180 WESTMONTE

FOR LEASE · OFFICE

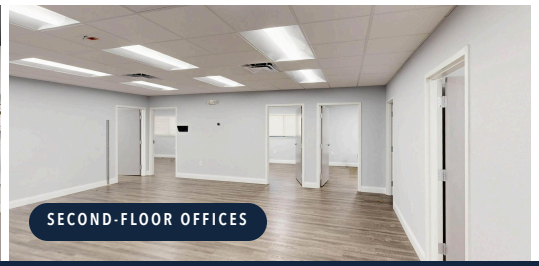
180 N WESTMONTE DRIVE | ALTAMONTE SPRINGS, FL 32714

A building of your own.
Two floors. One front door.

A standalone two-story office building, available in full – training space downstairs, ten private offices upstairs, your name on the building and the monument, minutes from SR 436 and I-4.

FULL BUILDING	PRIVATE OFFICES	AVAILABILITY
±7,488 SF	10	Now


FIRST-FLOOR TRAINING ROOM


SECOND-FLOOR OFFICES

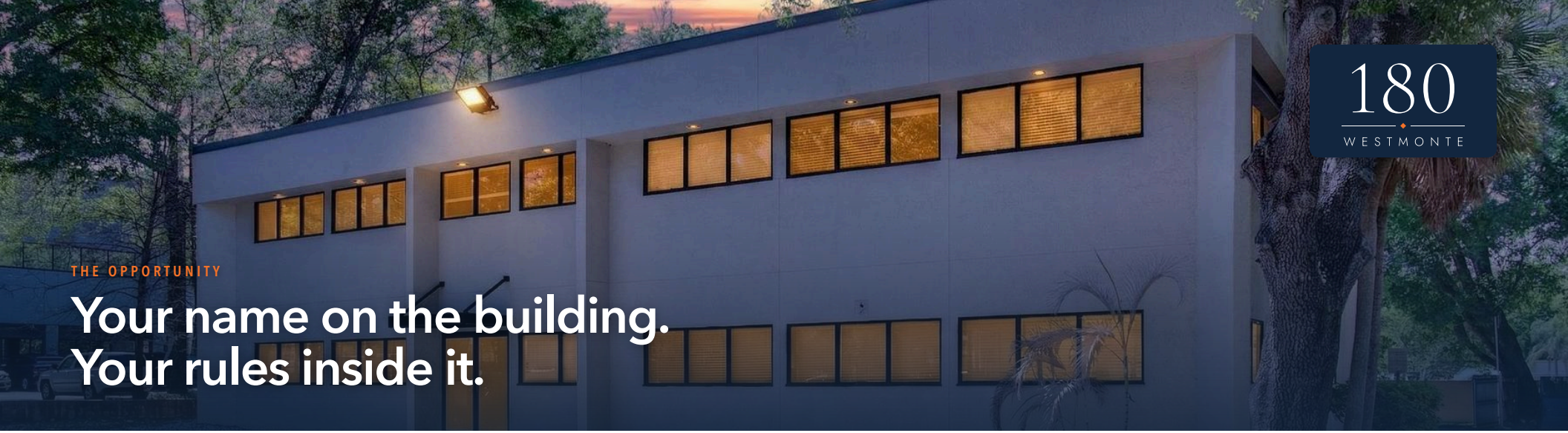

FULL KITCHEN



MONUMENT SIGNAGE

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180 WESTMONTE

THE OPPORTUNITY

Your name on the building. Your rules inside it.

Standalone office buildings under 10,000 SF rarely come up for lease. 180 N Westmonte is one – two stories, ±7,488 SF, and all of it yours.

The first floor opens into two large training rooms with built-in cabinetry and counters, a foyer and two restrooms. Upstairs, ten private offices ring an open work area with a full kitchen and two more restrooms.

There is no shared lobby, no landlord schedule and no neighbor's sign above yours. The building sits on a quiet, tree-lined street off SR 436, with I-4, Uptown Altamonte and a cluster of hotels a few minutes away.

HIGHLIGHTS

- Full-building lease – ±7,488 SF over two floors
- Two open training rooms on the first floor
- Ten private offices, open area and kitchen upstairs
- Building and monument signage
- Dedicated on-site parking at 5.01/1,000 SF
- Existing build-out – move in with minimal downtime
- Zoned GO for professional and medical office users

DETAILS AT A GLANCE

LEASE RATE	Call for details
BUILDING SIZE	±7,488 SF · full building
STORIES	Two
PROPERTY TYPE	Freestanding office
YEAR BUILT	2006
ZONING	GO (General Office)
PARKING	5.01/1,000 SF · ±40 spaces[1]
SIGNAGE	Building + monument
PARCEL ID	14-21-29-510-0A00-0080
AVAILABILITY	Vacant · available now

1. Parking ratio and count per the listing broker; to be confirmed. Building size per the listing; the Matterport scan measures ±6,627 SF of interior floor area. Lease rate and structure per written proposal.

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SITE & AVAILABILITY

One building, one tenant. Parking at the door.

The building sits back from N Westmonte Drive behind a mature tree canopy, with its own parking court at the front entry.



FLOOR	WHAT'S THERE	STATUS
First	Two training rooms (46'7" × 32'5" and 46'7" × 22'8"), foyer, two restrooms, storage	Available now
Second	Ten private offices, 22' × 21' open area, kitchen, two restrooms	Available now
Building	**±7,488 SF · leased as a whole**	Call for details

THE BUILDING

CONSTRUCTION	Two-story masonry / stucco, flat roof
ENTRIES	Front glass entry with canopy · rear stair access
SIGNAGE	Monument at the drive + building face
PARKING	5.01/1,000 SF · ±40 spaces[1]
ZONING	GO – General Office, City of Altamonte Springs
3D TOUR	Matterport – both floors →

1. Parking count per the listing broker; to be confirmed. Building outline on the aerial is approximate. Room dimensions from the Matterport scan.

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LOCATION

Off SR 436, by I-4. Hotels and lunch next door.

180 WESTMONTE

N Westmonte Drive runs between Douglas Avenue and SR 436 — a quiet office street a few turns from the I-4 interchange, Uptown Altamonte and the 436 retail corridor.



APPROXIMATE DRIVE TIMES[1]

SR 436 (Altamonte Dr)	**±2 min**	Altamonte Mall	**±6 min**
Interstate 4	**±3 min**	AdventHealth Altamonte	**±6 min**
Marketplace at Altamonte	**±3 min**	Downtown Orlando	**±20 min**
Uptown Altamonte / Cranes Roost	**±5 min**	Orlando Sanford Intl (SFB)	**±25 min**

NEXT DOOR

Hotels: Hampton Inn, TownePlace Suites, SpringHill Suites and Ramada sit between the property and I-4 — easy lodging for visiting trainees and staff. **Shopping & dining:** Marketplace at Altamonte, IDC Plaza, Uptown Altamonte and the SR 436 corridor.

1. Typical off-peak drive times from 180 N Westmonte Dr, estimated; actual times vary with traffic. Points of interest on the aerial are approximate.

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HIGHEST & BEST USE

Train downstairs. Run the business upstairs.

Two open rooms on the ground floor and ten enclosed offices above is a split most office buildings can't offer – room to teach, treat or gather, with management close by.

180 WESTMONTE

Corporate training & regional office

Classrooms on the first floor, leadership and support staff upstairs, and four hotels within a few minutes for out-of-town attendees.

BEST FIT: 15-40 PEOPLE

Therapy or medical practice

Open, tile-floored rooms downstairs for a therapy gym or group sessions; consult rooms, billing and admin in the offices above.

BEST FIT: PT, CHIROPRACTIC, BEHAVIORAL HEALTH

Professional services headquarters

Ten private offices and an open bullpen for staff, with the ground floor for client meetings, events, files or future growth.

BEST FIT: LEGAL, CPA, ENGINEERING, 12-25 PEOPLE

School, testing or workforce center

Two classrooms with counters and storage, a separate entry foyer and an upstairs administration floor.

BEST FIT: CAREER SCHOOLS, TESTING, CERTIFICATION

THE NUMBERS

7,488
SF, the whole building

10
private offices upstairs

±2,560
SF of open training space[1]

0
shared walls, lobbies or signs

ORLANDO OFFICE MARKET · Q3 2026[2]

16.7%
metro vacancy

21.3%
Altamonte submarket vacancy[3]

Vacancy in Altamonte is mostly suites inside older multi-tenant buildings. A freestanding building you can put your name on is the scarce product.

Illustrative uses only – subject to GO zoning, City of Altamonte Springs approvals and ownership approval.

A SUITE IN SOMEONE ELSE'S BUILDING VS. A BUILDING OF YOUR OWN

	SUITE IN A MULTI-TENANT BUILDING	180 N WESTMONTE DR
Identity	A line on the lobby directory	**Building and monument signage**
Entry	Shared lobby, corridors and elevators	**Your own front door**
Control	Landlord hours, HVAC schedule and rules	**Your hours, your systems**
Layout	One floor plate, mostly offices	**Training floor + office floor**

1. Sum of the two first-floor training rooms, from Matterport dimensions; approximate. 2. Cushman & Wakefield, Orlando Office MarketBeat, Q3 2026 (overall vacancy 16.7%, average asking rent $26.74/SF). 3. Cushman & Wakefield, Orlando Office Market Statistics, Q2 2026, Altamonte Springs submarket. Lease rate per written proposal.

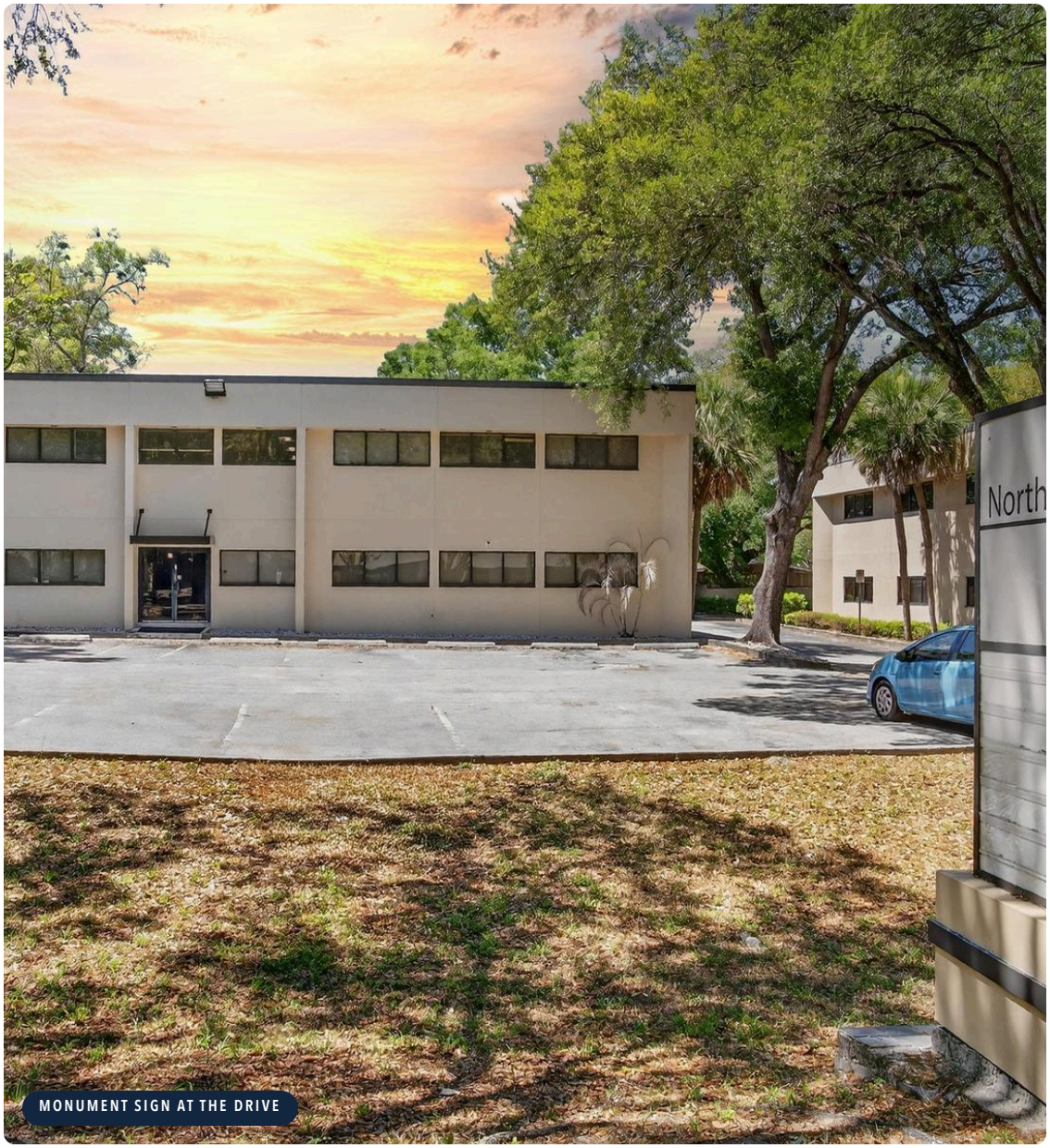
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EXTERIORS

Standalone, two stories and ready for your sign.

180 WESTMONTE



MONUMENT SIGN AT THE DRIVE


FRONT ENTRY & PARKING COURT


REAR ELEVATION & STAIR

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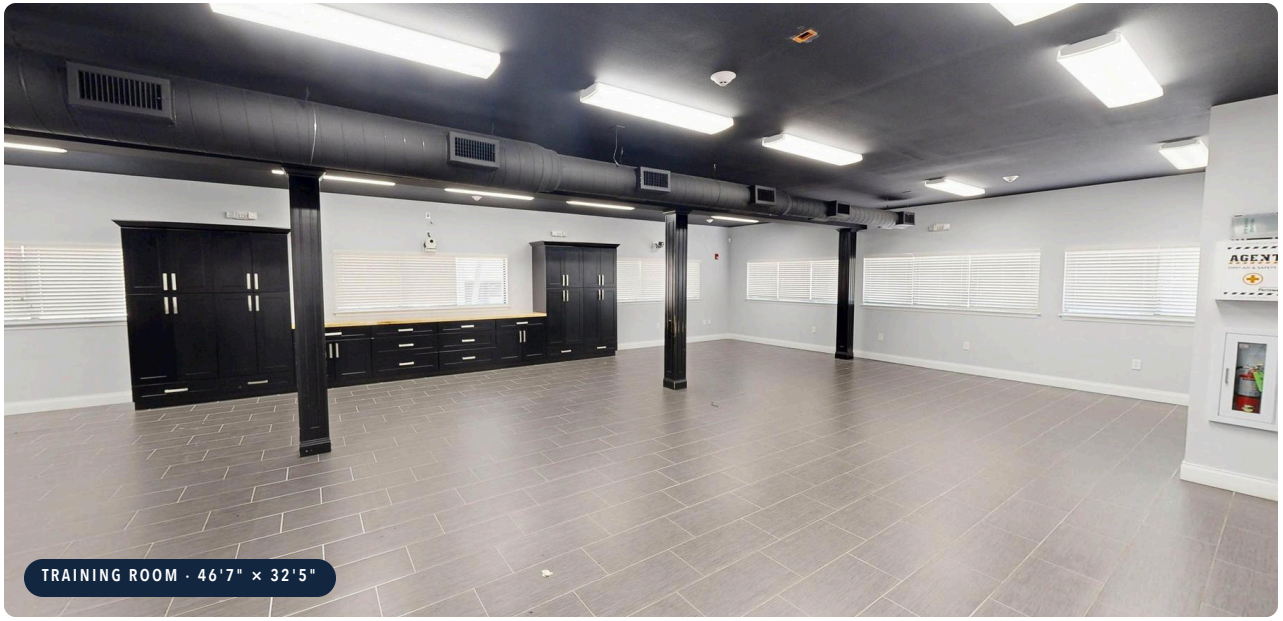
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FIRST FLOOR · TRAINING LEVEL

Two open rooms

TRAINING ROOMS	LARGEST ROOM	FINISHES
2	46' × 32'	Tile · open ceiling

180 WESTMONTE

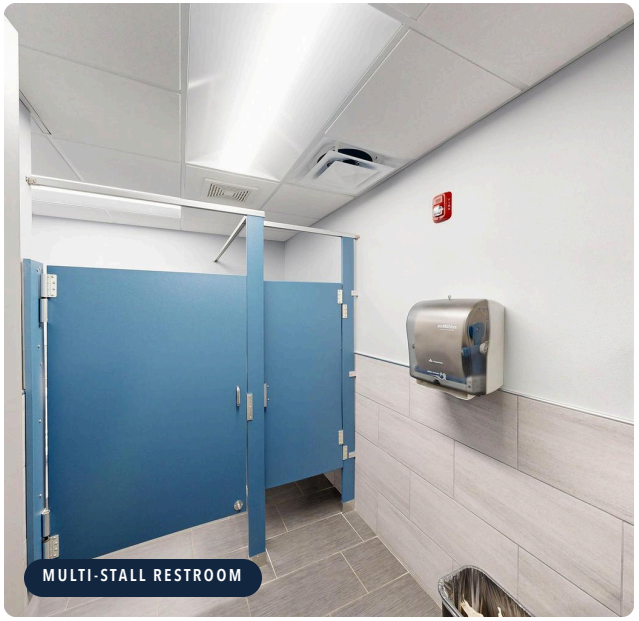

TRAINING ROOM · 46'7" × 32'5"



ENTRY FOYER & STAIR


BUILT-IN CABINETS & COUNTERS


SECOND TRAINING ROOM


MULTI-STALL RESTROOM

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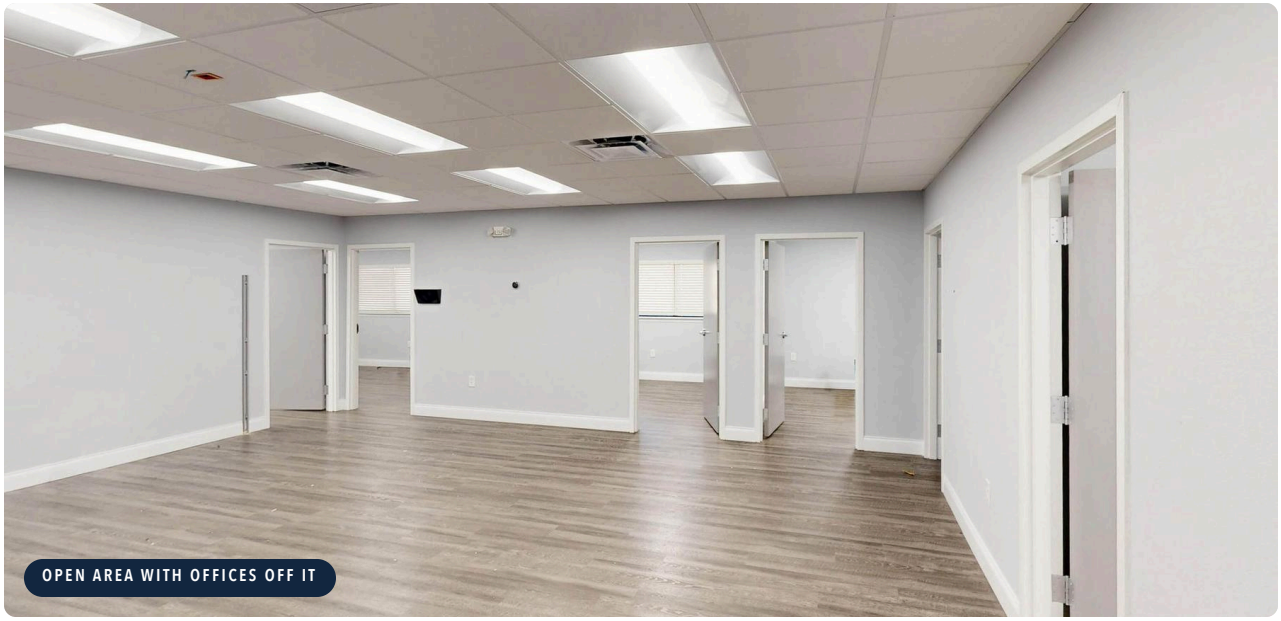
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SECOND FLOOR · OFFICE LEVEL

Ten private offices

OFFICES	OPEN AREA	FINISHES
10	22' × 21'	LVP · new paint

180 WESTMONTE


OPEN AREA WITH OFFICES OFF IT


FULL KITCHEN


PRIVATE OFFICE


CORNER OFFICE


WINDOW OFFICE

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FLOOR PLAN · 2D

Both floors

BUILDING ±7,488 SF | OFFICES 10 | STATUS Available now

180 WESTMONTE



FIRST FLOOR



SECOND FLOOR

ROOM SCHEDULE

FIRST FLOOR

TRAINING ROOM	46'7" × 32'5"
TRAINING ROOM	46'7" × 22'8"
ENTRY FOYER	–
RESTROOM	5'4" × 6'6"
RESTROOM	7'5" × 6'6"
STORAGE ROOM + CLOSETS	–

SECOND FLOOR

OFFICE	18'9" × 12'0"
OFFICE	17'6" × 11'3"
OFFICE	16'8" × 11'3"
OFFICE	14'9" × 17'7"
OFFICE	12'2" × 11'3"
OFFICE	10'9" × 15'9"
OFFICE	10'9" × 11'7"
OFFICE	10'7" × 11'4"
OFFICE	10'6" × 12'10"
OFFICE	10'9" × 9'2"
OPEN AREA	22'3" × 21'2"
KITCHEN	13'5" × 21'5"
RESTROOMS (2)	7'3" × 6'7" each

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

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FLOOR PLAN · 3D

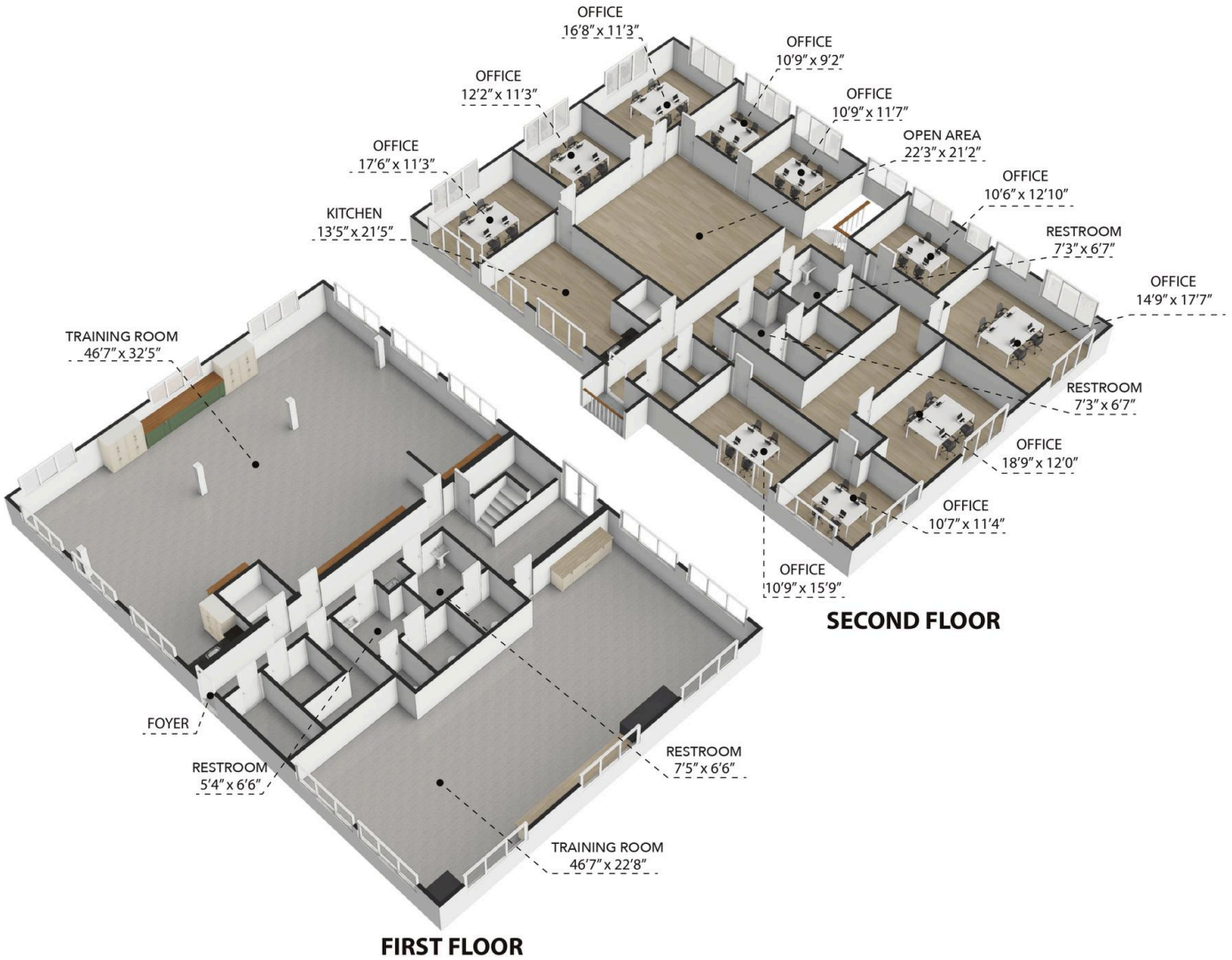
See how it flows

FIRST FLOOR
Training

SECOND FLOOR
Offices

3D TOUR
Matterport

180 WESTMONTE



How the building works

Visitors enter the first-floor foyer, between the two training rooms and the restrooms. The stair takes staff up to the office floor, where ten offices line the perimeter around an open area and the kitchen.

Room to change

The training rooms are open spans with tile floors and an exposed ceiling, easy to divide into exam rooms, labs or a bullpen if your use needs it.

WALK THE BUILDING NOW

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

TAKE THE 3D VIRTUAL TOUR

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180
WESTMONTE
ALTAMONTE SPRINGS

A building of your own. Two floors. One front door.

±7,488 SF standalone office for lease in Altamonte Springs.

Call today to tour the whole building.

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