415 MONTGOMERY RD

FOR SALE · OFFICE CONDOS

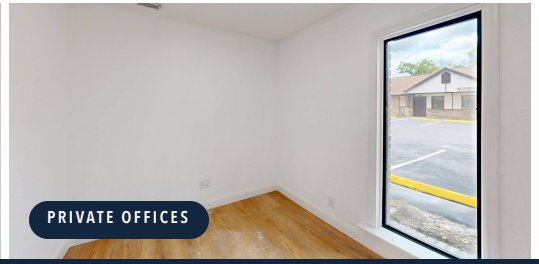
415 MONTGOMERY RD, SUITES 131 + 135 | ALTAMONTE SPRINGS, FL 32714

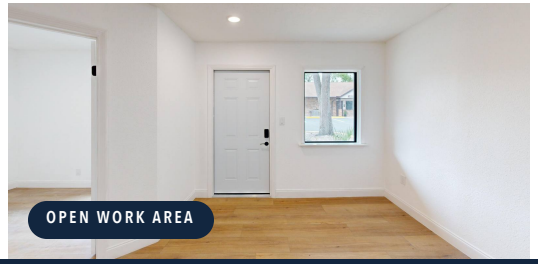
One space.
Two opportunities.

Fully remodeled office condos in Wekiva Springs Office Park – buy one 728 SF condo, or own both as a contiguous 1,456 SF office. Vacant and ready to occupy or lease.

SUITE 131	SUITE 135	COMBINED
±728 SF	±728 SF	±1,456 SF


ALL-NEW KITCHEN

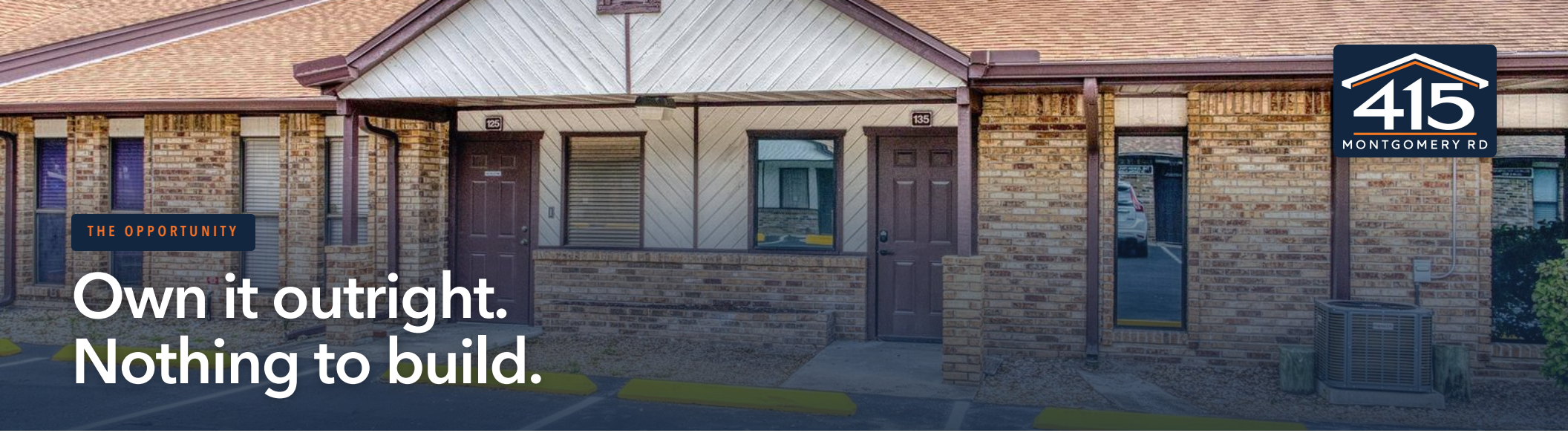

PRIVATE OFFICES


OPEN WORK AREA


WEKIVA SPRINGS OFFICE PARK

CONTACT: JACOB FLAHERTY | JACOB@4ACRE.COM | 386.747.4353 | NICK FOURAKER, CCIM | 407.601.1466

4 ACRE COMMERCIAL



THE OPPORTUNITY

Own it outright. Nothing to build.

Suites 131 and 135 have been taken down to the studs and rebuilt — new flooring, doors, windows, a fully remodeled kitchen and a brand-new AC system throughout.

Buy either 728 SF condo on its own, or both as one contiguous 1,456 SF office with a reception foyer, conference room, six private rooms, an open work area, kitchen and two restrooms. An owner-user moves in with furniture and signage, not a construction schedule; an investor delivers finished space to a tenant on day one.

Wekiva Springs Office Park is an established, well-kept professional park on Montgomery Road with a renovated exterior and ample surface parking, minutes from SR 436, I-4, Altamonte Mall and AdventHealth Altamonte.

HIGHLIGHTS

- Remodeled top to bottom — turnkey and move-in ready
- All-new flooring, doors, windows and AC system
- New kitchen and two updated restrooms
- Buy one 728 SF condo or both as 1,456 SF
- Minutes to SR 436 (65,287 AADT) and I-4
- Near Altamonte Mall, Uptown Altamonte and AdventHealth
- Vacant — owner-user or investor, your choice

DETAILS AT A GLANCE

SALE PRICE	Call for details
OFFERED	Individually or together
SUITES	131 + 135 (side by side)
SIZE	±728 SF each · ±1,456 SF combined
RENT POTENTIAL	±$16,744/yr one · ±$33,488/yr both[1]
PROPERTY TYPE	Office condominium
BUILT	1986 · fully remodeled 2026
ZONING	MOR-2
PARKING	Surface, shared within the park
PARCEL IDS	15-21-29-525-0B00-1310 15-21-29-525-0B00-1350
OCCUPANCY	Vacant · delivered at closing

1. Gross annual rent potential = SF × $23.00/SF/yr, the current modified-gross lease asking for these suites; illustrative only, not a rent guarantee or an appraisal. Association dues, taxes and expenses not deducted. Year built per Seminole County records for Wekiva Springs Office Park. AADT: SR 436 (E Altamonte Dr) per 4 Acre trade-area map.

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4 ACRE COMMERCIAL

SITE & AVAILABILITY

Two condos side by side.
Buy one, or own the whole office.

Suites 131 and 135 sit next to each other in the center building of Wekiva Springs Office Park, facing the main parking court off Montgomery Road.



CONDO	SIZE	PARCEL ID	PRICE	RENT POTENTIAL / YR[1]	STATUS
Suite 131	±728 SF	15-21-29-525-0B00-1310	Call for details	±$16,744	For sale
Suite 135	±728 SF	15-21-29-525-0B00-1350	Call for details	±$16,744	For sale
Suites 131 + 135	**±1,456 SF**	**Both parcels – foyer, conference, 6 private rooms, kitchen, 2 restrooms**	**Call for details**	**±$33,488**	**For sale**

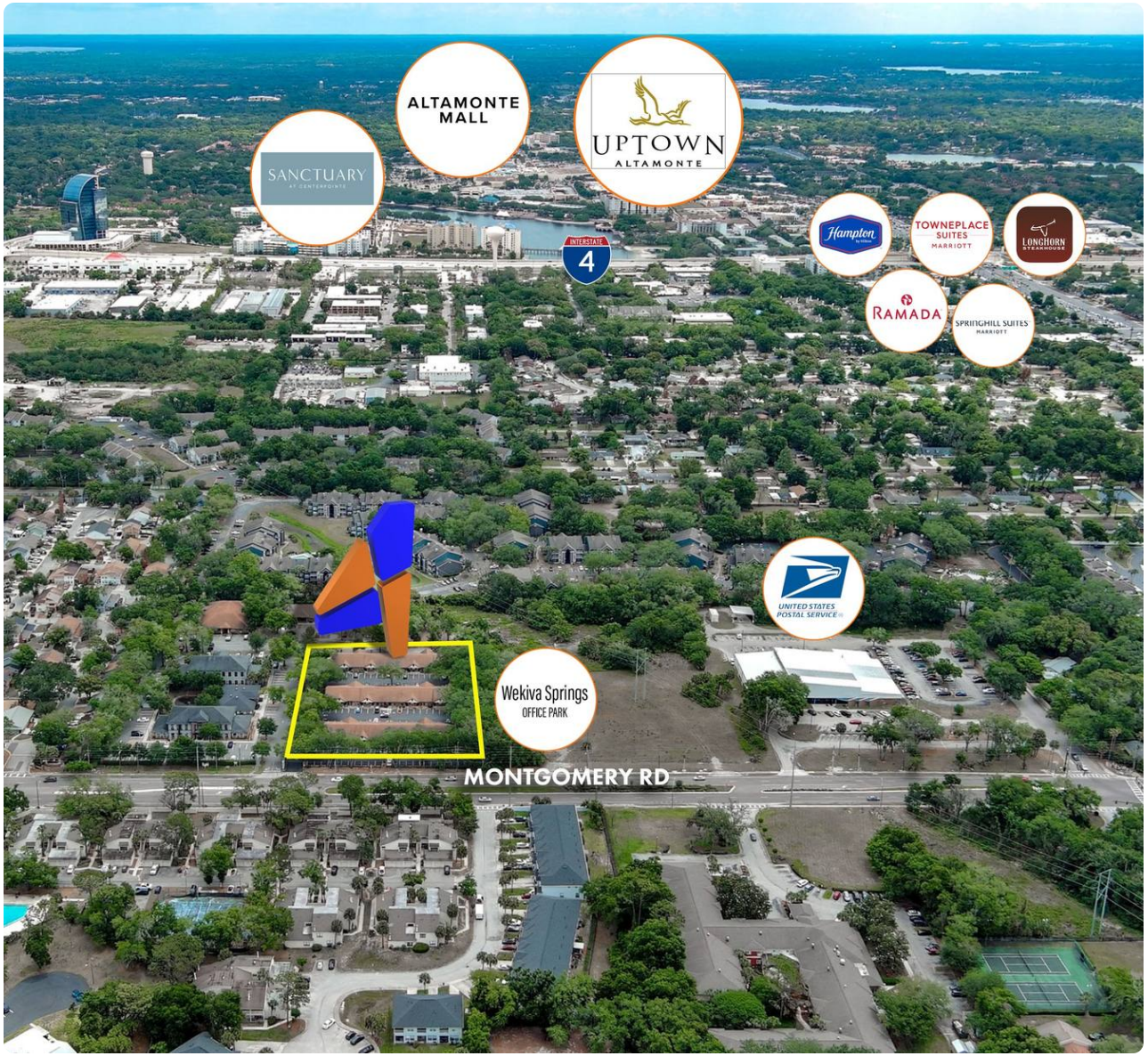
1. Gross annual rent potential = SF × $23.00/SF/yr, the current modified-gross lease asking; illustrative, before association dues, taxes and expenses. Price and terms per written offer. The room split between the two condos to be confirmed. Suite outline on the aerial is approximate.

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LOCATION

Between SR 436 and SR 434. Minutes from it all.

Montgomery Road connects the suites to Altamonte Springs' two main corridors and to I-4 – clients find you easily, and your team gets an easy commute from across Seminole and north Orange counties.



TRAFFIC COUNTS (AADT)[1]

137,500 Interstate 4	**65,287** E Altamonte Dr (SR 436)
46,500 SR 434	**22,500** Montgomery Rd – the property's frontage road

APPROXIMATE DRIVE TIMES[2]

SR 436 / E Altamonte Dr	**±2 min**
Interstate 4	**±6 min**
Altamonte Mall	**±7 min**
Uptown Altamonte	**±8 min**
AdventHealth Altamonte	**±8 min**
SR 434	**±5 min**
Downtown Orlando	**±20 min**

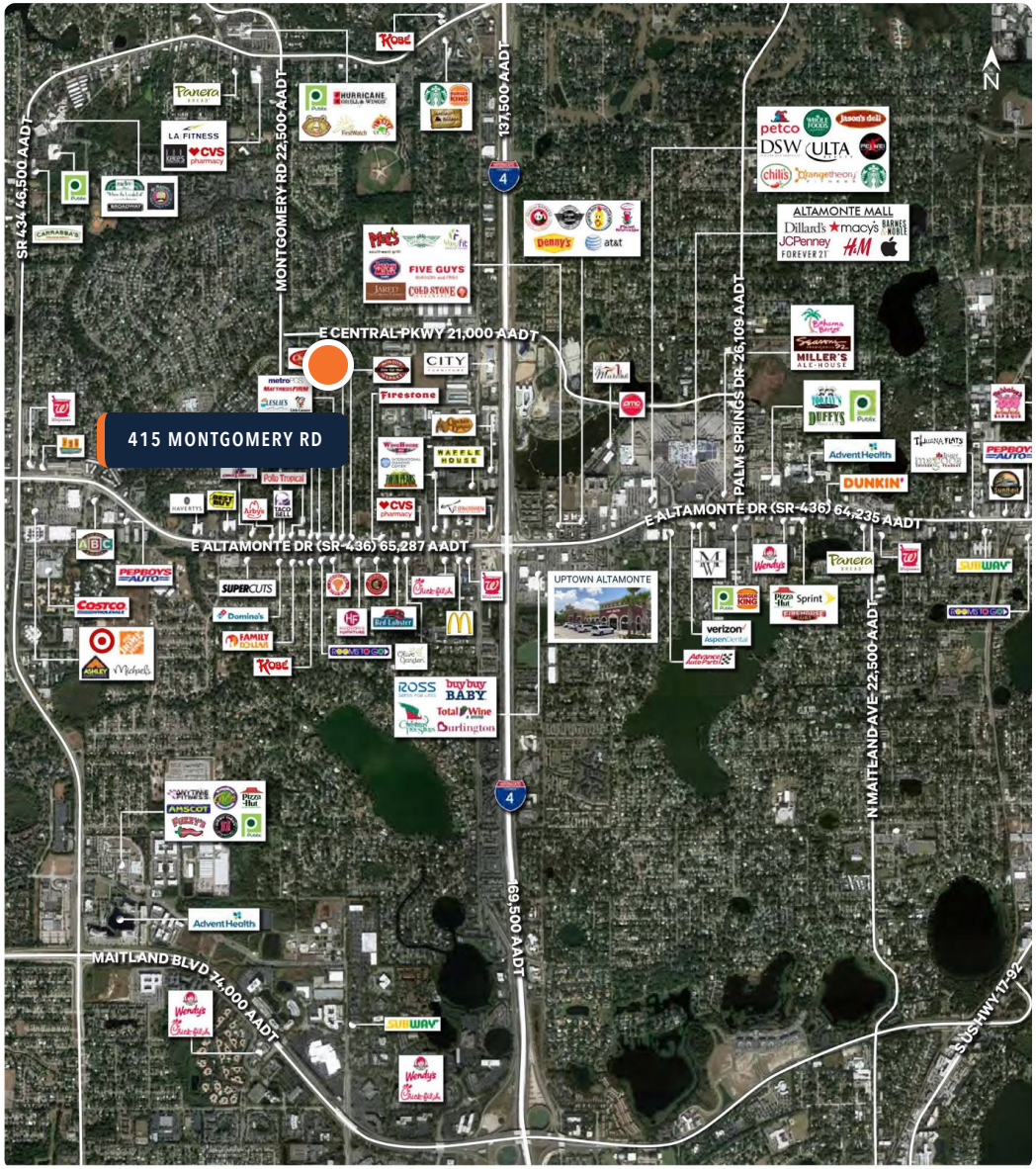
1. Annual average daily traffic as labeled on the 4 Acre trade-area map (source year to be confirmed). 2. Typical off-peak drive times from 415 Montgomery Rd, estimated; actual times vary with traffic.

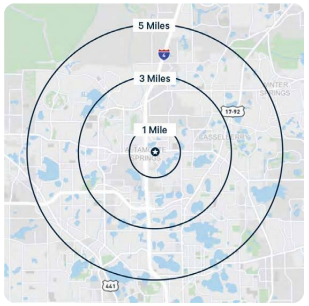
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AMENITIES & TRADE AREA

Lunch, banking, clients — all on the way.

More than 17,000 businesses and a quarter-million residents within five miles, with Altamonte Mall, Uptown Altamonte and the SR 436 retail corridor around the corner.





WITHIN 5 MILES

277,683
daytime population

$100,083
average household income

DEMOGRAPHICS[1]	1 MILE	3 MILES	5 MILES
2022 population	15,395	96,404	244,056
Daytime population	20,072	127,956	277,683
Businesses	1,405	8,108	17,008
Households	7,656	42,067	102,173
Median age	38.8	40.2	41.1
Avg. household income	$84,134	$97,009	$100,083

NEARBY

Shopping: Altamonte Mall, Uptown Altamonte, Target, Costco, Home Depot, Publix. **Dining:** Panera, Chick-fil-A, Five Guys, Olive Garden, Starbucks. **Services:** AdventHealth, CVS, Walgreens, LA Fitness.

1. Demographics as published in the prior 4 Acre listing package (2022 estimates); radius rings centered on the property.

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HIGHEST & BEST USE

Occupy it, or own the income.

Six enclosed rooms, a conference room and a foyer in 1,456 SF is an unusually high room count – the layout counseling, advisory and professional-service firms buy for, and the one tenants pay for.

Counseling & therapy group

Six private rooms for clinicians, a foyer for check-in and a conference room for group sessions – with two restrooms for client privacy.

BEST FIT: 4-6 CLINICIANS

Insurance or financial advisory

Client-facing conference room by the entry, private advisor offices behind it and an open area for support staff.

BEST FIT: 3-6 ADVISORS + STAFF

Title, legal or CPA firm

Quiet offices for attorneys or preparers, a closing or meeting room up front and room for files in the open area.

BEST FIT: 4-8 PROFESSIONALS

Investor – lease it out

Buy one or both condos vacant and finished, and lease at the current $23.00/SF modified-gross asking: about $33,488 a year gross for both, with no build-out to fund first.[1]

BEST FIT: 1031 OR FIRST-TIME CRE BUYER

Illustrative uses only – subject to MOR-2 zoning and association rules.

GROSS RENT POTENTIAL[1]

$16,744
a year · one condo[1]

$33,488
a year · both condos[1]

2
separate parcels – buy one, sell one, or hold both

$0
build-out – finishes are new[3]

ALTAMONTE SPRINGS OFFICE · Q2 2026[4]

$21.33
average asking rent, $/SF/yr

21.3%
submarket vacancy

With a fifth of the submarket vacant, tenants are choosy and finished space stands out. Remodeled condos asking close to the submarket average give an investor a competitive offering, and spare an owner-user the next rent reset.

OWNING VS. LEASING COMPARABLE SPACE

	LEASING ELSEWHERE	OWNING 415 MONTGOMERY RD
Occupancy cost	Rent that resets at renewal	**Set by your financing; payments build equity[2]**
Build-out	Negotiated, often tenant-funded	**Done – new AC, finishes, kitchen, restrooms**
Control	Landlord approvals and lease term	**Your property, under association rules**
Exit	Lease expires; nothing to sell	**Sell, or lease to a tenant and keep the asset**

1. SF × $23.00/SF/yr current modified-gross lease asking; gross, before association dues, taxes and expenses; illustrative, not guaranteed. 2. Financing terms vary by buyer and lender; owner-users may qualify for SBA 504 or 7(a) loans. Consult your lender and tax advisor. 3. Furniture, cabling and signage not included. 4. Cushman & Wakefield, Orlando Office Market Statistics, Q2 2026 (Altamonte Springs submarket).

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EXTERIORS

A renovated exterior and parking at the door.



FRONT ENTRIES



BRICK AND TIMBER FAÇADE


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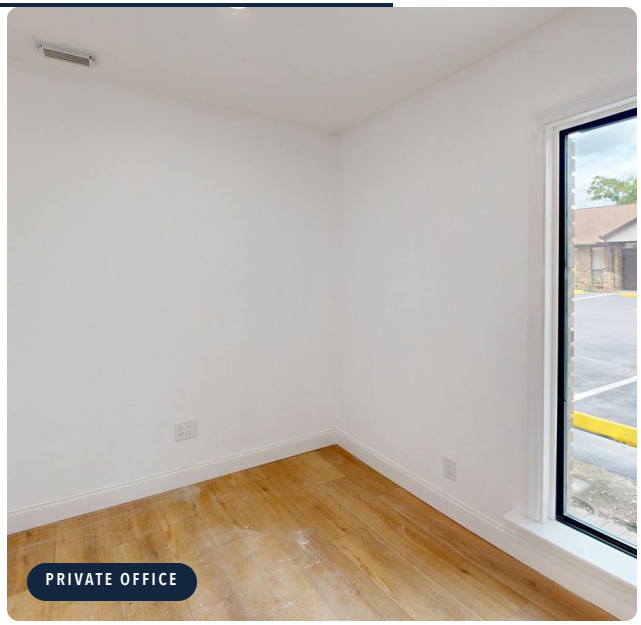
OFFICE CONDOS · REMODELED 2026

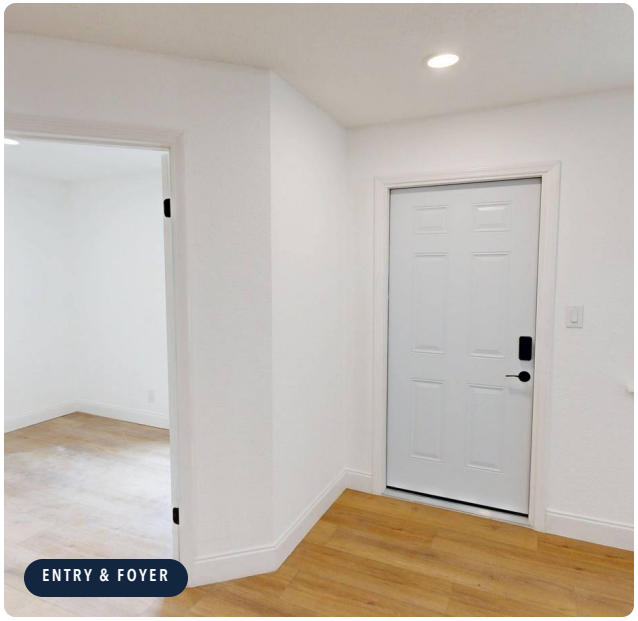
Suites 131 + 135

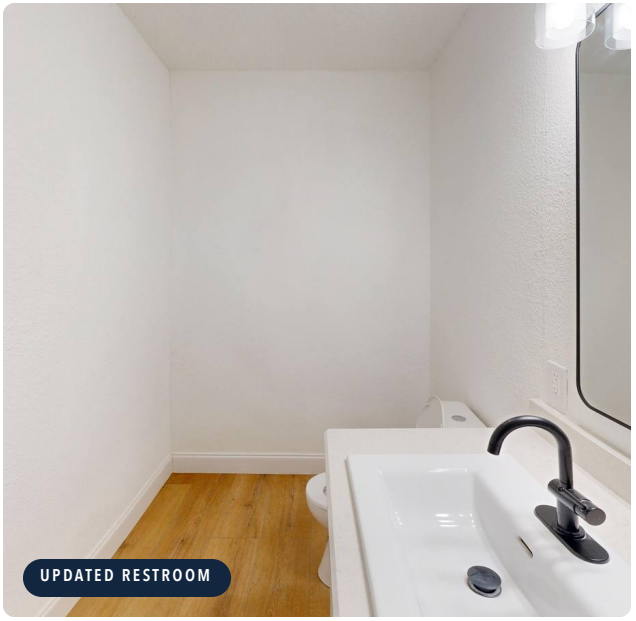
SIZE	PRIVATE ROOMS	PRICE	STATUS
±1,456 SF	6 + conf.	Call for details	For sale

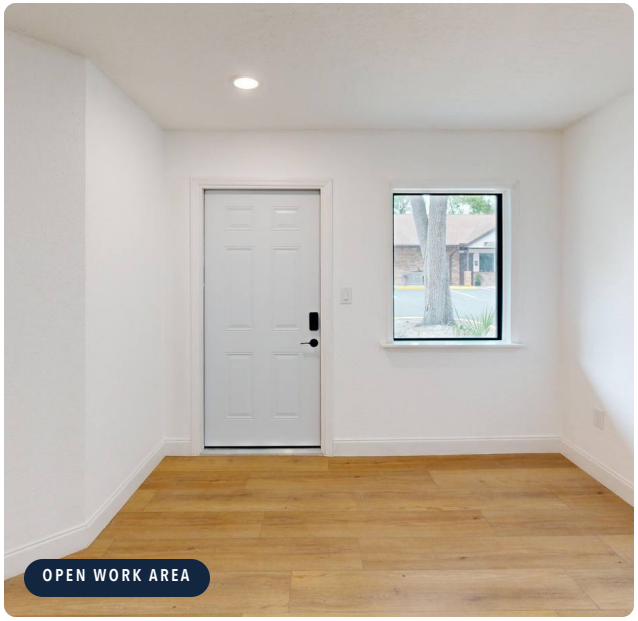
415 MONTGOMERY RD


KITCHEN & OPEN AREA


PRIVATE OFFICE


ENTRY & FOYER


UPDATED RESTROOM


OPEN WORK AREA

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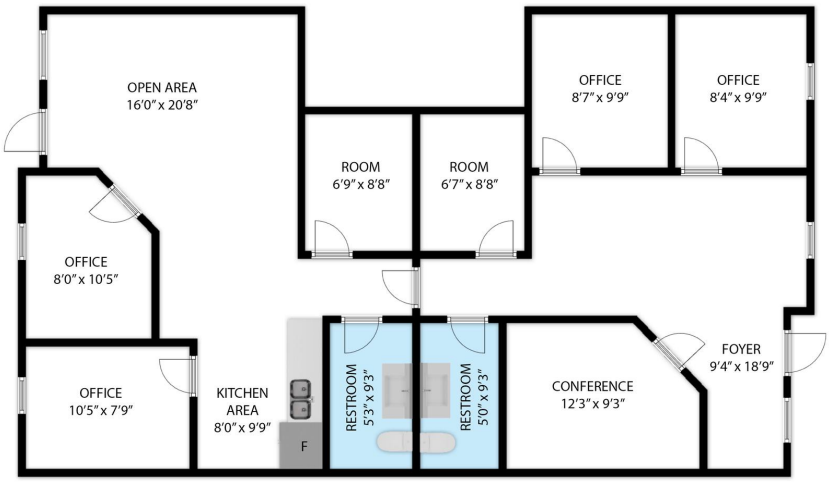
4 ACRE COMMERCIAL

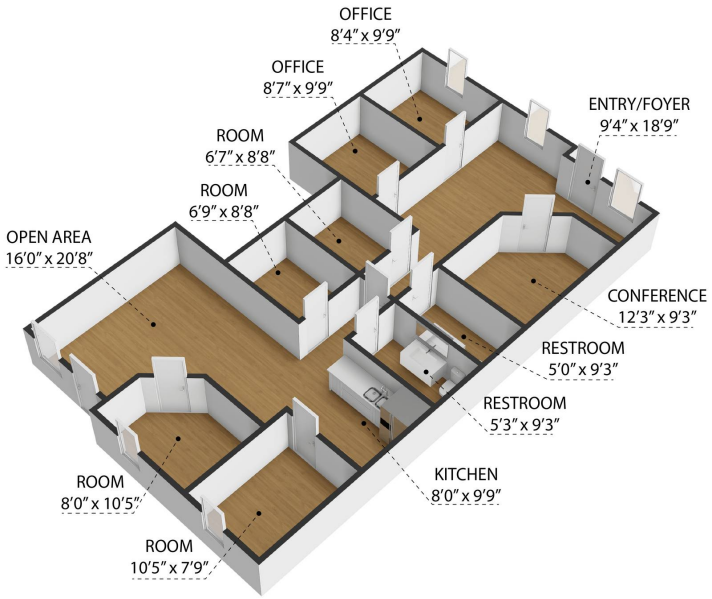
FLOOR PLAN · 2D + 3D

Suites 131 + 135

COMBINED	EACH CONDO	STATUS
±1,456 SF	±728 SF	For sale

415 MONTGOMERY RD





ROOM SCHEDULE

OPEN AREA	16'0" × 20'8"
OFFICE	8'7" × 9'9"
OFFICE	8'4" × 9'9"
OFFICE	8'0" × 10'5"
OFFICE	10'5" × 7'9"
ROOM	6'9" × 8'8"
ROOM	6'7" × 8'8"
CONFERENCE	12'3" × 9'3"
ENTRY / FOYER	9'4" × 18'9"
KITCHEN	8'0" × 9'9"
RESTROOMS (2)	5'0" / 5'3" × 9'3"

Dimensions from the Matterport scan; approximate. Plans for illustration only – verify before relying on them.

How the space works

The foyer and conference room sit at the front door, so clients never walk through the work area. Six private rooms line the perimeter around a 16' × 20' open area, with the kitchen and both restrooms at the core.

Split or combined

Each condo is a separate parcel and can be bought on its own at ±728 SF. Taken together, the two read as one continuous office.

WALK THE SUITE NOW

Open the Matterport 3D tour on any device and move through both condos room by room – no appointment needed.

▶ TAKE THE 3D VIRTUAL TOUR

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4 ACRE COMMERCIAL

415 MONTGOMERY RD

One space.
Two opportunities.

Remodeled office condos
for sale in Altamonte Springs.

Call today to tour
Suites 131 + 135.

4 ACRE COMMERCIAL



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