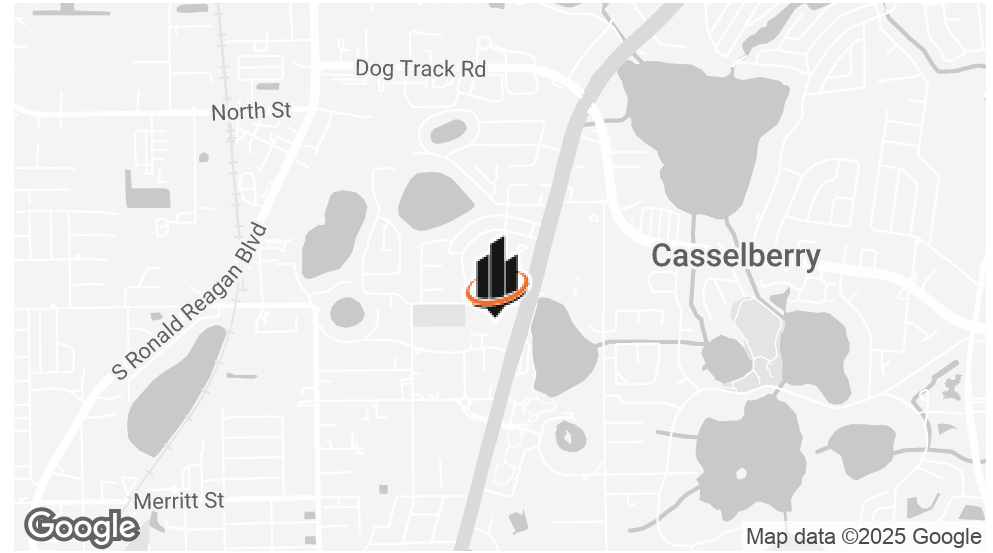


# PROPERTY SUMMARY - SUITE 2064



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	32,144 SF
<b>AVAILABLE SF:</b>	1,260 SF
<b>LOT SIZE:</b>	3.57 Acres
<b>YEAR BUILT:</b>	2007
<b>ZONING:</b>	CG
<b>MARKET:</b>	Orlando-Kissimmee-Sanford, FL
<b>SUBMARKET:</b>	Altamonte/Douglas

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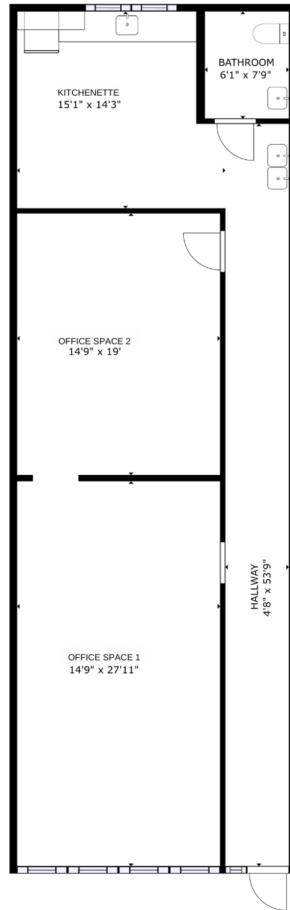
## PROPERTY OVERVIEW

Discover an exceptional professional office space in the heart of Casselberry, FL, located within the vibrant Cambridge Oaks Plaza. This 1,260 RSF suite is perfect for a variety of professional office users, including sales teams, title companies, insurance firms, real estate teams, and attorneys.

The suite offers two large office spaces, a kitchenette, and an ADA-compliant restroom, ensuring comfort and functionality for your business needs. Enjoy prominent visibility with an average of 66,000 vehicles passing by daily, making it an ideal location for businesses looking to attract walk-in clients and build brand presence.

Additionally, the property benefits from strong co-tenancy, maximizing exposure for future tenants. This suite is available for immediate occupancy, providing a unique opportunity to establish your business in a high-traffic, desirable location.

## SUITE 2064 HIGHLIGHTS



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## SUITE HIGHLIGHTS

- 2 Large Enclosed Office Spaces
- 1 Kitchenette Break Room Area
- 1 ADA Compliant Restroom
- 2 Water Fountains
- 2nd Floor Professional Office Retail Space
- Monument Signage and Building Facade Signage Rights
- Inline Space
- Great Co-Tenancy
- Ample Parking
- Immediate Occupancy
- Traffic Counts: 66,000 AADT
- Located within SBA Hubzone and Opportunity Zone
- Ideal for small business owners seeking a busy retail presence