

# 415

MONTGOMERY RD

## FOR SALE

One Space. Two Opportunities.



415 MONTGOMERY RD, SUITE 131+135, ALTAMONTE SPRINGS, FL 32714

Call For  
Details

Remodeled Office Condos Available Now

Suite 131 + 135 | ±1,456 SF





Suites  
131+135  
1,456 SF

**SALE PRICE:** Call For Details  
**Building Size:** ±1,456 SF  
**Primary Type:** Office  
**Zoning:** MOR-2  
**Parcel IDs:** 15-21-29-525-0B00-1310  
15-21-29-525-0B00-1350  
**Parking Spaces:** Surface

### PROPERTY OVERVIEW

Located at 415 Montgomery Rd in Altamonte Springs, these fully remodeled office condos at Wekiva Springs Office Park are move-in ready and built to impress. Available individually at 728 SF or combined as a contiguous 1,456 SF suite, Suites 131 and 135 feature a thoughtfully designed layout with everything a professional office needs. All backed by a top-to-bottom renovation that shows in every detail, including all new flooring, doors, windows, a fully remodeled kitchen, and a brand new AC system throughout.

In the established Wekiva Springs Office Park, these suites place your business in a well-maintained, professional setting with a renovated exterior and ample parking—creating a strong impression for clients and staff. Minutes from SR 436 and I-4, this address is a smart, low-hassle choice for growing businesses.

### HIGHLIGHTS

- Fully remodeled interior
- New AC, New Kitchen
- Easy access to SR 436 & I-4
- Close proximity to Altamonte Mall
- Florida Hospital and major retail corridors
- For lease and For sale



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# LOCATION AERIAL



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# EXTERIORS



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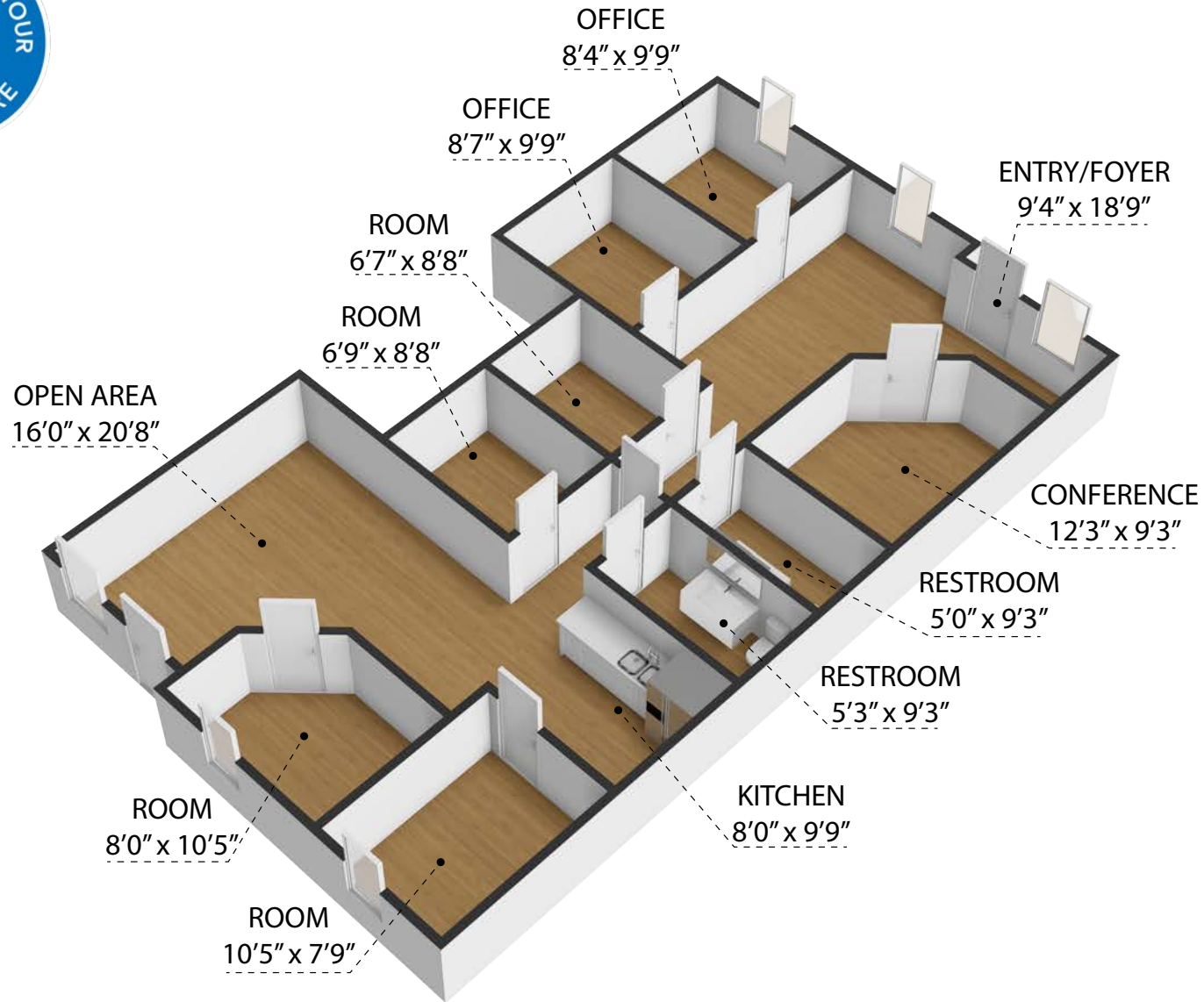
# INTERIORS



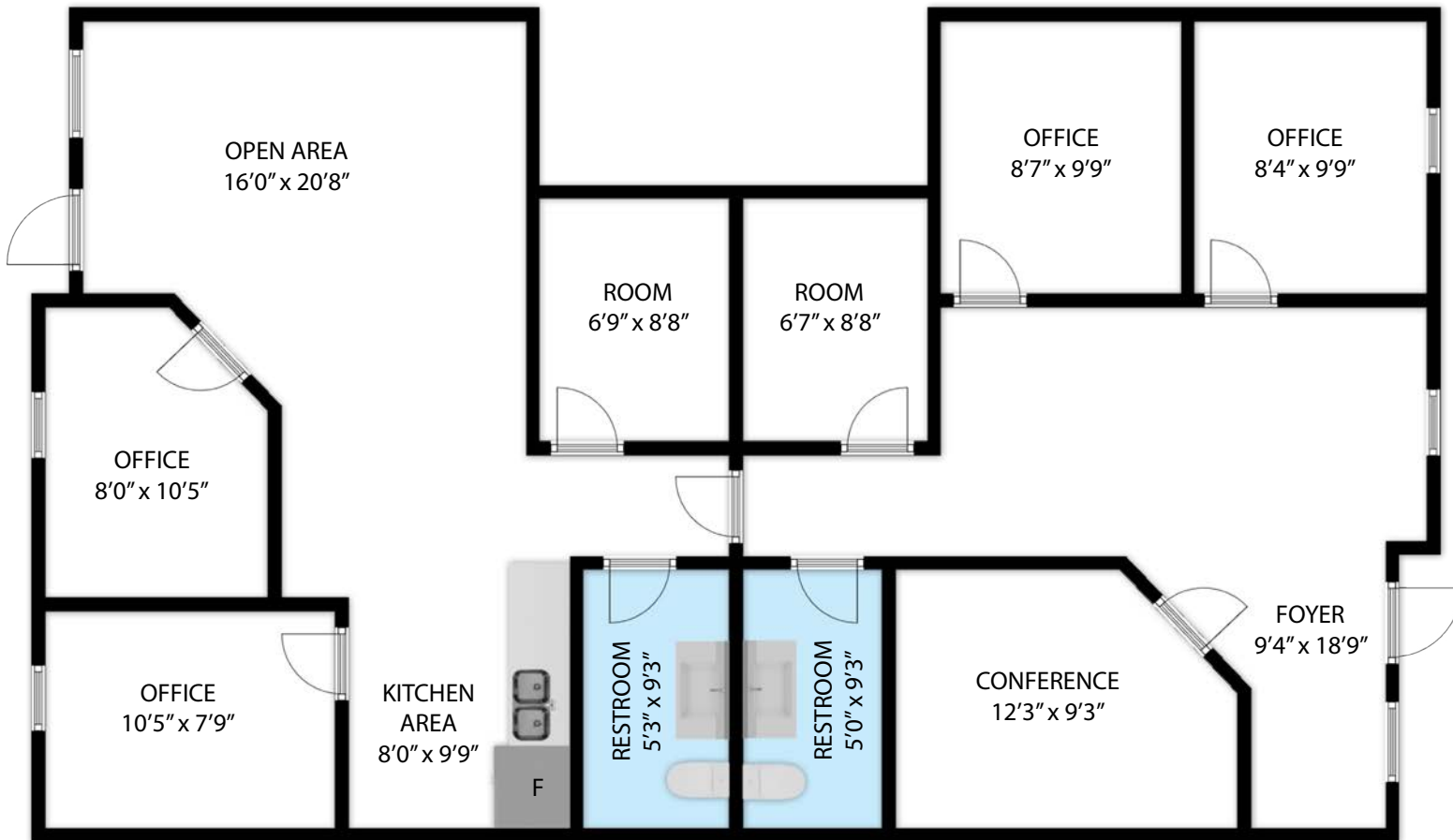
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# SPACE LAYOUT | 1,456 SF



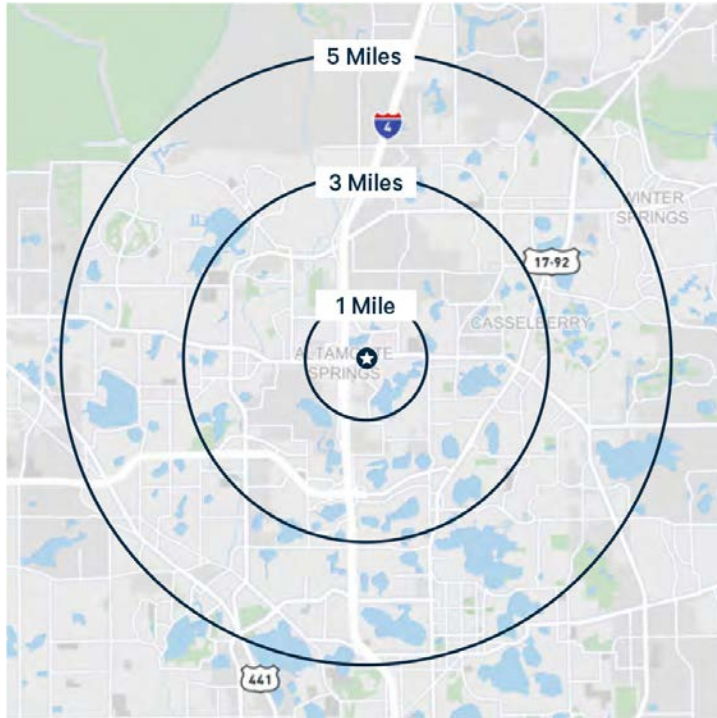
# FLOOR PLAN | 1,456 SF



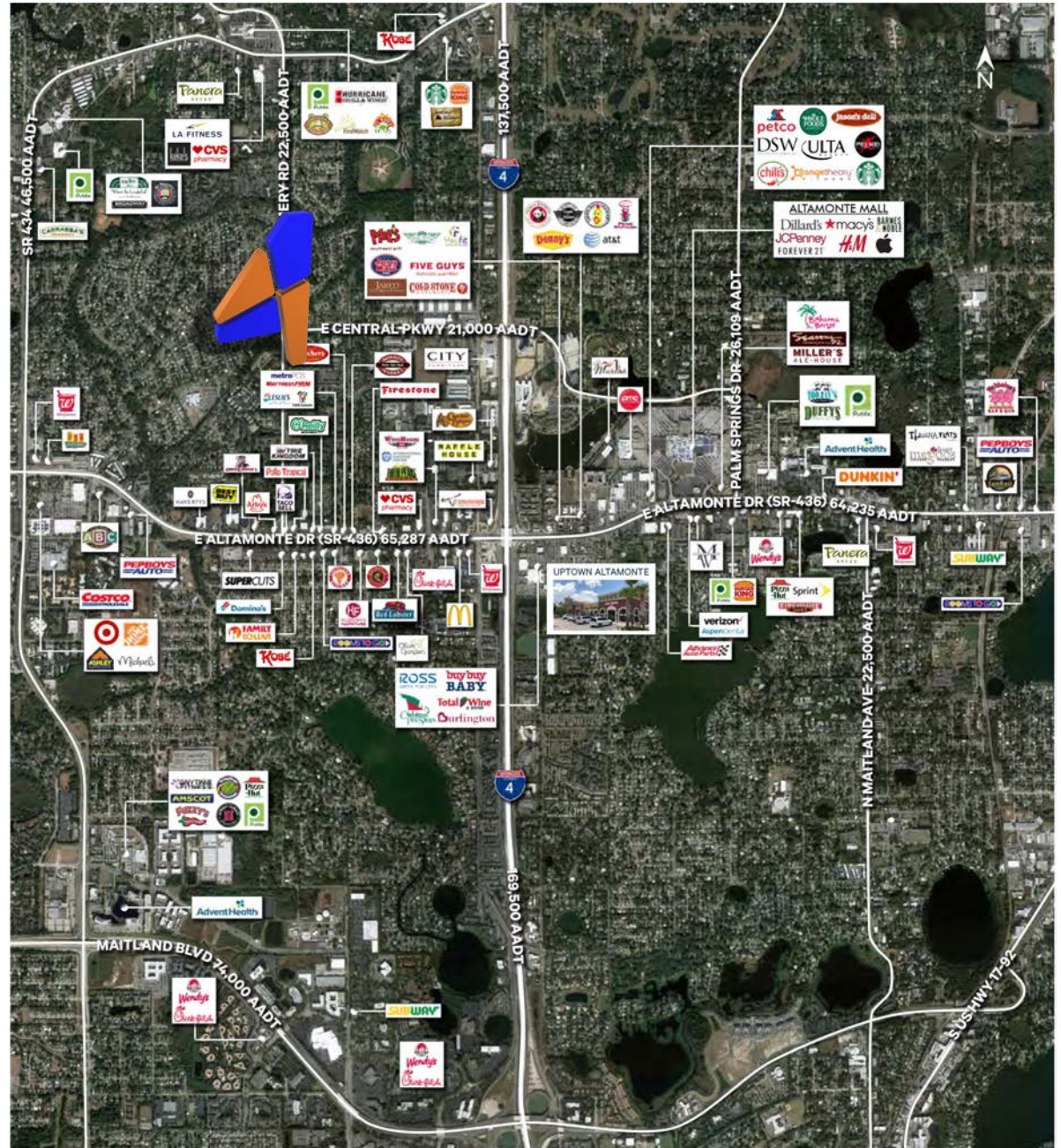
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# POINTS OF INTEREST



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2022 Population	15,395	96,404	244,056
Median Age	38.8	40.2	41.1
Daytime Population	20,072	127,956	277,683
Businesses	1,405	8,108	17,008
Households	7,656	42,067	102,173
Average Household Income	\$84,134	\$97,009	\$100,083





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