

LEASE

ORMOND MEDICAL/PROFESSIONAL SPACE

570 Memorial Circle Ormond Beach, FL 32174



OFFERING SUMMARY

| | |
|------------------|----------------------|
| Lease Rate: | \$12.50 SF/yr (NNN) |
| Building Size: | 23,000 SF |
| Available SF: | 2,485 SF |
| Lot Size: | 52,707 SF |
| Number of Units: | 1 |
| Cap Rate: | 0% |
| NOI: | \$0 |
| Year Built: | 1984 |
| Zoning: | B-1 |
| Market: | East Central Florida |
| Submarket: | Daytona Beach |

PROPERTY OVERVIEW

Great location on Nova Road in central Ormond Beach. 3 story multi-tenant office building with 2,485 SF second floor medical office available. Tenant pays share of utilities. Pass-throughs @ \$5.12/SF. Lease terms negotiable. Well maintained building with medical and other professional tenants. Elevator and On-Site Management.

LOCATION OVERVIEW

Central Ormond Beach location. Charming property nestled among mature trees with lakes and fountains. Close to Trails Shopping Center off Nova Road and near Granada Blvd.

PROPERTY HIGHLIGHTS

- B-1 Zoning
- Minutes to I-95
- Well Maintained Professional Building
- Ample Parking

G.G. Galloway

Commercial Advisor/Partner

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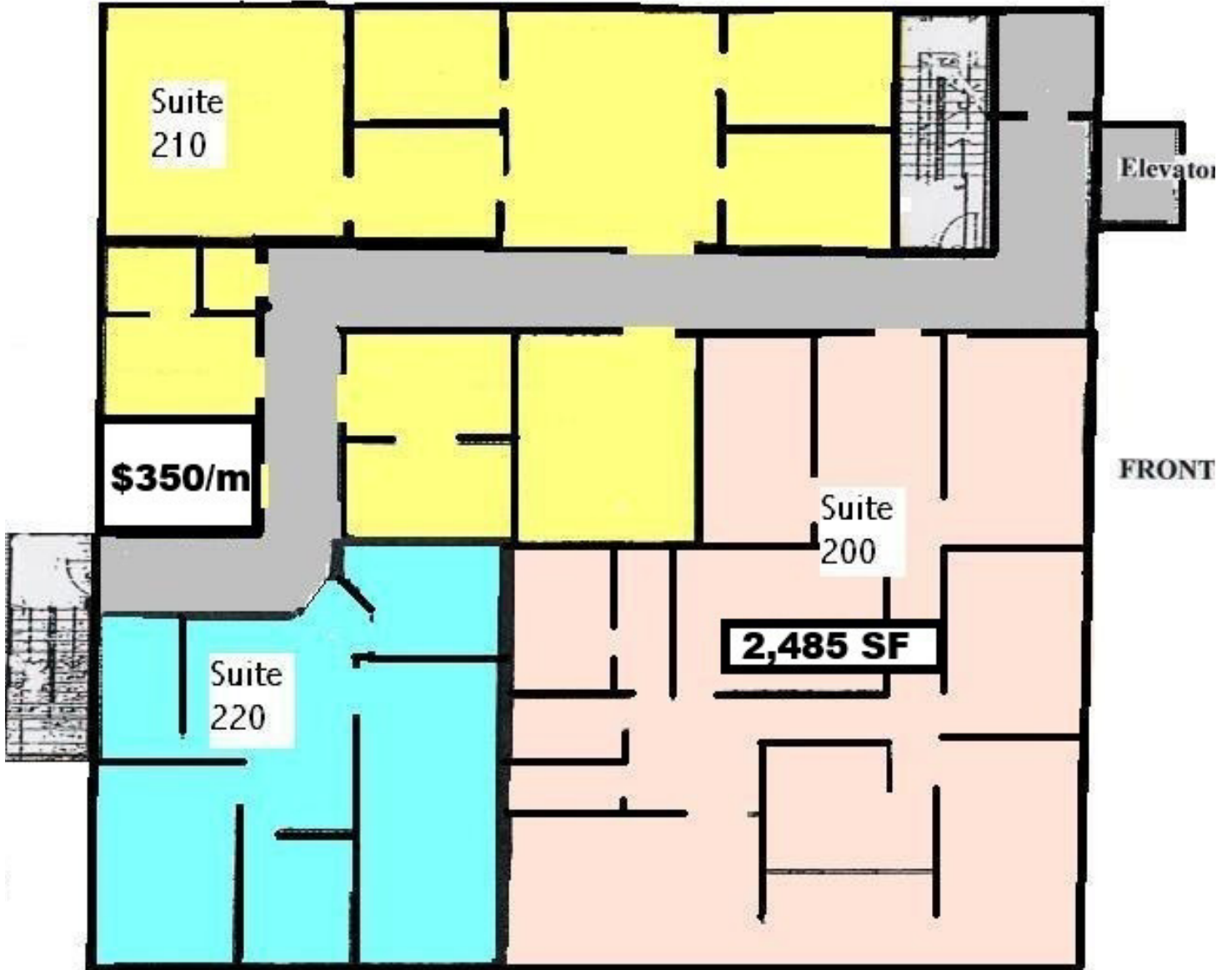


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