

PROFESSIONAL OFFICE FOR SALE

ALTAMONTE SPRINGS, FL 32714

125 West Pineview Street



OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | Negotiable |
| Building Size: | 6,800 SF +/- |
| Lot Size: | 0.62 Acres |
| Year Built: | 2000 |
| Renovated: | 2008 |
| Zoning: | OP |

PROPERTY OVERVIEW

A 6,800 SF +/- professional office building is available for sale in the heart of Altamonte Springs, offering an excellent opportunity for an owner-user seeking additional rental income. The property is currently occupied by two tenants, including AdventHealth, which leases approximately 3,400 SF +/- on a short-term lease, and an established psychology group occupying approximately 1,000 SF +/- that recently renewed its lease. The remaining 2,400 SF +/- is currently vacant and available for immediate owner occupancy, providing the ability to operate your business while benefiting from existing rental income. As the AdventHealth lease approaches expiration, future ownership presents the opportunity to occupy additional space or reposition the property to maximize long-term value.

The available owner-user suite features 8 private offices, a conference room, reception and waiting area, open workspace, breakroom, and two private restrooms, and can accommodate a variety of professional office or medical users. Conveniently located just off Douglas Avenue with immediate access to Interstate 4, the property is less than three miles from AdventHealth Altamonte Springs and offers 23 on-site parking spaces, plus additional street parking.

PROPERTY HIGHLIGHTS

- Immediate Owner-User Opportunity (2,400 SF +/- available)
- Value Add Investment Opportunity- Two Tenant Income Generated
- Less than 3 miles from Advent Health Altamonte Springs
- 23 Parking Spaces

PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Sale

ADDITIONAL PHOTOS- SUITE 1009

ALTAMONTE SPRINGS, FL 32714

125 West Pineview Street



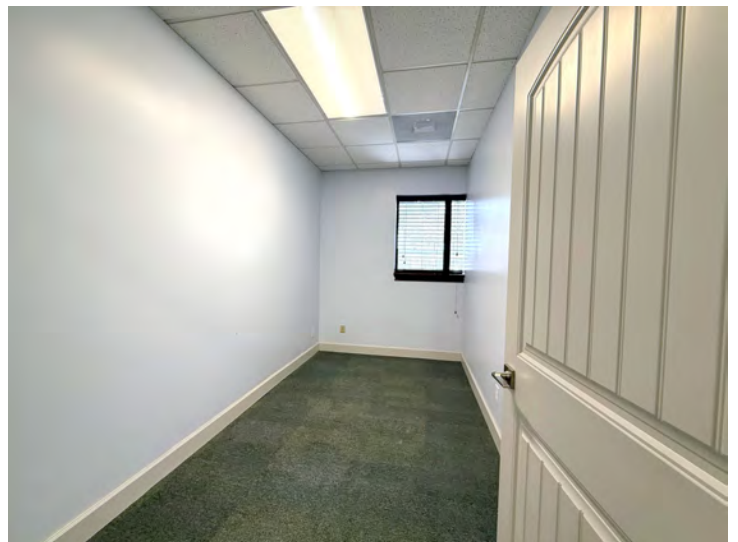
PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Sale

ADDITIONAL PHOTOS- SUITE 1009

ALTAMONTE SPRINGS, FL 32714

125 West Pineview Street



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Sale

FLOOR PLAN- SUITE 1009

ALTAMONTE SPRINGS, FL 32714

125 West Pineview Street



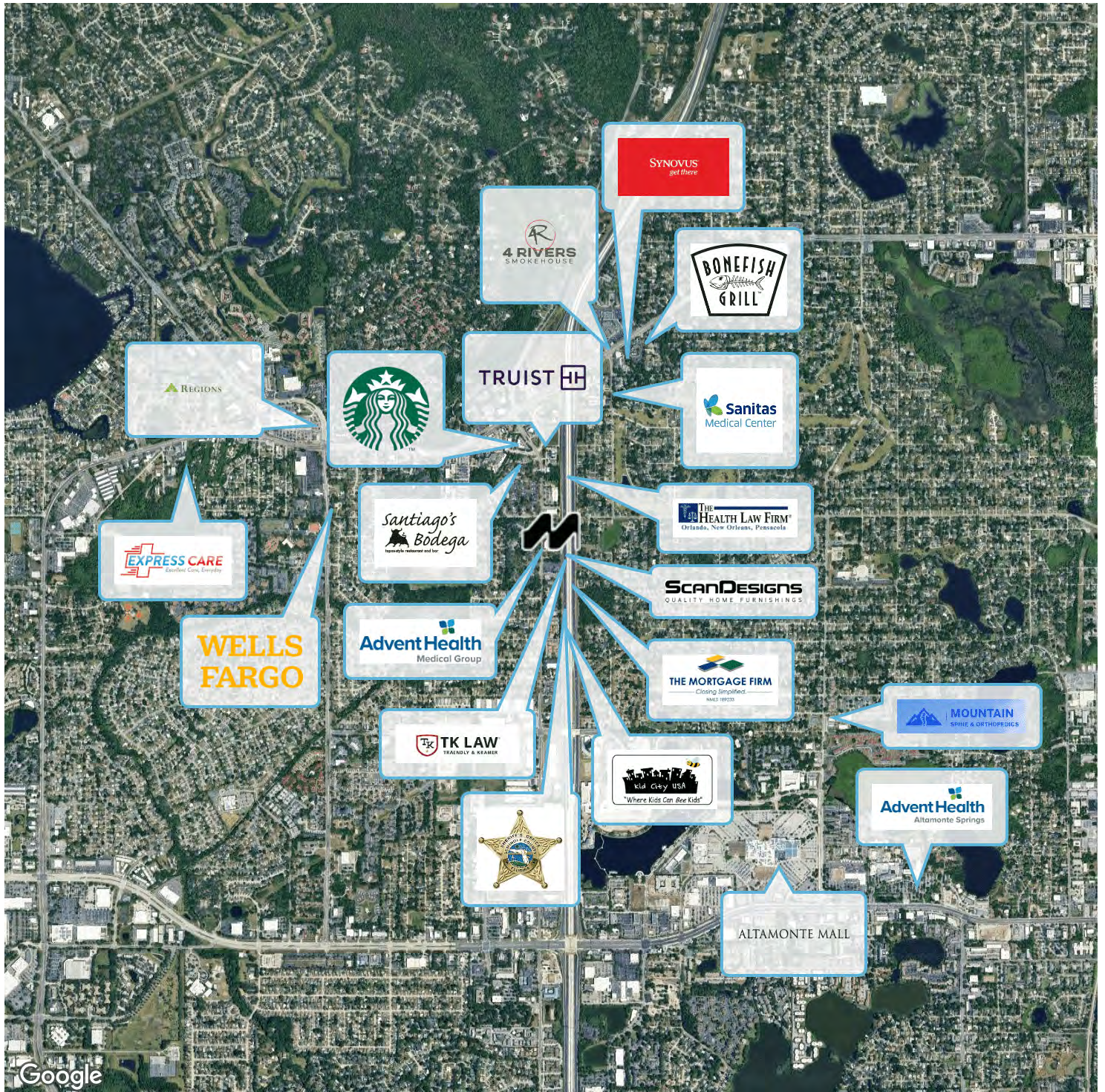
PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Sale

LOCATION MAP

ALTAMONTE SPRINGS, FL 32714

125 West Pineview Street



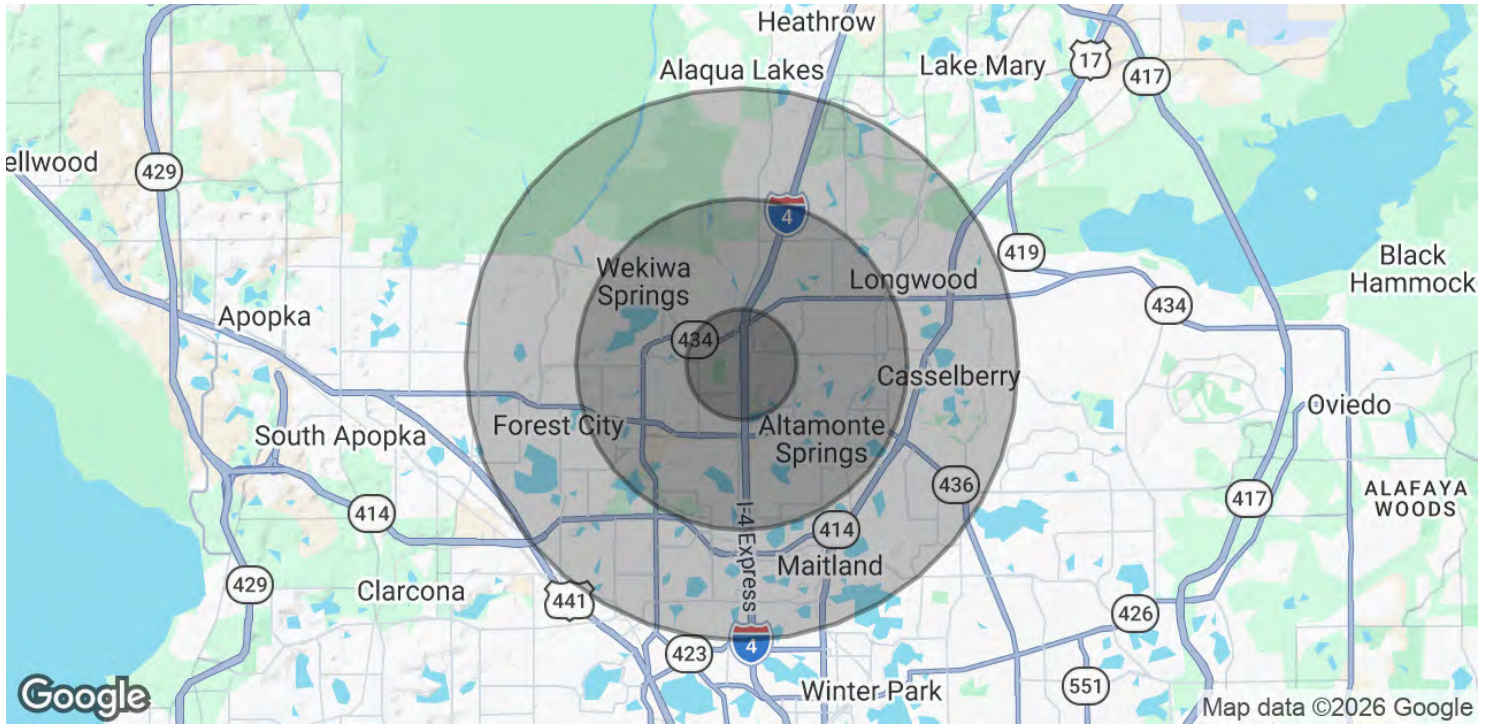
PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Sale

DEMOGRAPHICS MAP & REPORT

ALTAMONTE SPRINGS, FL 32714

125 West Pineview Street



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,460 | 90,026 | 229,222 |
| Average Age | 43 | 42 | 42 |
| Average Age (Male) | 42 | 41 | 40 |
| Average Age (Female) | 45 | 44 | 43 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,954 | 37,977 | 94,098 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$93,790 | \$99,213 | \$104,692 |
| Average House Value | \$410,752 | \$410,893 | \$411,892 |

2020 American Community Survey (ACS)

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Sale