

# FOR LEASE

## Medical Office Suites

106 Boston Avenue Altamonte Springs, Florida 32701

**Lease Incentives Available!!**

**6 Months of Rent Abatement on 5-year+ Leases signed before April 30th**



**FranklinStreet**

FSOI, LLC | A Licensed Florida Broker # CQ1048040

**KATHERINE SCATUORCHIO** | Director  
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# PROPERTY SUMMARY

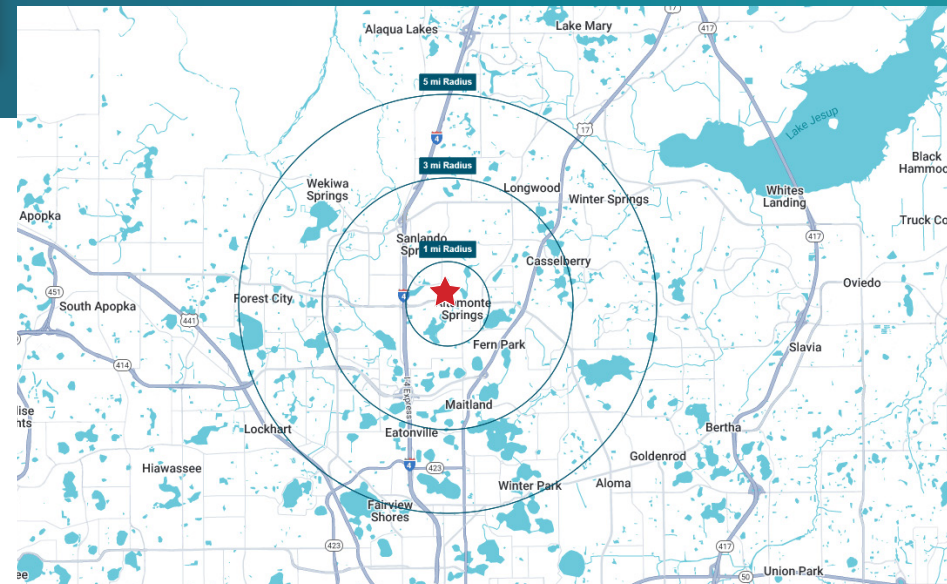


## PROPERTY HIGHLIGHTS

- 6,138 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

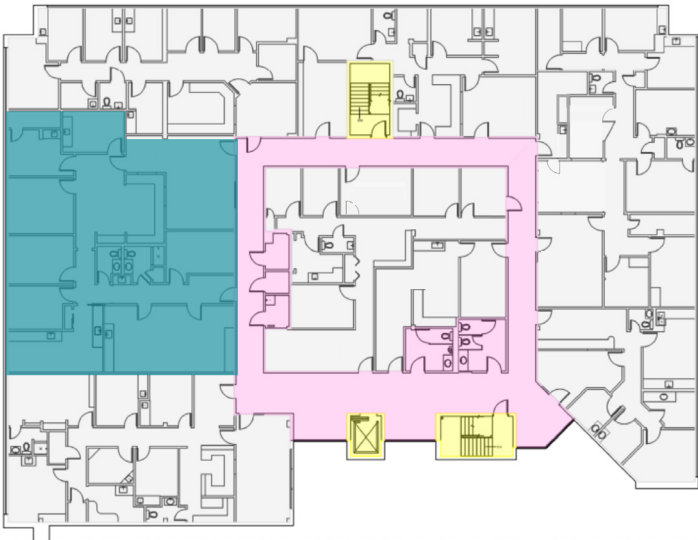
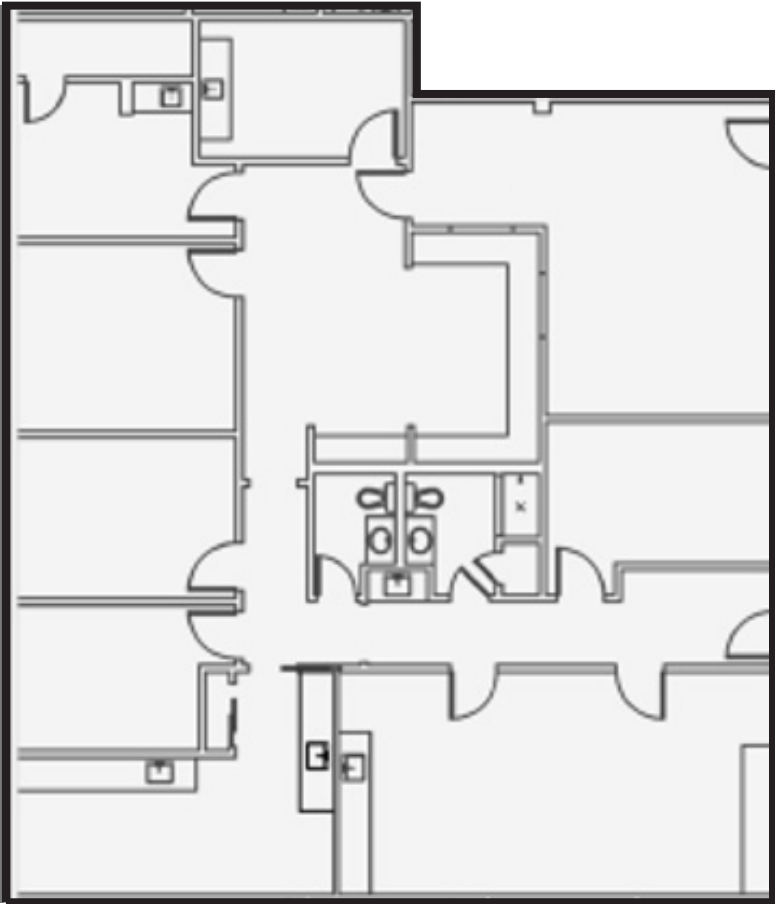
## AREA DEMOGRAPHICS

	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



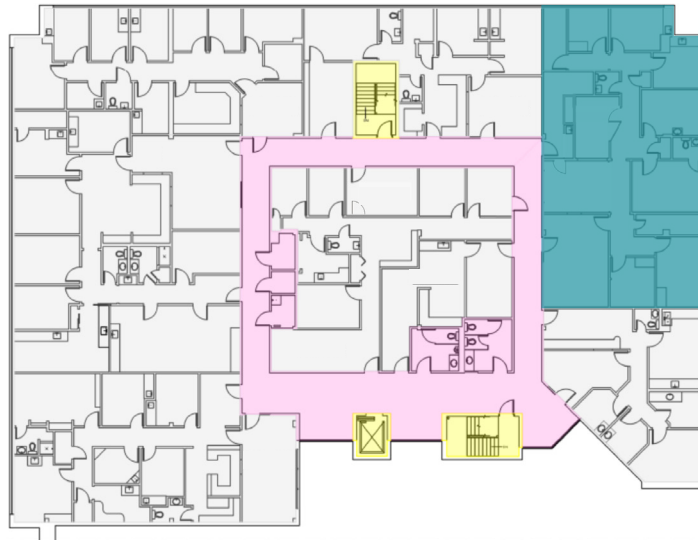
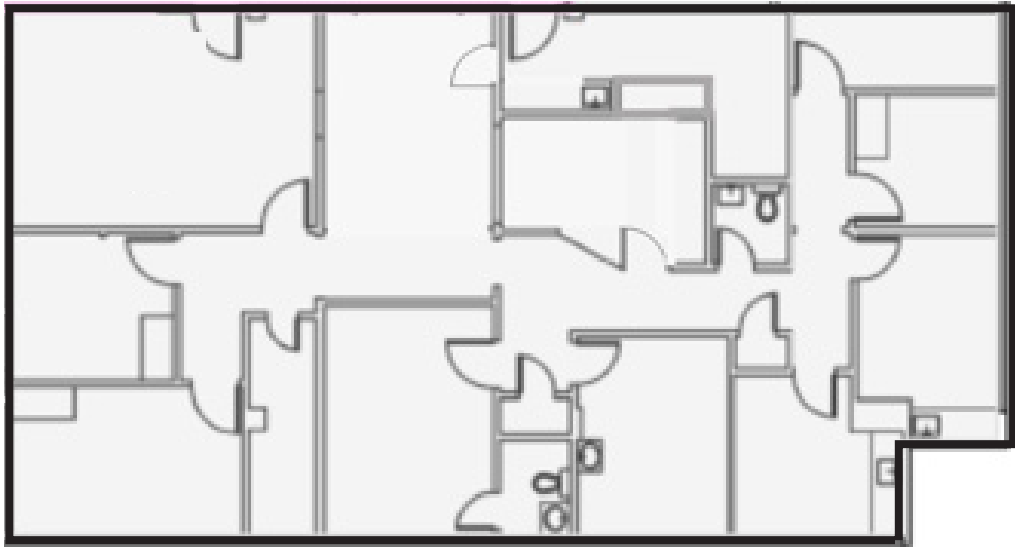
# FLOOR PLAN

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



# FLOOR PLAN

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



# PHOTOS

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# AREA OVERVIEW

