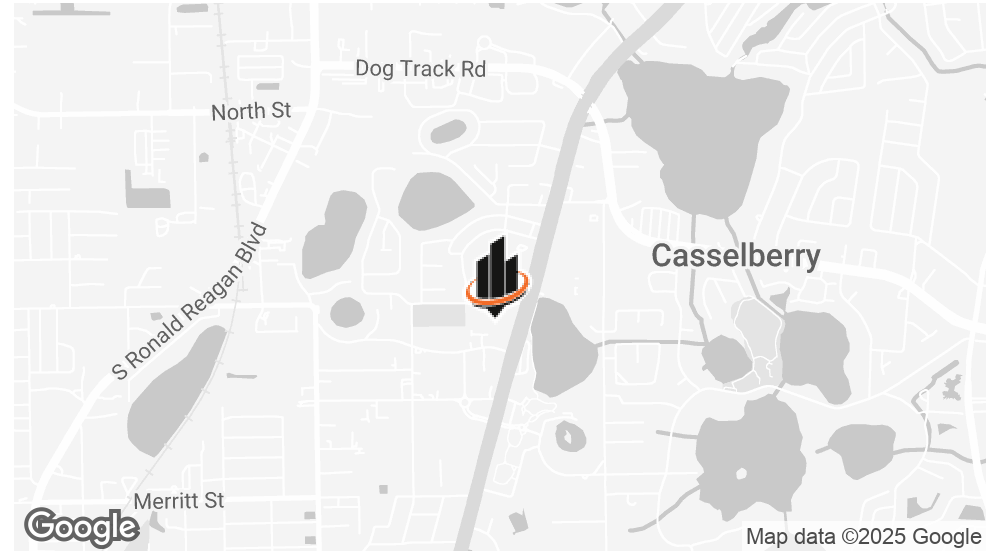


PROPERTY SUMMARY - SUITE 2072-2080



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
BUILDING SIZE:	32,144 SF
AVAILABLE SF:	2,520 RSF
LOT SIZE:	3.57 Acres
YEAR BUILT:	2007
ZONING:	CG
TRAFFIC COUNT:	66,000

PROPERTY OVERVIEW

Discover an exceptional 2,520 SF professional office space in the heart of Casselberry, FL, located within the vibrant Cambridge Oaks Plaza. This spacious suite is ideal for a variety of professional office users, including sales teams, title companies, insurance firms, real estate teams, and attorneys.

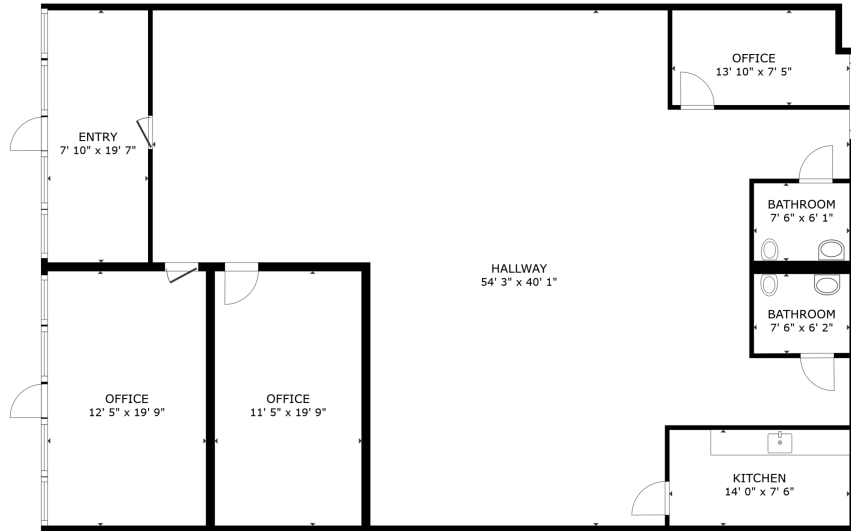
The suite features two large office spaces, a kitchenette, and two ADA-compliant restrooms, ensuring both comfort and functionality for your business needs. Enjoy high visibility with an average of 66,000 vehicles passing by daily, making this an ideal location for businesses looking to attract walk-in clients and enhance 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.

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SUITE 2072-2080 HIGHLIGHTS



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 2,496 sq.ft.
TOTAL : 2,496 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SUITE HIGHLIGHTS

- 2 Large Enclosed Office Spaces
- 1 Kitchenette Break Room Area
- 2 ADA Compliant Restrooms
- 1 Water Fountain
- 2nd Floor Professional Office Retail Space
- Open Work Area
- 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

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