

LEASE

**Retail / Call Center,
Ormond Beach FL -
29,400 SF**

298 SOUTH YONGE STREET

Ormond Beach, FL 32174

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	29,400 SF
LOT SIZE:	9.5 Acres
BUILDING SIZE:	29,400 SF

PROPERTY DESCRIPTION

Fully Furnished Former Call Center in Ormond Beach, FL
 B-4 Zoning in Ormond Beach - Office, Retail, ALF, School
 Ample Parking with 175 Spaces + Additional 50 If Needed
 New Buildout in 2013 With ADA Restrooms, Offices,
 Break Rooms, Bullpens, Cubicles
 Owner Will Consider a Sale or Option to Purchase
 Pass Through Expenses Estimated at +/- \$2.50 / SF

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PLANS



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ADDITIONAL PHOTOS



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INTERIOR PHOTOS



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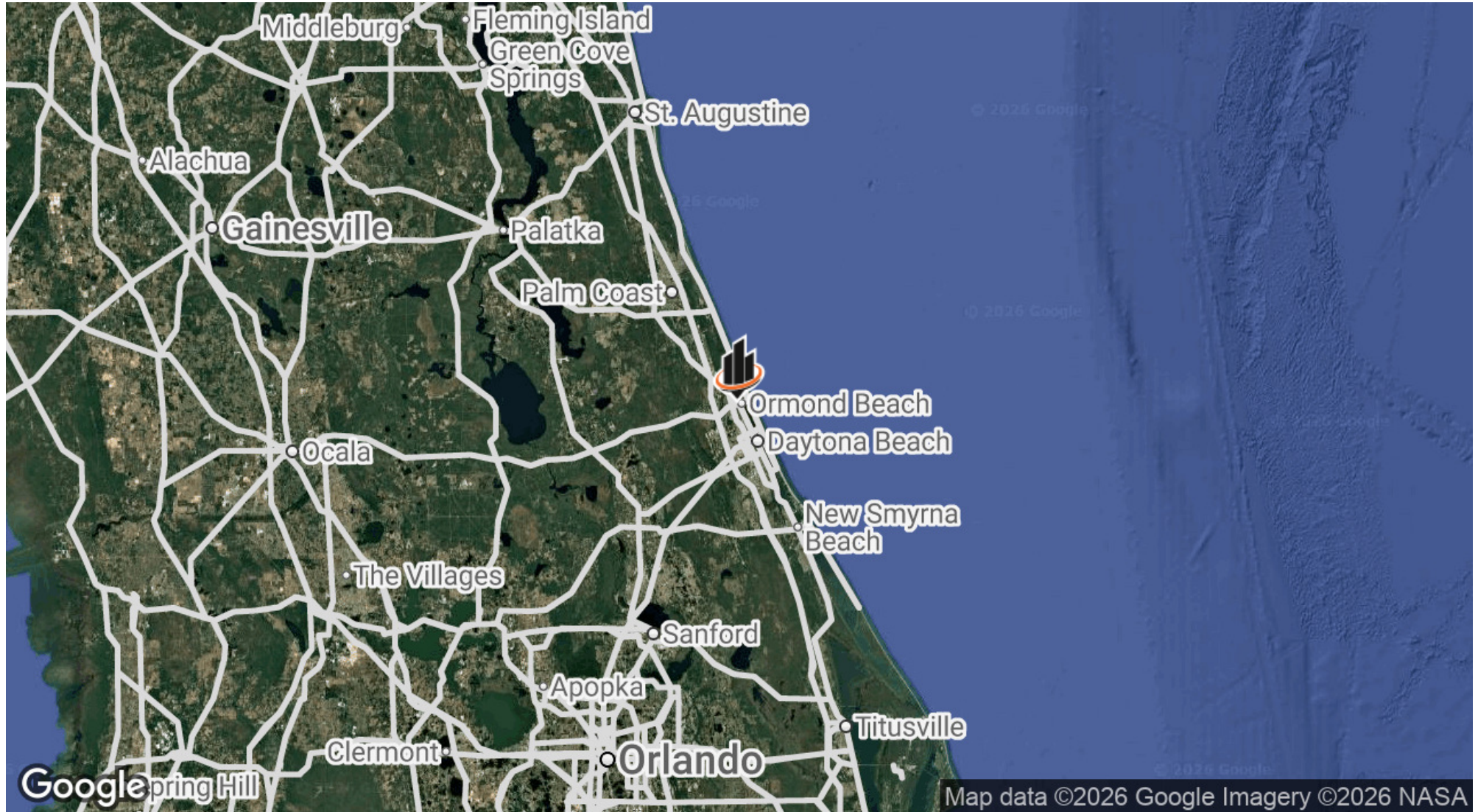
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LOCATION MAP



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