 Crane's Roost Blvd

3 Spaces

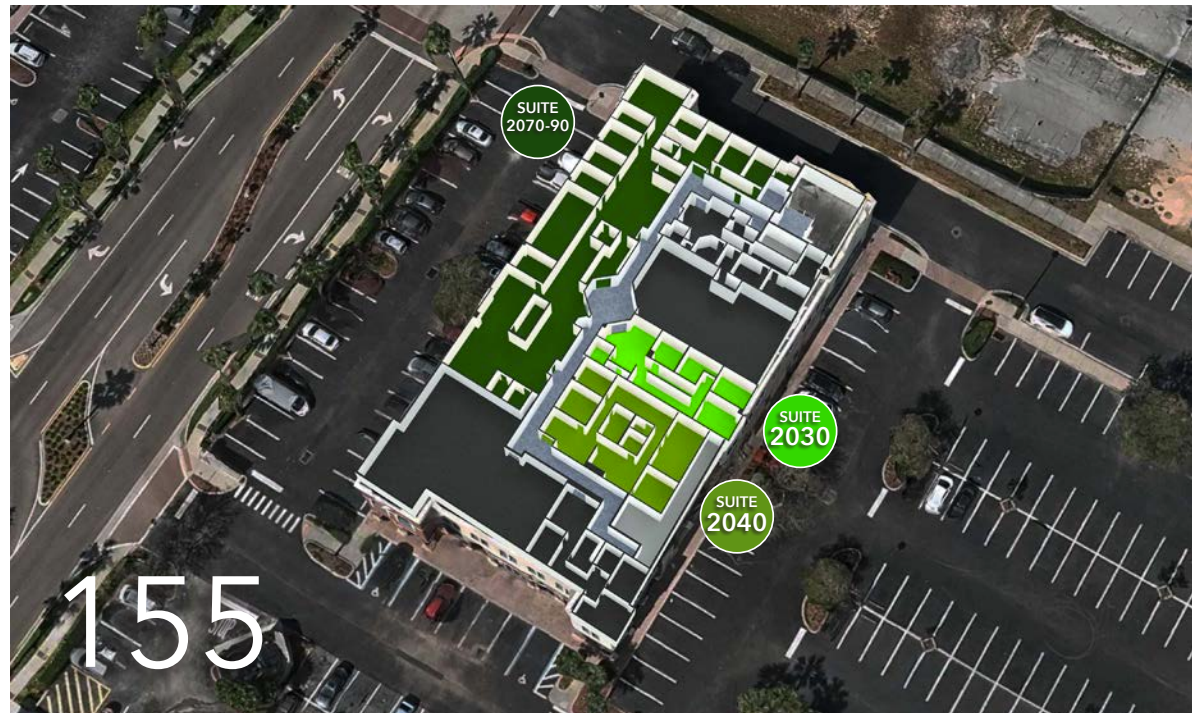
SUITE 2200	±3,810 SF
SUITE 2240	±1,820 SF
SUITE 2260	±878 SF



155 Crane's Roost Blvd

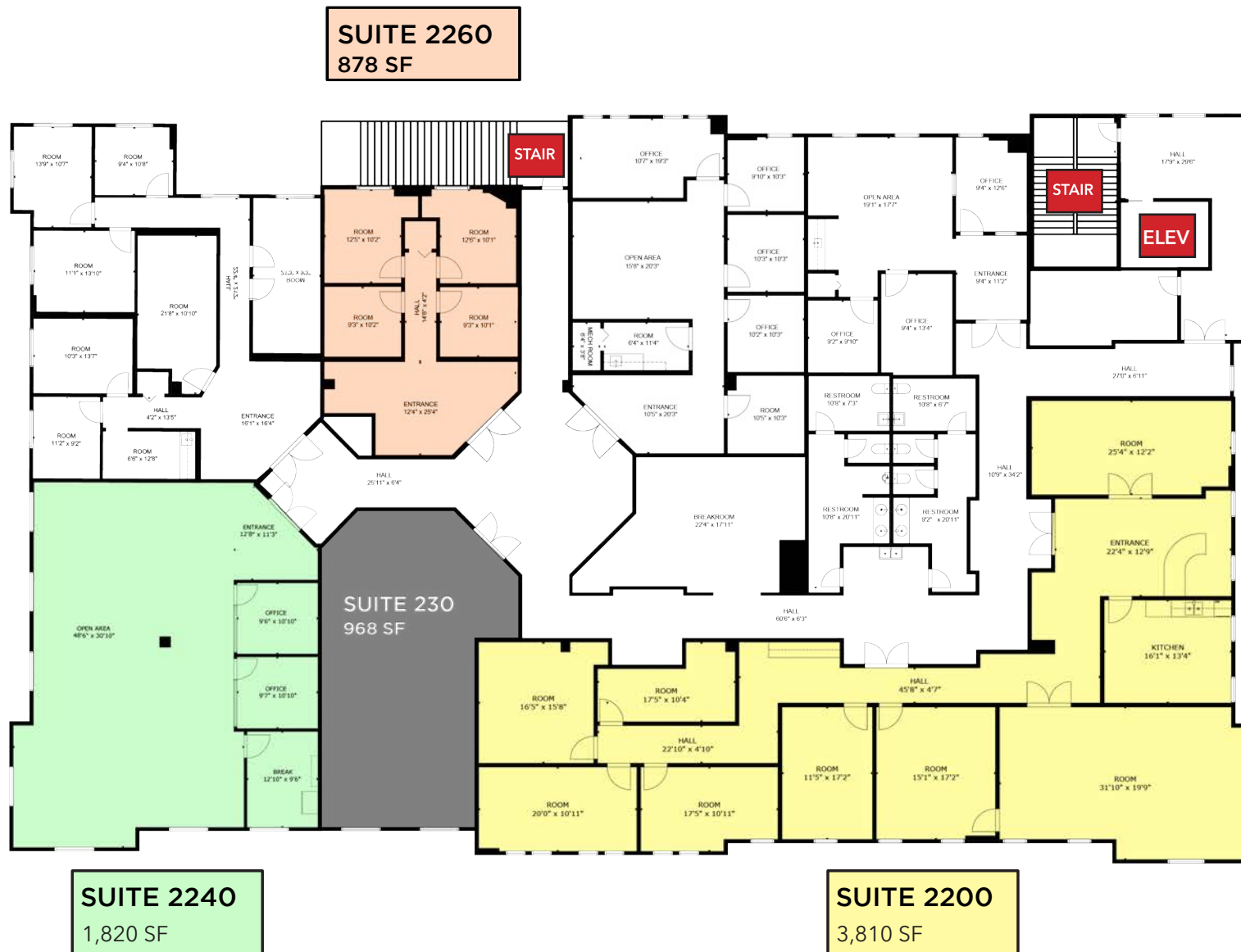
3 Spaces

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



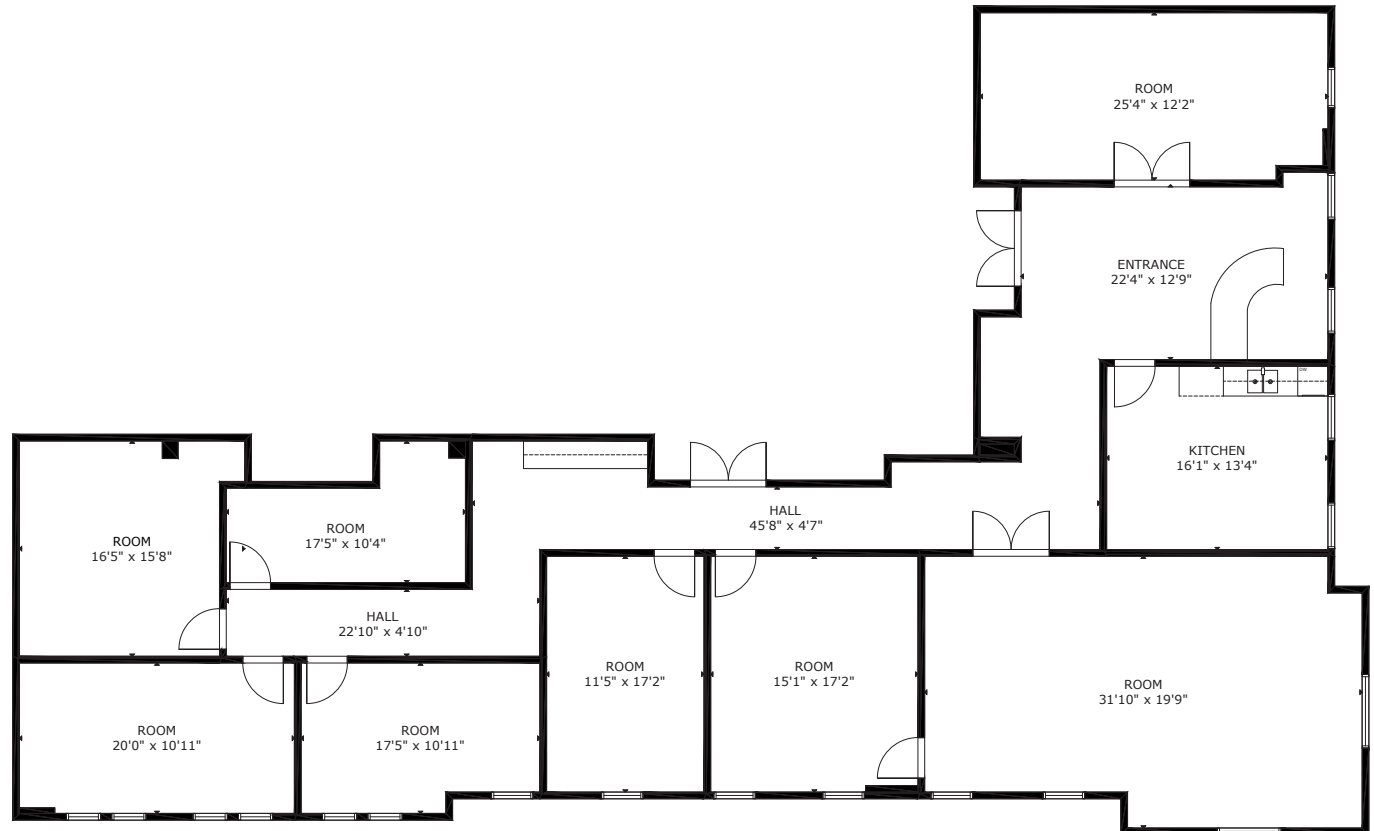
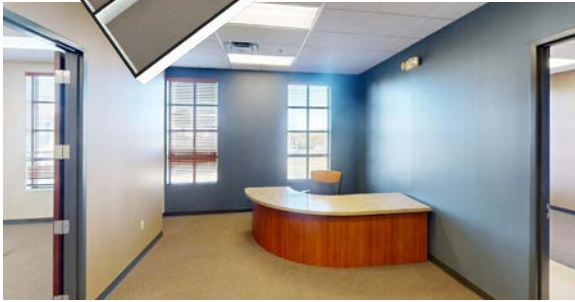
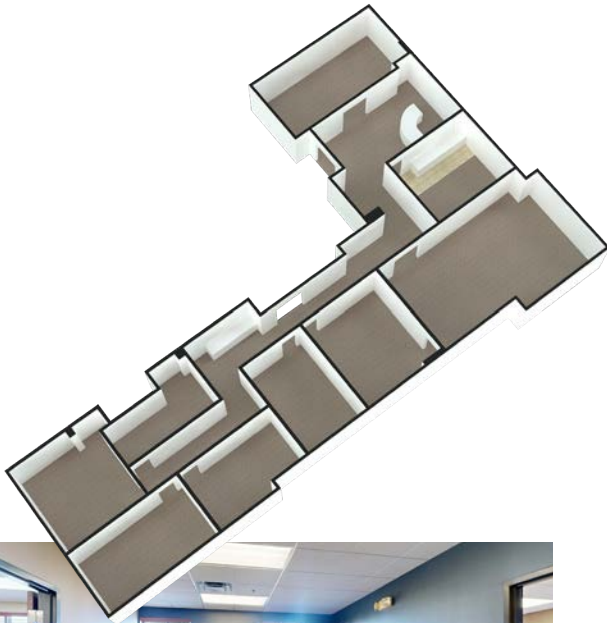


Building 150 Available Suites



BUILDING 150

Suite 2200 | ±3,810 SF

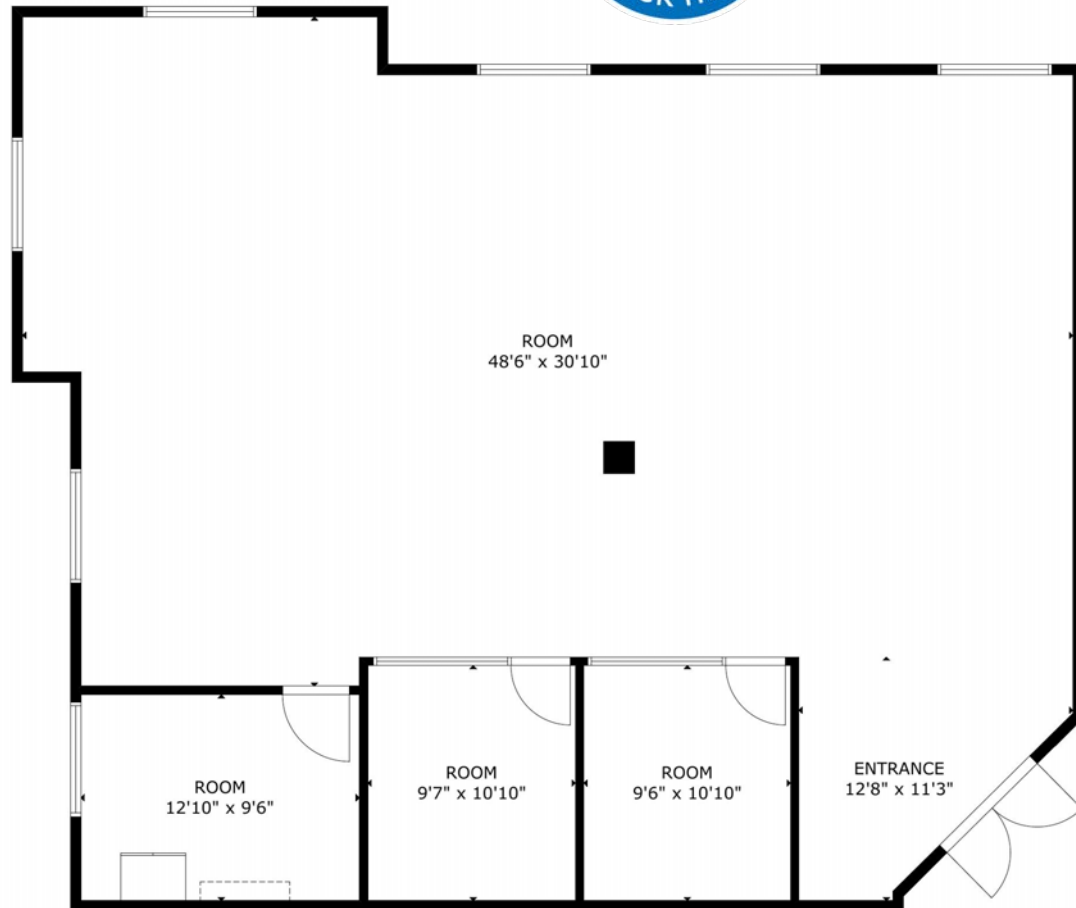


CONTACT: NATALEE GLEITER 407.601.1466 | GARRETT GLEITER: 407.539.4514



BUILDING 150

Suite 2240 | $\pm 1,820$ SF

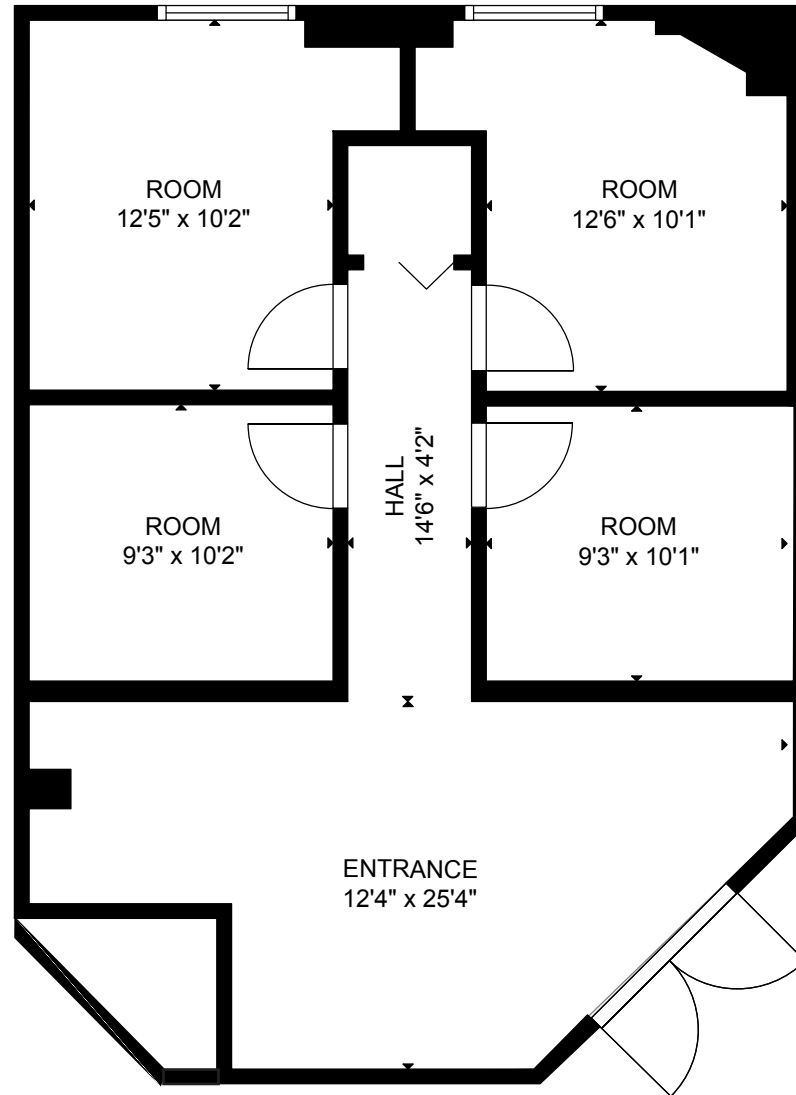
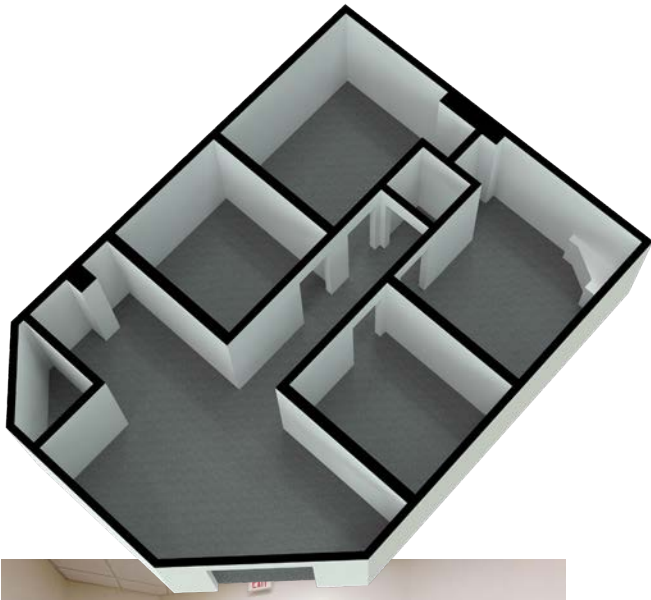


CONTACT: NATALEE GLEITER 407.601.1466 | GARRETT GLEITER: 407.539.4514



BUILDING 150

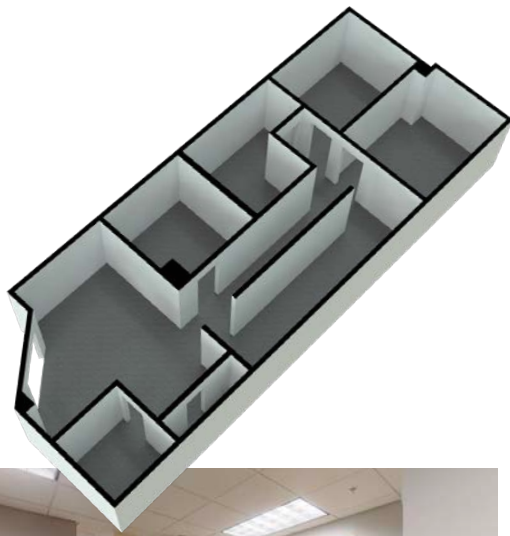
Suite 2260 | ±878 SF



CONTACT: NATALEE GLEITER 407.601.1466 | GARRETT GLEITER: 407.539.4514

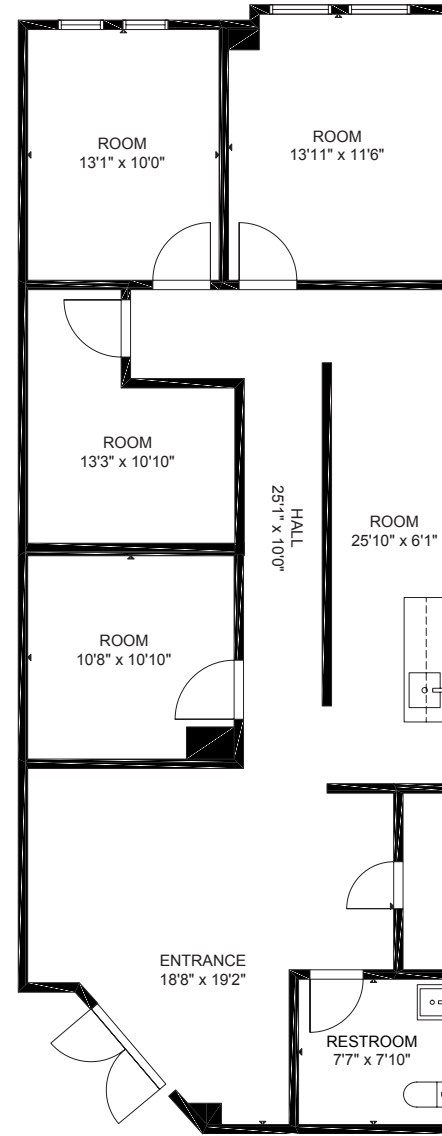
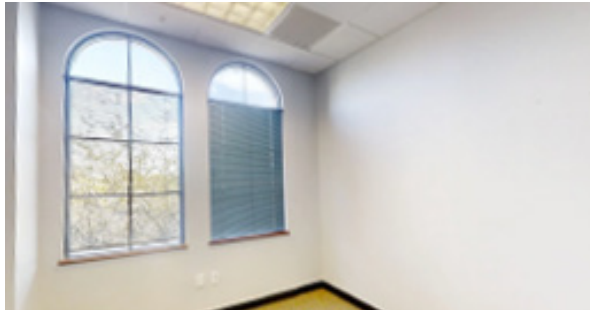






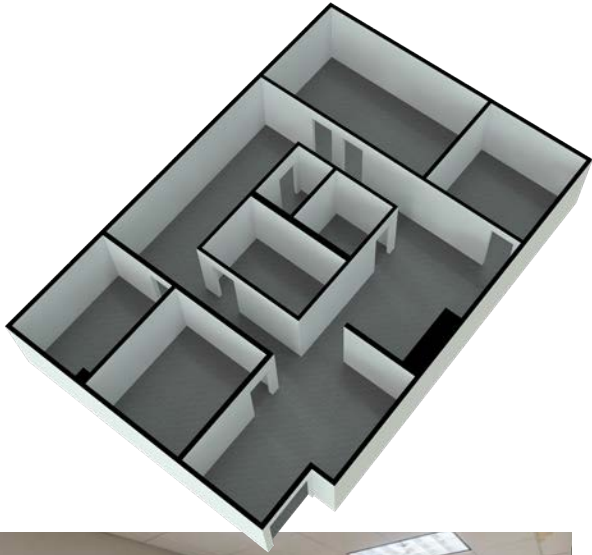
BUILDING 155

Suite 2030 | ±1,393 SF



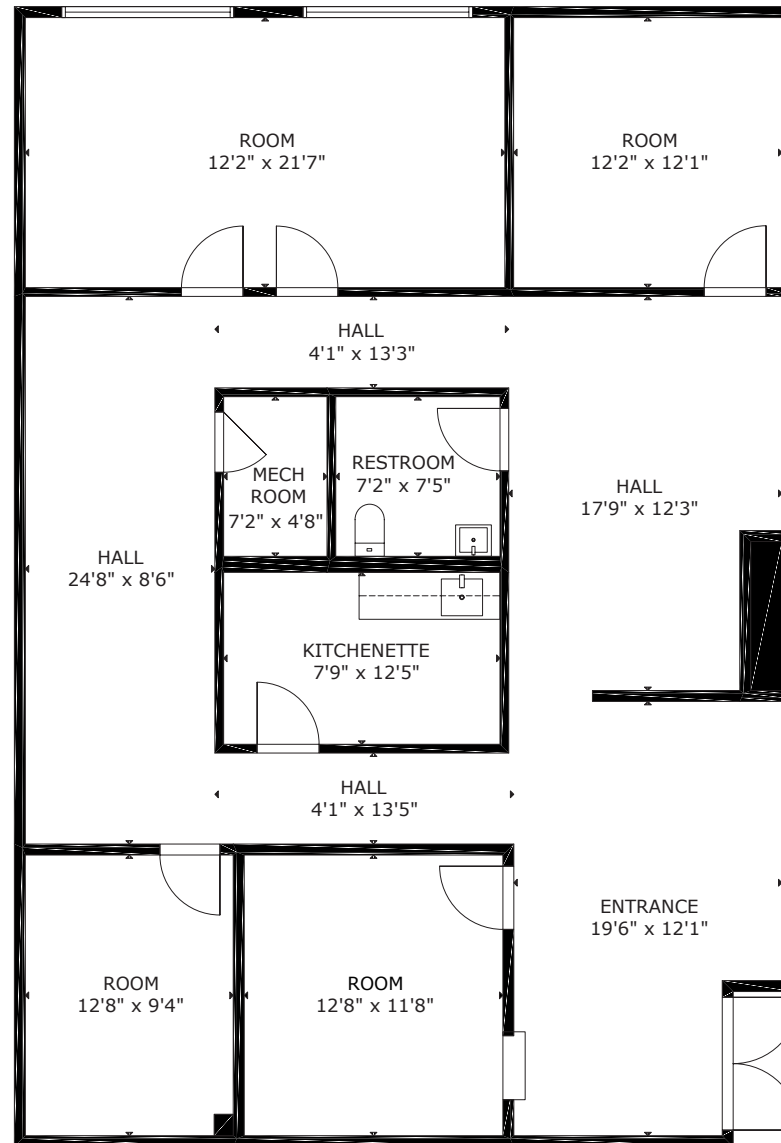
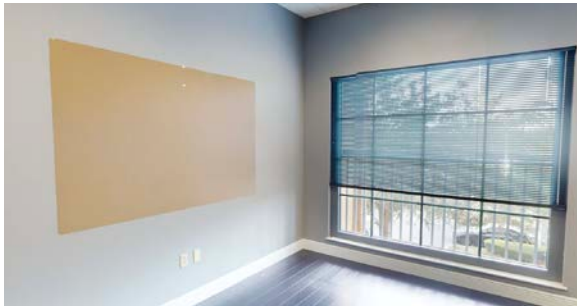
CONTACT: NATALEE GLEITER 407.601.1466 | GARRETT GLEITER: 407.539.4514





BUILDING 155

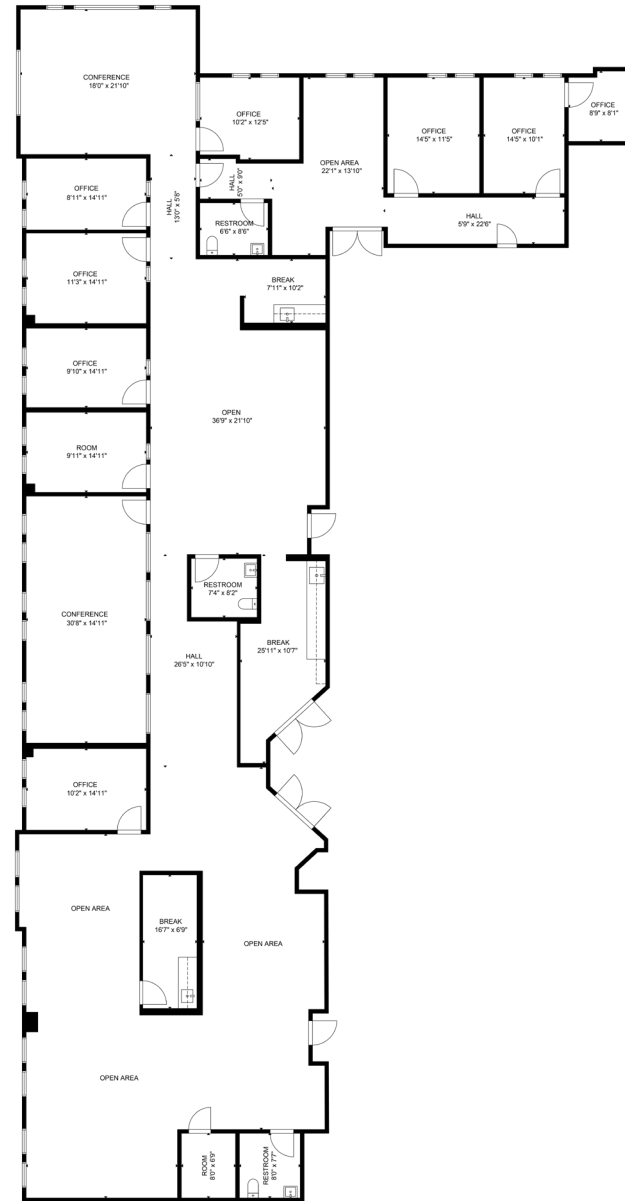
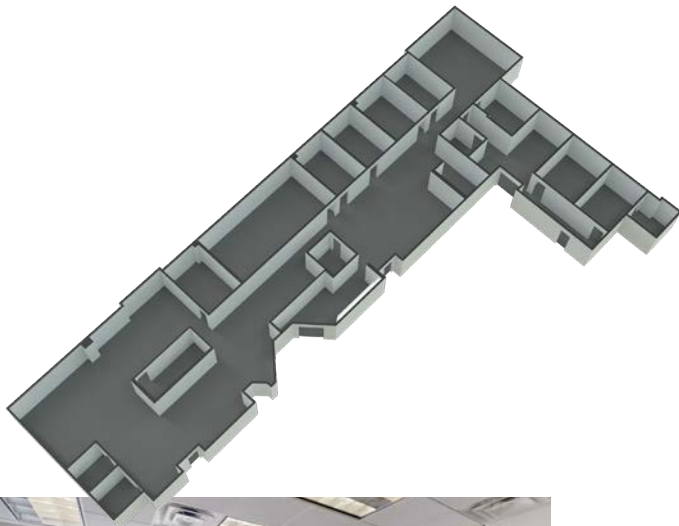
Suite 2040 | ±2,095 SF



CONTACT: NATALEE GLEITER 407.601.1466 | GARRETT GLEITER: 407.539.4514

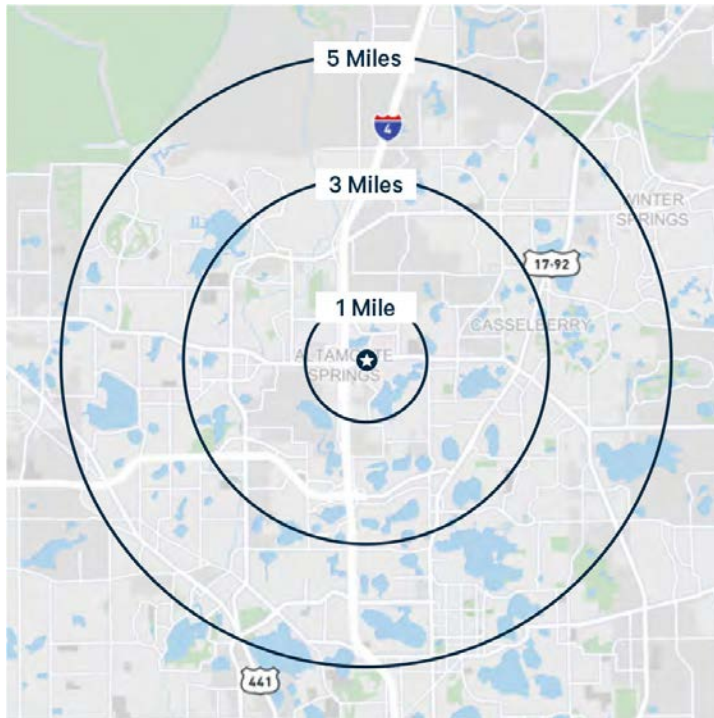
BUILDING 155

Suite 2070-2090 | ±6,746 SF

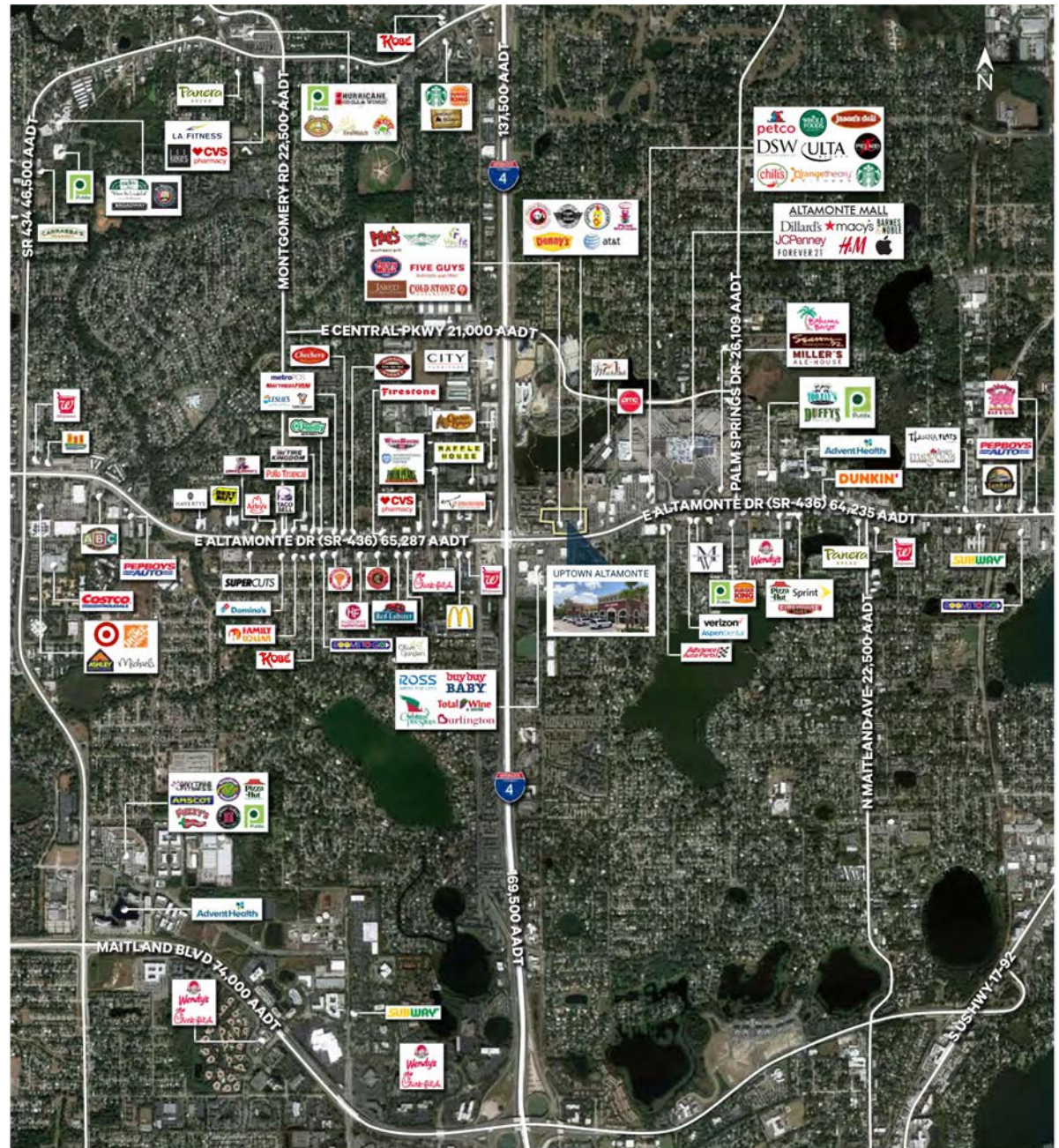




Points of Interest



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





GARRETT GLEITER
GARRETT@4ACRE.COM
407.539.4514

NATALEE GLEITER
NATALEE@4ACRE.COM
407.601.1466

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.