

FOR LEASE

Medical Office Suites

106 Boston Avenue Altamonte Springs, Florida 32701

6 Months of Rent Abatement for Leases signed by the end of May 2025!



 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

KATHERINE SCATUORCHIO | Director
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PROPERTY SUMMARY

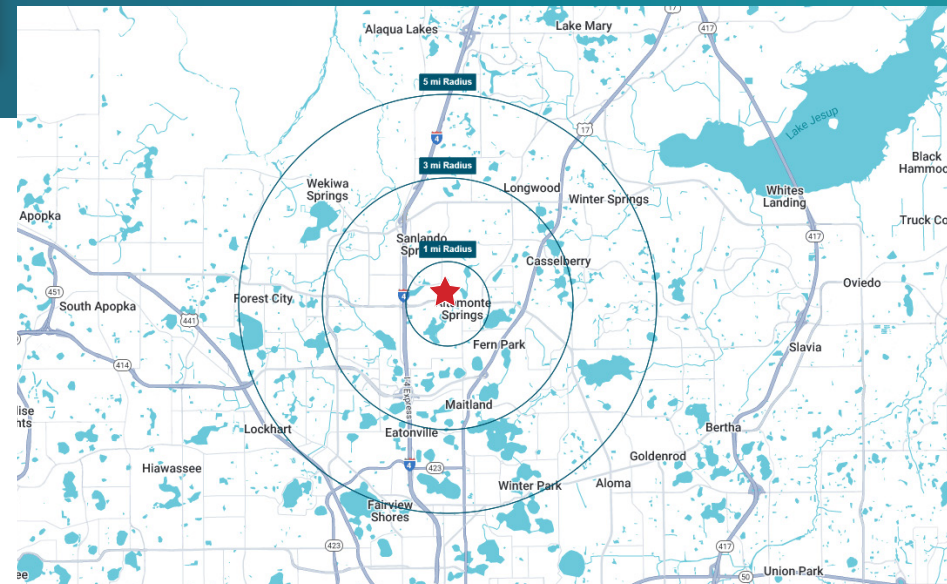


PROPERTY HIGHLIGHTS

- 10,435 RSF Available Medical/Office
- Newly Renovated/Spec Suites!
- New, motivated ownership!
- Significant improvements completed and more underway!
- Fully renovated 2nd generation medical office suites
- Excellent proximity to the Florida Hospital Altamonte Springs Campus
- Lynx bus stop within walking distance, great access to major thoroughfares
- Abundant parking & monument signage

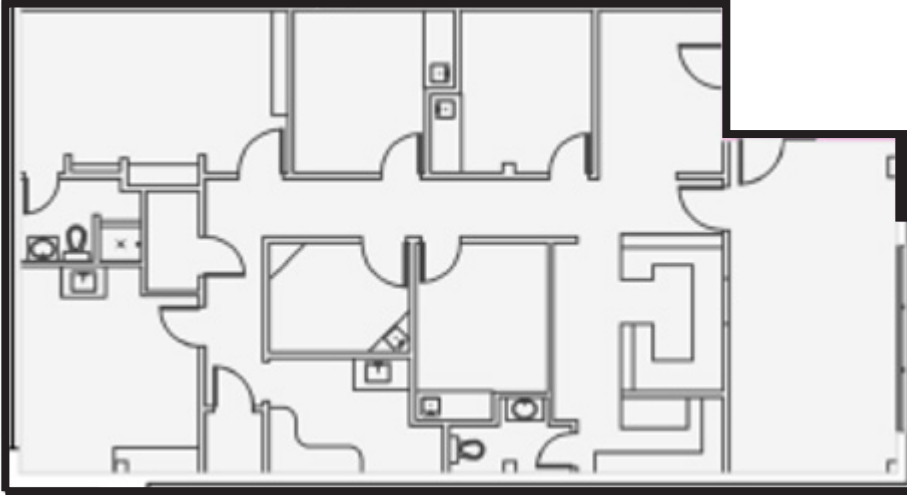
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,739	94,906	246,226
Total Households	7,374	40,635	102,050
Average Income	\$77,812	\$85,307	\$87,413
Median Age	41.4	40.7	40.8
Daytime Population	11,064	78,970	146,119

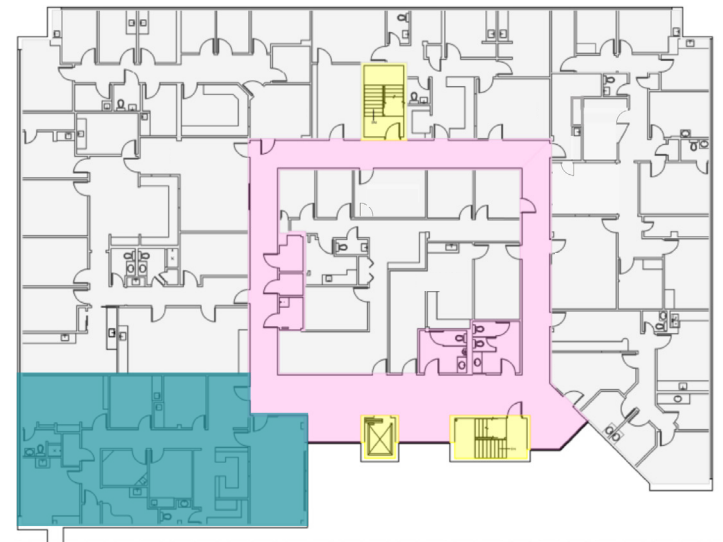


FLOOR PLAN

SUITE 202: \$16.00/RSF NNN
2,512 RSF

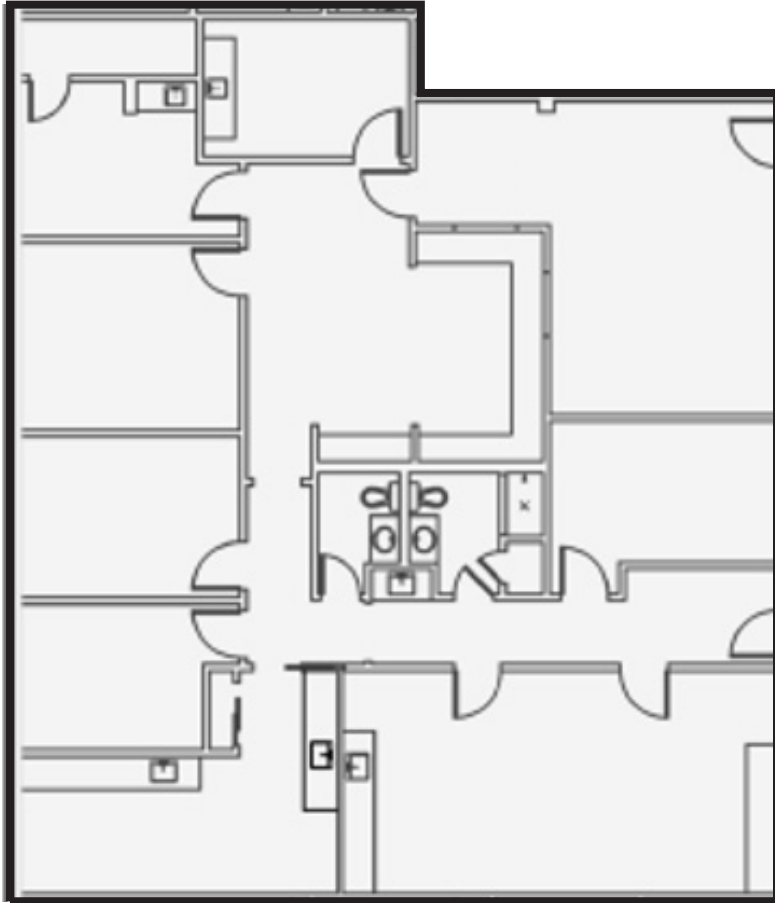


Can be combined with Suite 203 for a total of 5,877 RSF

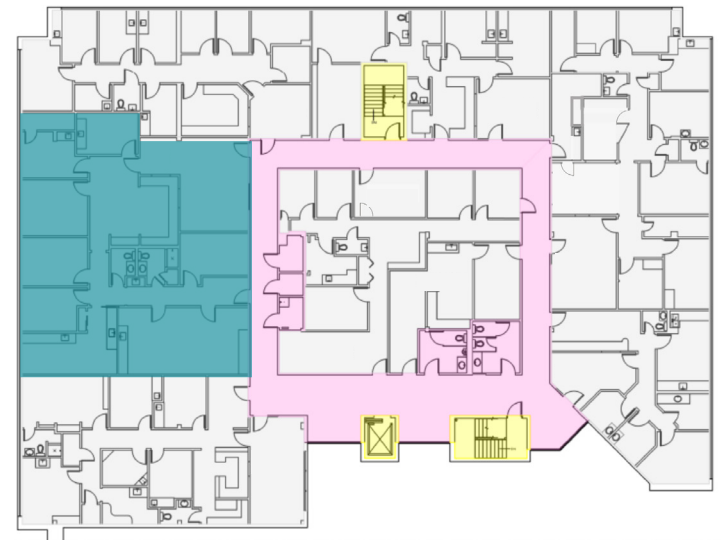


FLOOR PLAN

SUITE 203: \$16.00/RSF NNN
3,365 RSF

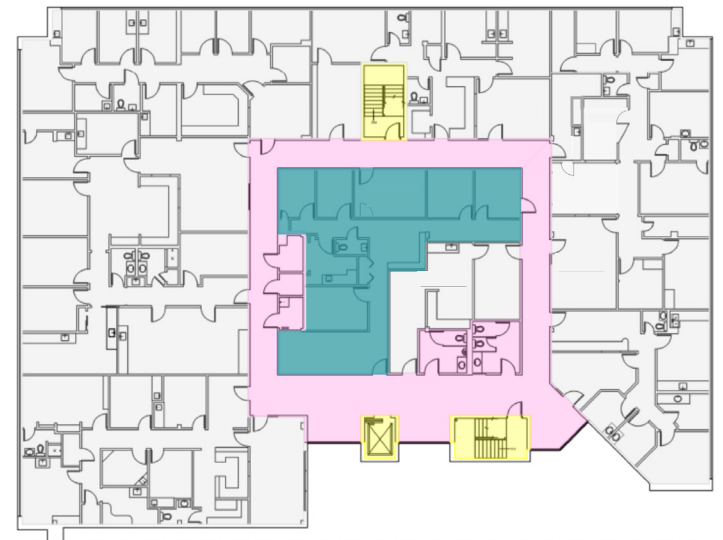
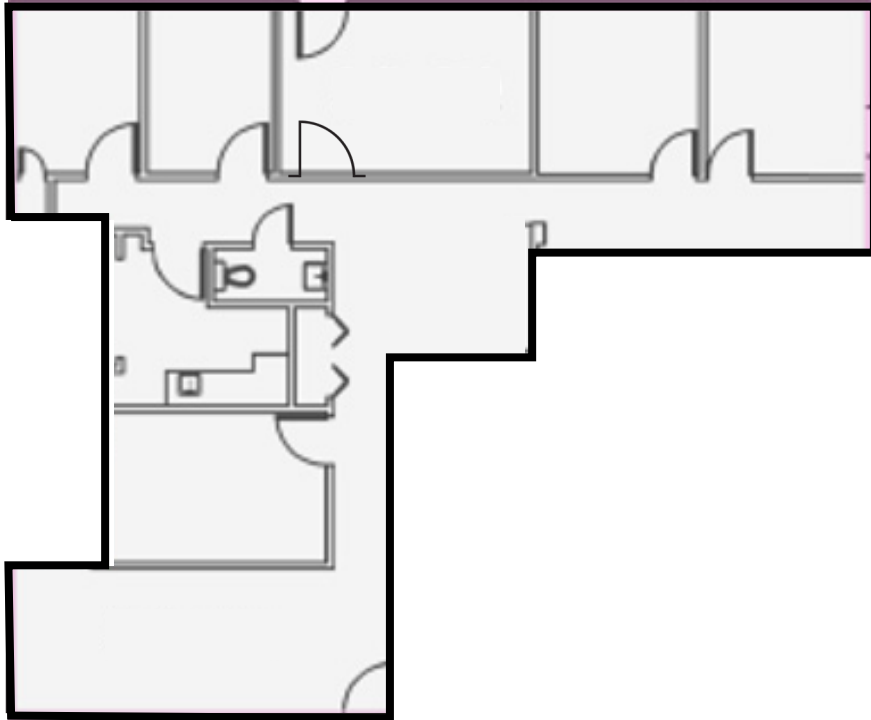


Can be combined with Suite 202 for a total of 5,877 RSF



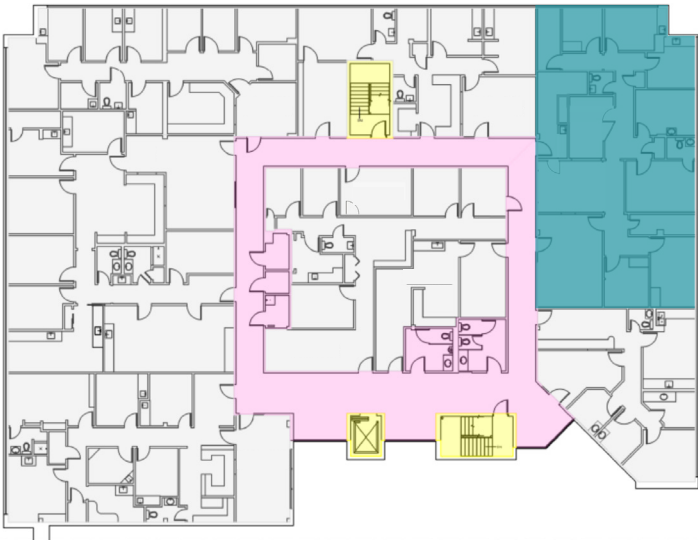
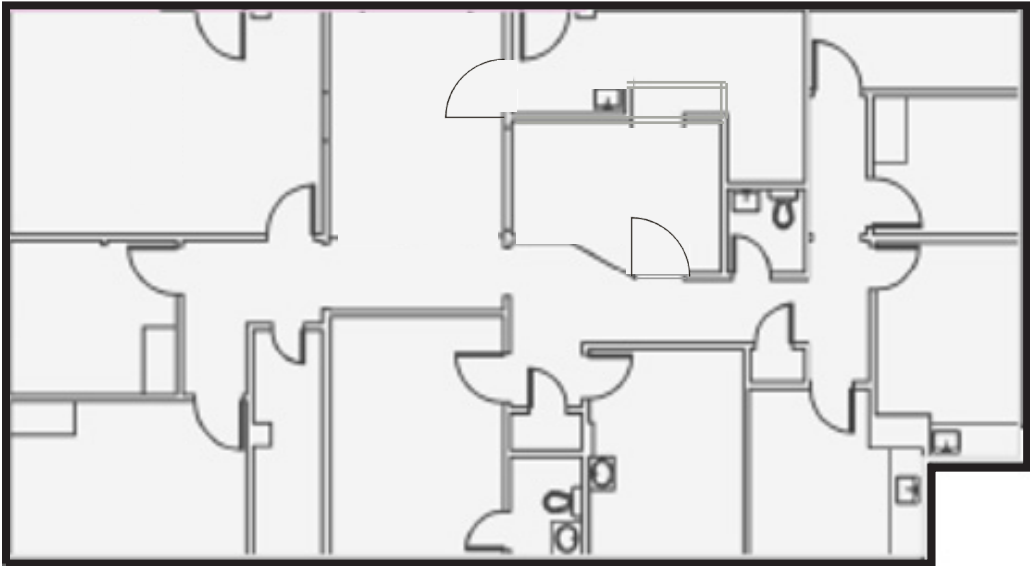
FLOOR PLAN

SUITE 206: \$16.00/RSF NNN
1,785 RSF



FLOOR PLAN

SUITE 208: \$16.00/RSF NNN
2,773 RSF



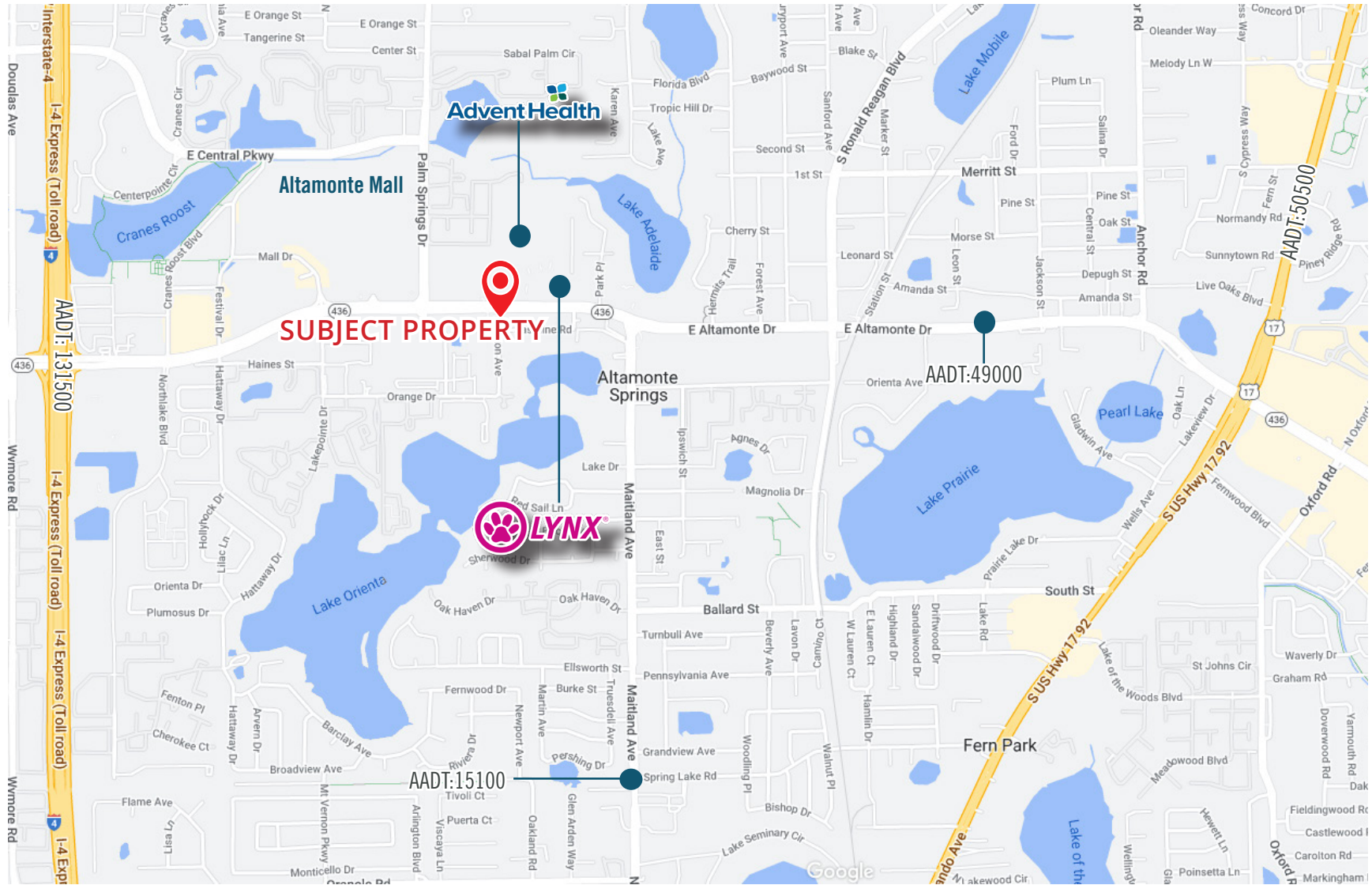
BUILDING INTERIOR



SUITE INTERIOR



AREA OVERVIEW



CONTACT

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