

**FOR SALE: Professional Office / Medical
Owner/ User with Income**

± 15, 385 SF

801 Douglas Ave, Altamonte Springs, FL 32714



**Second Floor Suite of 7,762 sf available for Owner/User.
70% of the First Floor is Leased.**

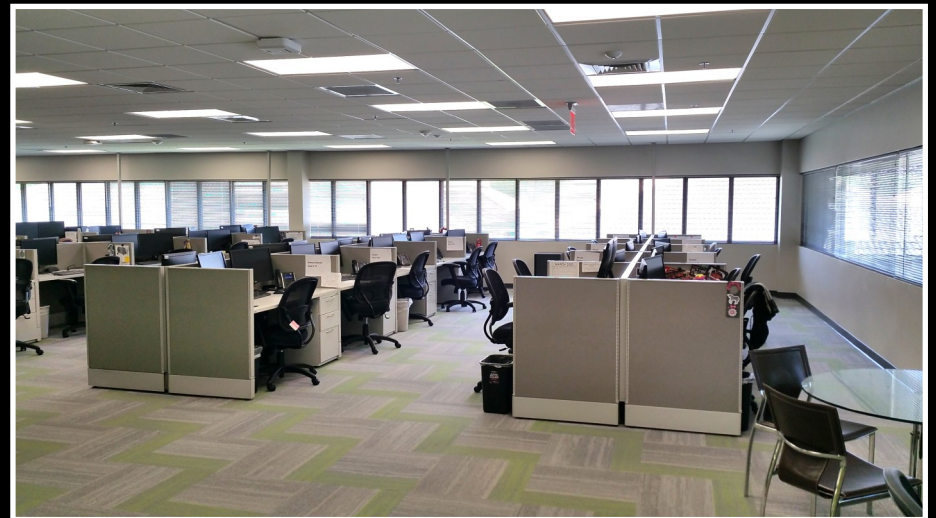
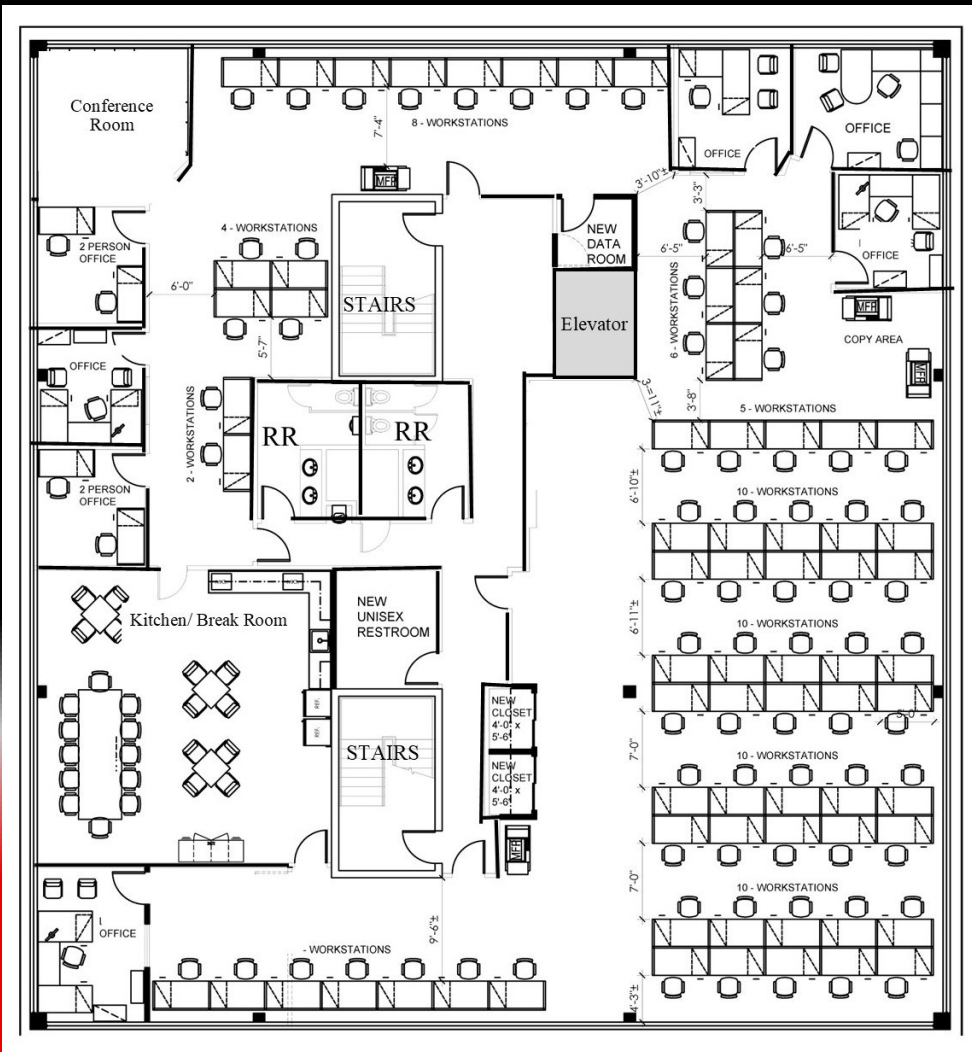
Entire Second Floor Suite of 7,762 is available for Owner/ User to Occupy.

Highlights

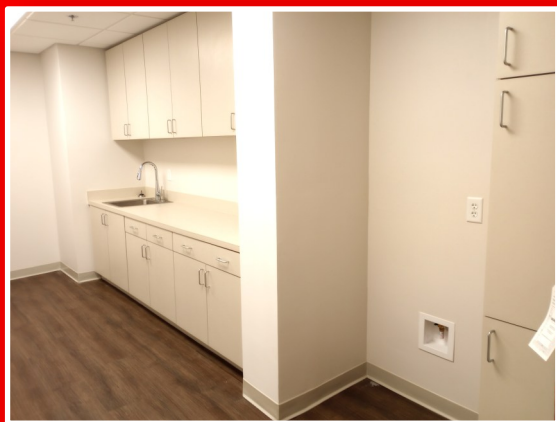
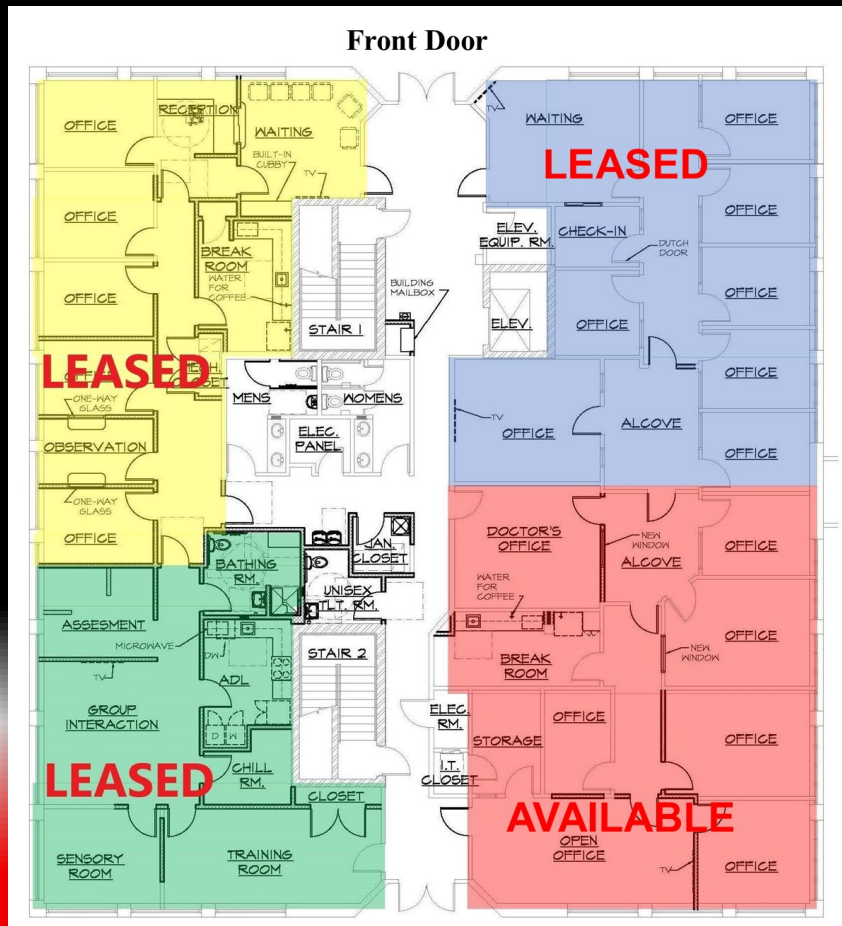
- Contemporary Design, Spacious Layout, and Natural Light Throughout.
- 7,762 sf of Modern, Adaptable Workspace.
- Private Offices, Conference Room, Open Work Areas, Kitchen/ Break Room.
- Furniture Included.
- Ample On-Site Parking.
- Building Located at the entrance of the Park.
- Frontage on I-4 and Douglas Ave.
- Building & Signage Opportunity.
- Express Lane Exit just one block away for quick access from I-4.

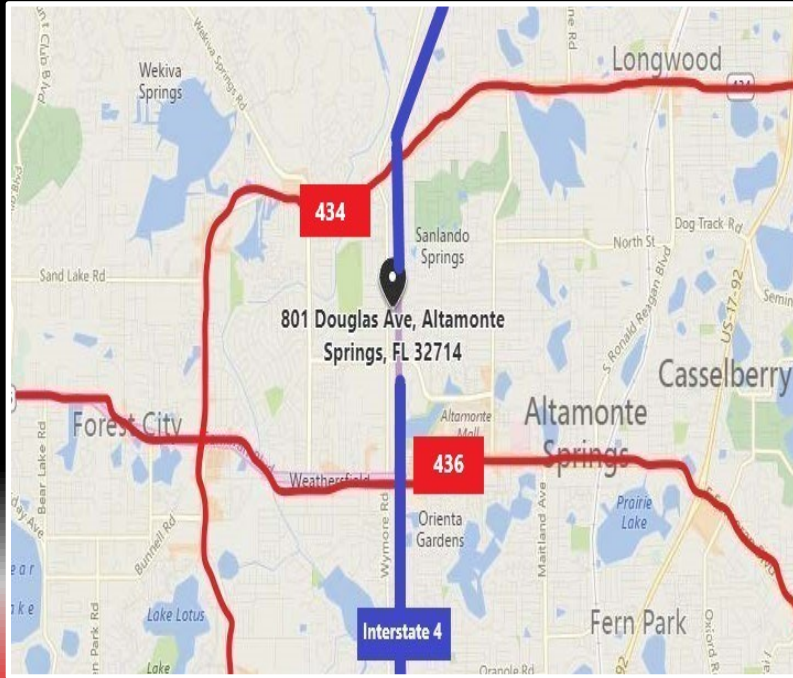


Second Floor Suite



First Floor





Great Signage and Exposure.

Frontage on I-4 and Douglas Ave.

Express Lane Exit just one block away for quick access from I-4.

Located between 436 & 434.

Building located at the front entrance of the office park.

Parking: Ratio 5.05 per 1,000.

ADA Bathroom Compliant.

Price: \$3,510,000



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