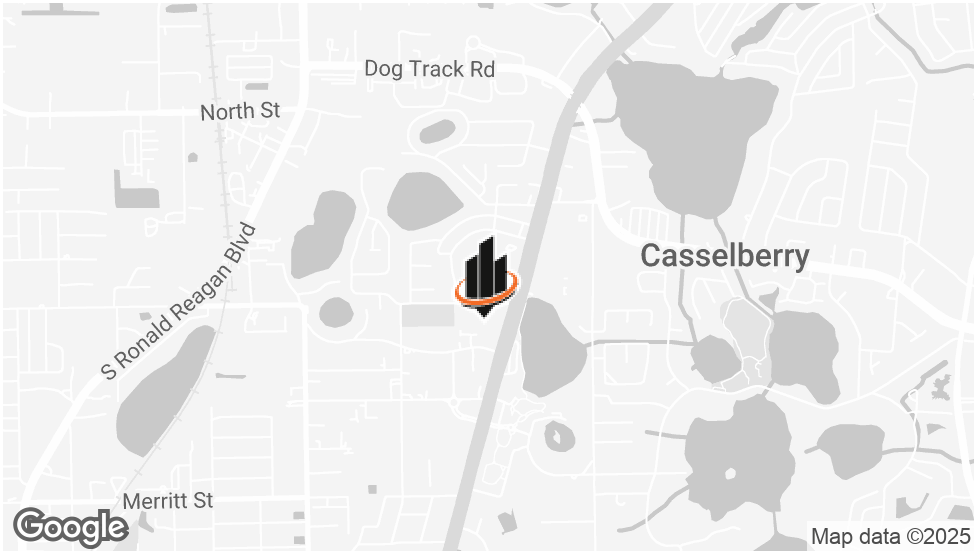


PROPERTY SUMMARY - SUITE 1032-1040



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	32,144 SF
AVAILABLE SF:	2,800 SF
LOT SIZE:	3.57 Acres
YEAR BUILT:	2007
ZONING:	CG
MARKET:	Orlando-Kissimmee-Sanford, FL
TRAFFIC COUNT:	66,000

RAFAEL MENDEZ, CCIM
O: 407.813.1984
rafael@saundersrealestate.com
FL #SL3317523

BILL NGUYEN
O: 407.304.0553
bill@saundersrealestate.com

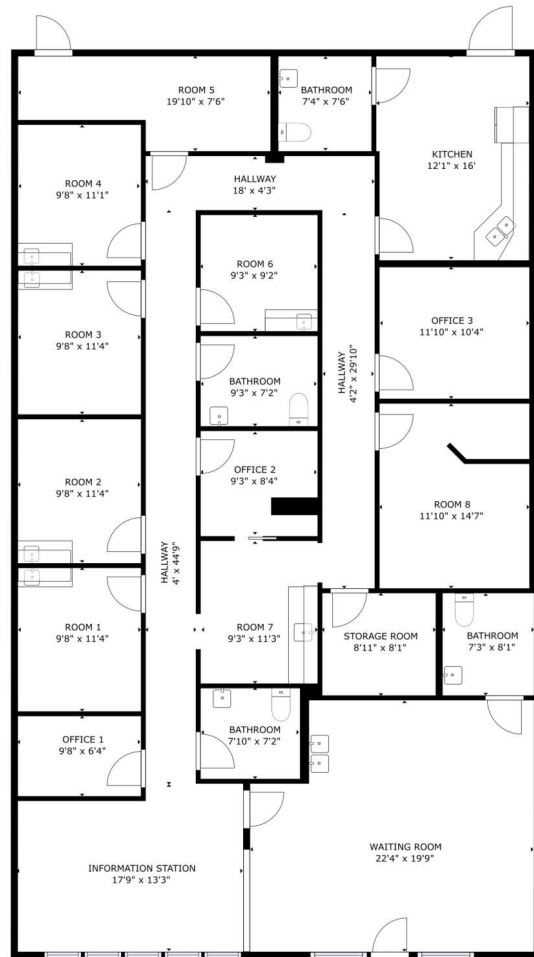
PROPERTY OVERVIEW

As your specialized commercial real estate partner in the medical office sector, I'm excited to present an unparalleled leasing opportunity at the heart of Casselberry, Florida. Cambridge Oaks Plaza offers a prime 2,800 square foot medical office space, strategically located for maximum visibility and accessibility along the thriving corridor of 17-92 Highway. This turnkey solution is not just a space; it's your next step towards growth and excellence in patient care.

This medical office space is designed with the needs of a modern healthcare practice in mind, ensuring a seamless blend of functionality and patient comfort. From flexible room layouts adaptable to various medical specialties, to a welcoming reception area and ample parking for patients and staff, every detail is tailored to elevate your practice's presence in the community. Situated within a bustling retail plaza, your practice will benefit from high foot traffic and a synergistic mix of tenants, enhancing your visibility and accessibility.

At Cambridge Oaks Plaza, we understand the unique demands of medical professionals and have curated a space that not only meets these needs but exceeds them. Embrace the opportunity to position your practice in a vibrant community, where convenience meets professional ambiance. Let's connect and explore how this space can be the new home for your practice, where you can thrive and make a difference in the lives of your patients.

SUITE 1032-1040 FLOOR PLAN AND HIGHLIGHTS



GROSS INTERNAL AREA
FLOOR 1: 2835 sq ft
TOTAL: 2835 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SUITE HIGHLIGHTS

- 2nd Generation Medical Space
- 5 Exam Rooms
- 2 Private Offices
- Nurses Station
- Radiology Room
- Break room and Kitchen with Staff Restroom
- 2 Patient Restrooms
- Reception and Waiting Area

RAFAEL MENDEZ, CCIM

O: 407.813.1984

rafael@saundersrealestate.com

FL #SL3317523

BILL NGUYEN

O: 407.304.0553

bill@saundersrealestate.com