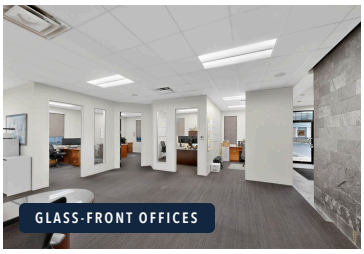


BESIDE OVIEDO CITY HALL · STEPS FROM ALAFAYA SQUARE · 2 MILES TO TWO HOSPITALS









EXECUTIVE & MEDICAL OFFICE · OVIEDO

Own a finished executive office in the heart of Oviedo.

1250 City View Center is a single-story, ±4,410 SF office condominium in a landscaped professional park beside Oviedo City Hall, steps from Alafaya Square. The build-out is done, and done well: ten private offices, a glass-walled conference room, reception, an open workstation area and an executive suite with a concealed kitchenette and private restroom. Two suites separated by a security door let a buyer occupy the whole building, or occupy one suite and lease the other.

$1,500,000
Asking price · ±$340 / SF

±4,410 SF
Divisible: Suite A 1,312 SF / Suite B 3,098 SF

10 offices
Plus glass conference room and an executive suite

2 miles
To HCA Oviedo Medical Center and AdventHealth Oviedo ER

$87K–$93K
Pro forma NNN rent/yr from leasing Suite B while occupying Suite A*

21 spaces
4.8 / 1,000 surface parking · monument signage

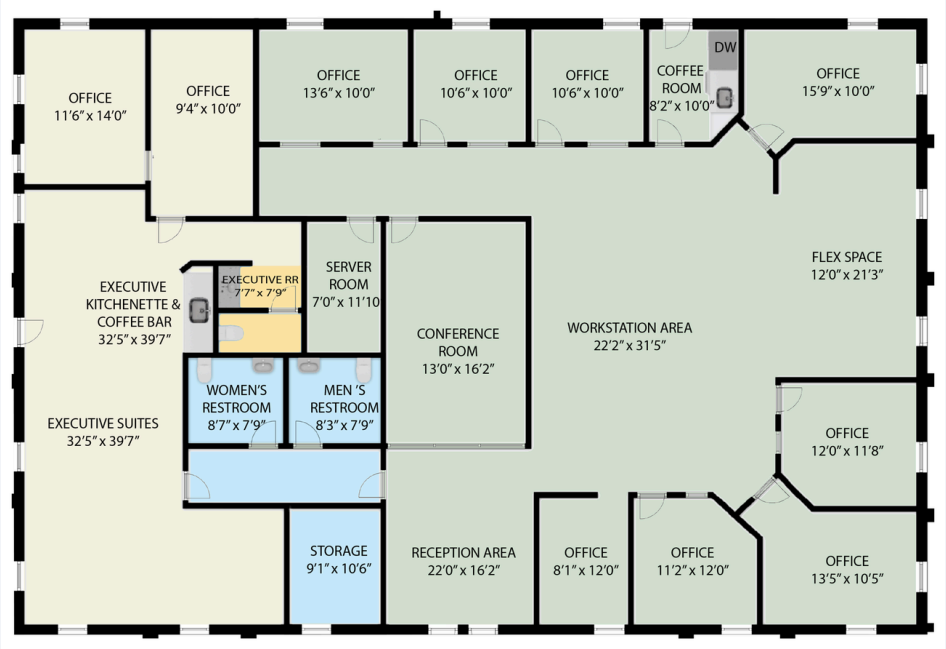
1250 CITY VIEW CENTER · OVIEDO, FLORIDA 32765 · OFFICE CONDOMINIUM · ZONED PUD

CONTACT: JACOB FLAHERTY | JACOB@4ACRE.COM | 386.747.4353 OR NICHOLAS FOURAKER | NICK@4ACRE.COM | 407.601.1466

4 ACRE COMMERCIAL

OWNERSHIP OPTIONS

One building. Four ways to own it.



DIVISIBLE FLOOR PLAN · SUITE A 1,312 SF (CREAM) · SUITE B 3,098 SF (GREEN) · SHARED RESTROOMS & STORAGE (BLUE)

STRATEGY	YOU OCCUPY	YOU LEASE OUT	PRO FORMA RENT*
Owner-user	All ±4,410 SF as your headquarters	–	Your own HQ
Occupy Suite A	Suite A · 1,312 SF executive wing	Suite B · 3,098 SF	$86.7K–$92.9K / yr
Occupy Suite B	Suite B · 3,098 SF full office	Suite A · 1,312 SF	$36.7K–$39.4K / yr
Investor	Nothing	Both suites · 4,410 SF	$123.5K–$132.3K / yr

Skip the build-out. Exotic wood millwork, stone feature walls, glass-front offices, floor outlets and a server room are already in place.

Oviedo's civic core. City Hall next door, Oviedo on the Park a short walk, and Alafaya Square's Publix, banks and lunch spots behind the park.

Two hospitals nearby. HCA Florida Oviedo Medical Center and AdventHealth Oviedo ER are about two miles south on Red Bug Lake Road.

An affluent, educated market. $117,070 median household income and 55.5% bachelor's degree or higher; UCF and Research Park about 11–14 minutes away.

ASKING PRICE	PRICE / SF	DIVIDED BY	WALK IT NOW
$1,500,000	±$340	Security door	3D VIRTUAL TOUR

*Pro forma annual NNN rent at the current $28–$30/SF asking lease rate, before vacancy, reserves and any unreimbursed expenses; illustrative only, not a guarantee of income. Fully leased at asking rents, the investor scenario implies a gross yield of roughly 8.2%–8.8% on the asking price. Suggested uses are illustrative and subject to zoning and ownership approval. Square footages approximate; verify in field. Demographics: U.S. Census QuickFacts, City of Oviedo. 4 Acre Commercial Real Estate does not warrant the accuracy of this information; all information should be verified prior to purchase.

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