

FIRST TIME ON THE MARKET!!



OFFICE BUILDING FOR SALE

465 W Warren Avenue, Longwood, FL 32750

PROPERTY HIGHLIGHTS

- **Ideal for owner occupant**
- Well maintained, single-user building **ideal for owner occupant.**
- **Dedicated monument signage available.**
- Efficient layout with exceptional interior/exterior finishes.
- **Vacant land directly adjacent to building potentially for on-site storage, vehicular parking and overflow parking.**
- Proximity to Longwood's downtown corridor including City Hall, Farmer's Market, Reiter Park, and SunRail Station.
- **Walking distance of Orlando Health's re-imagined, new state-of-the-art Healthcare Hub (pictured below) and planned site redevelopment.**
- Minutes from W SR-434, Interstate 4, & Ronald Reagan Blvd.

Two-Story Office Building and
Adjacent Vacant Land Located in
the Heart of Longwood



SALE PRICE:

Call for Details



SQUARE FOOTAGE:

Building: 7,822 ± RSF

Lot Size: 2.93 ± AC



ZONING:

Neighborhood Commercial



PARKING:

31 surface spaces available



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

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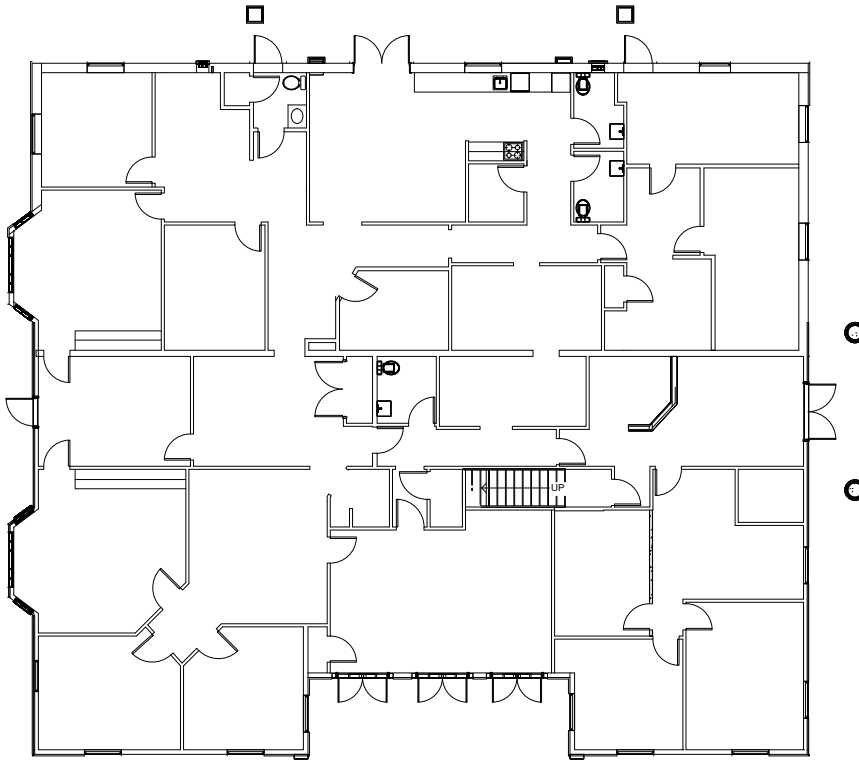
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FLOOR PLAN

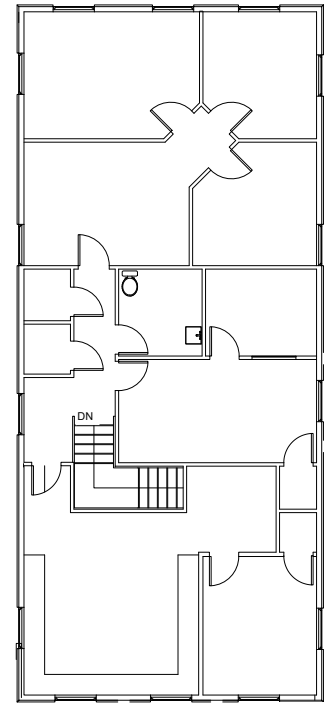
FIRST FLOOR

*Approximately 5,921 RSF



SECOND FLOOR

*Approximately 1,901 RSF



Executive Board Room



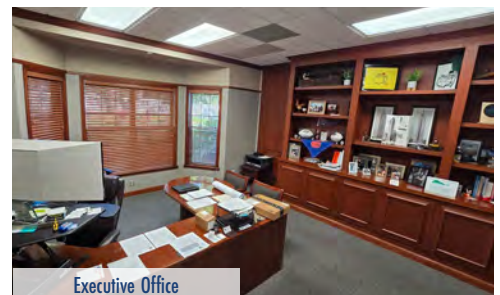
Open Office Space



Your Name Should Be Here



Lobby/Reception



Executive Office



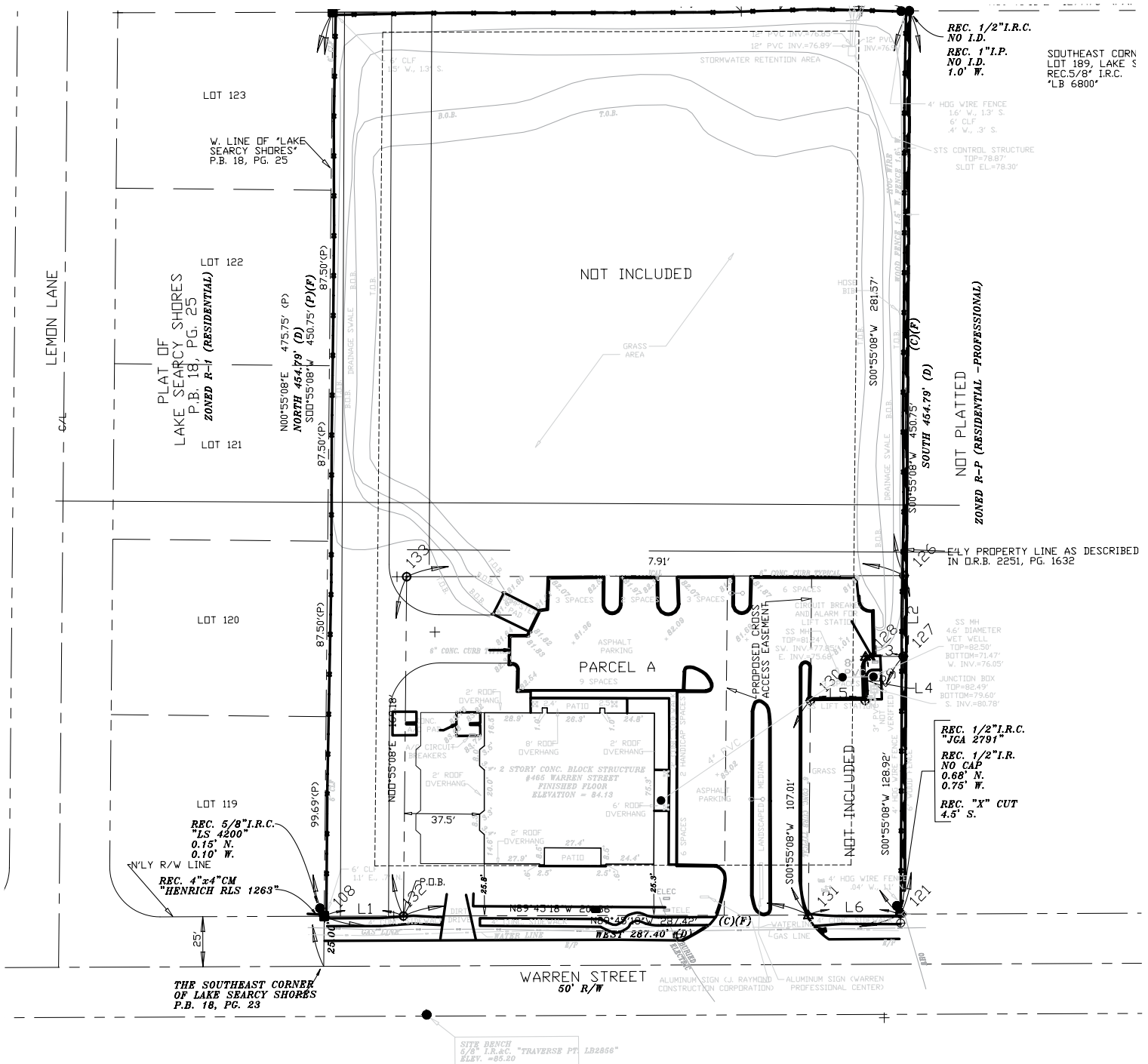
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SITE PLAN



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PROPERTY PHOTOS



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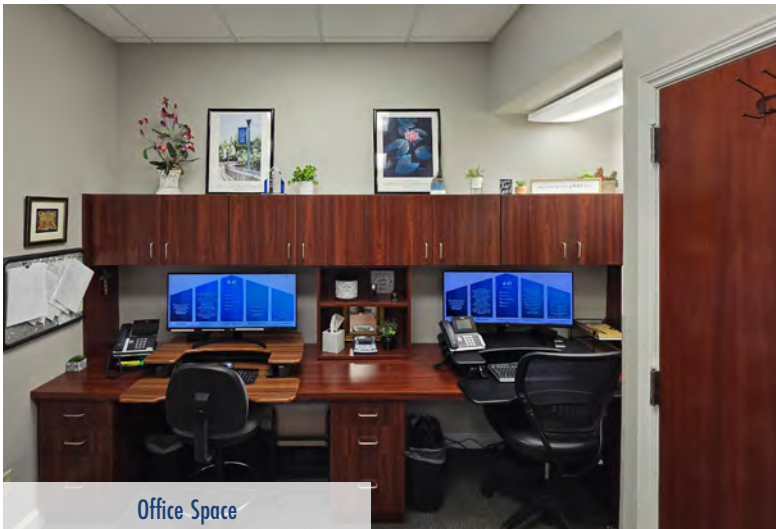
INTERIOR PHOTOS



Grand Lobby/Reception



Executive Board Room



Office Space



Open Office Space



Break Room with Kitchen



Executive Office



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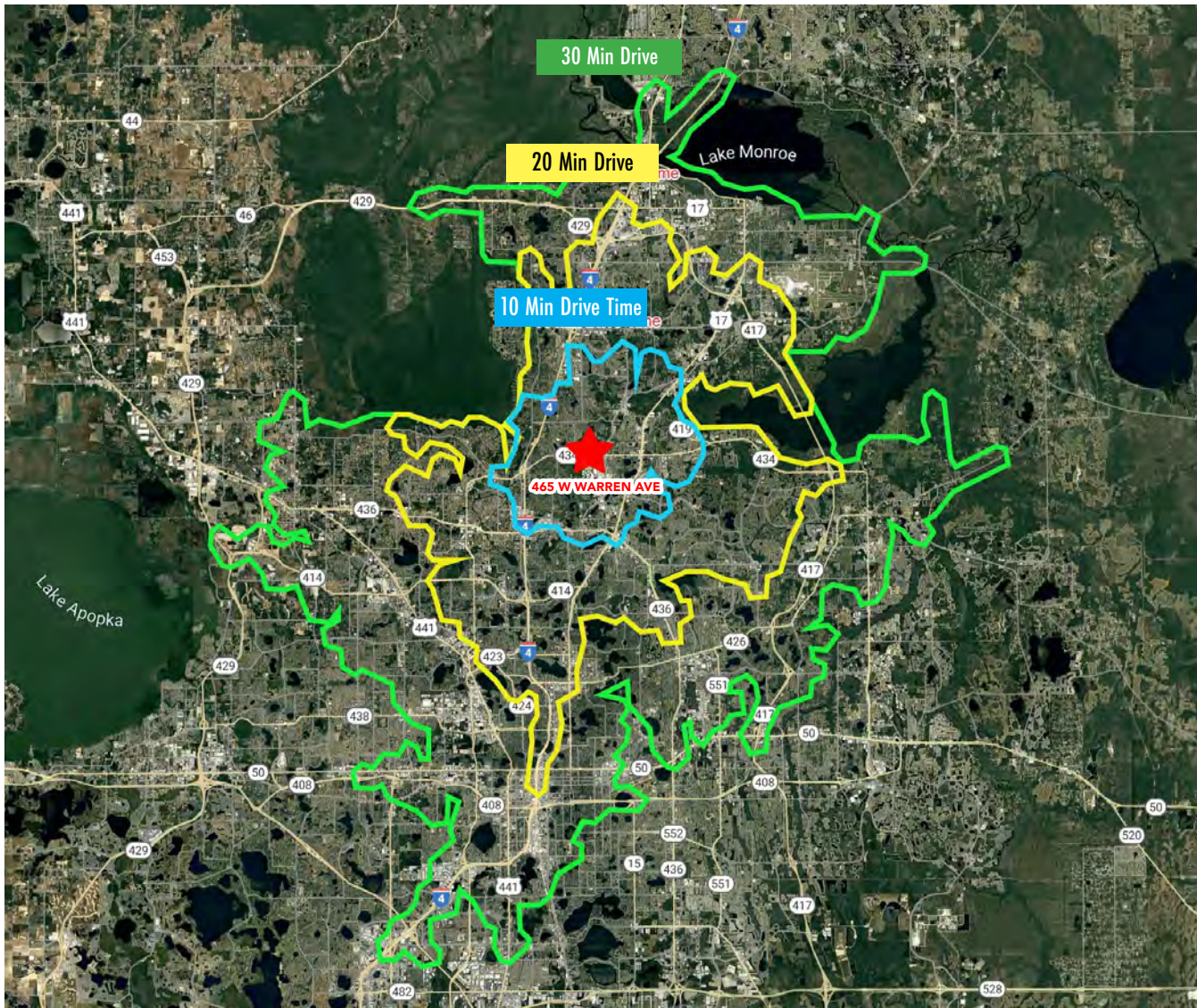
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DRIVE TIMES



<5 MIN

1 minute
Reiter Park
Orlando Health Campus

2 minutes
Longwood City Hall

3 minutes
Longwood SunRail Station
Winn-Dixie Shopping Plaza

<10 MIN

2 minutes
W SR 434

7 minutes
Interstate 4 (I-4)

8 minutes
to N US Hwy 17-92

<20 MIN

17 minutes
SFB
(Orlando Sanford
International Airport)

30+ MIN

30 minutes
Orlando Executive Airport

35 minutes
MCO
(Orlando International
Airport)



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