



VIEW THE DRONE VIDEO



OFFICE SPACE FOR LEASE

465 W Warren Avenue, Longwood, FL 32750

Two-Story Office Building and Adjacent Vacant Land Located in the Heart of Longwood

PROPERTY HIGHLIGHTS

- **First time on the market!**
- Well maintained, single-user building.
- **Dedicated monument signage available.**
- Efficient layout with exceptional interior/exterior finishes.
- **Vacant land directly adjacent to building potentially for on-site storage, vehicular parking and overflow parking.**
- Proximity to Longwood's downtown corridor including City Hall, Farmer's Market, Reiter Park, and SunRail Station.
- **Walking distance of Orlando Health's re-imagined, new state-of-the-art Healthcare Hub (pictured below) and planned site redevelopment.**
- Minutes from W SR-434, Interstate 4, & Ronald Reagan Blvd.



RENTAL RATE:
Call for Details



SQUARE FOOTAGE:
Building: 7,822 ± RSF
Lot Size: 2.93 ± AC



ZONING:
Neighborhood Commercial



PARKING:
31 surface spaces available



HARBERT
REALTY SERVICES

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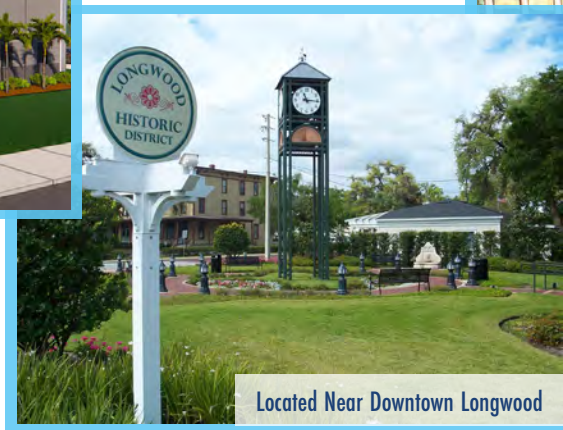
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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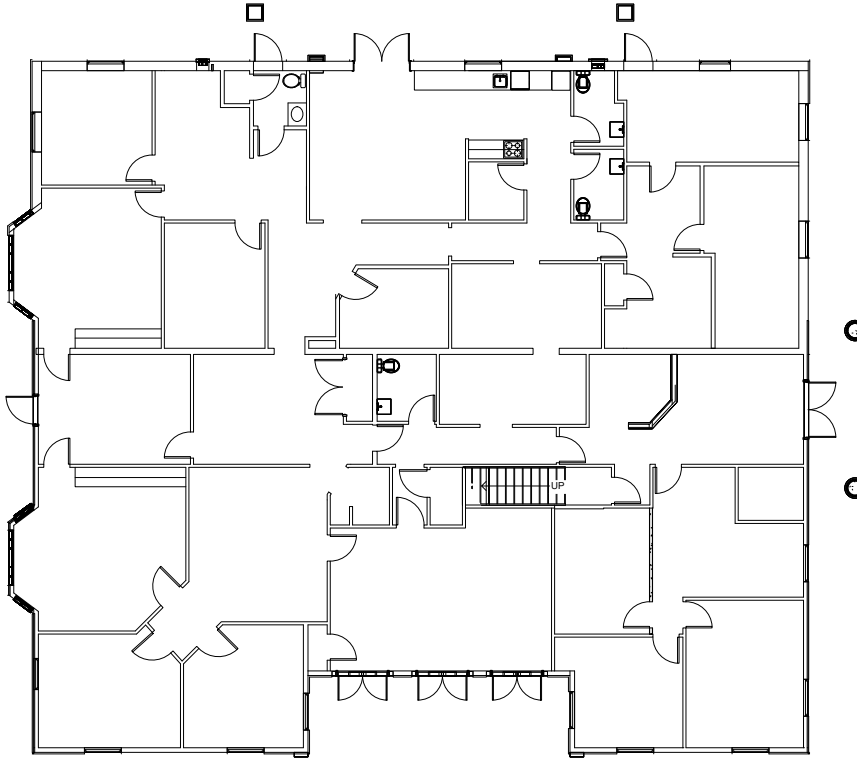
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FLOOR PLAN FEATURES

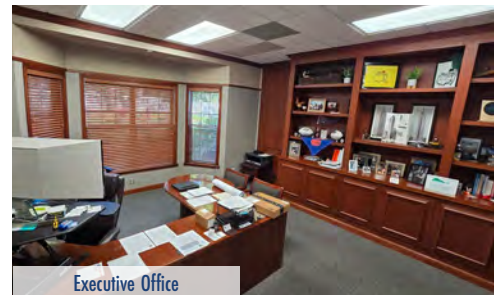
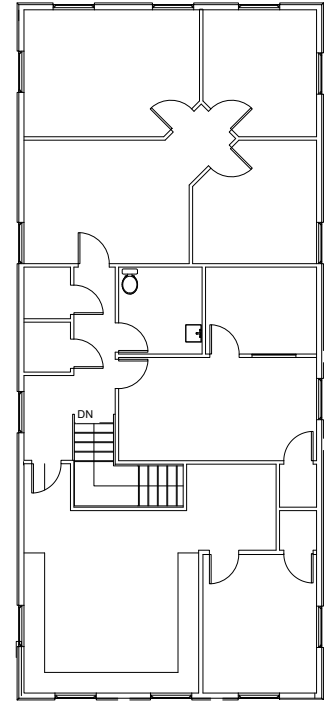
FIRST FLOOR

*Approximately 5,921 RSF



SECOND FLOOR

*Approximately 1,901 RSF



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PROPERTY PHOTOS



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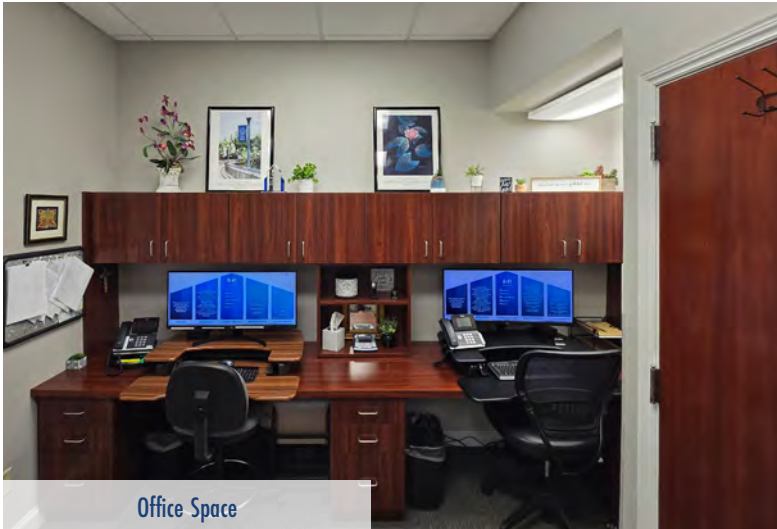
INTERIOR PHOTOS



Grand Lobby/Reception



Executive Board Room



Office Space



Open Office Space



Break Room with Kitchen



Executive Office



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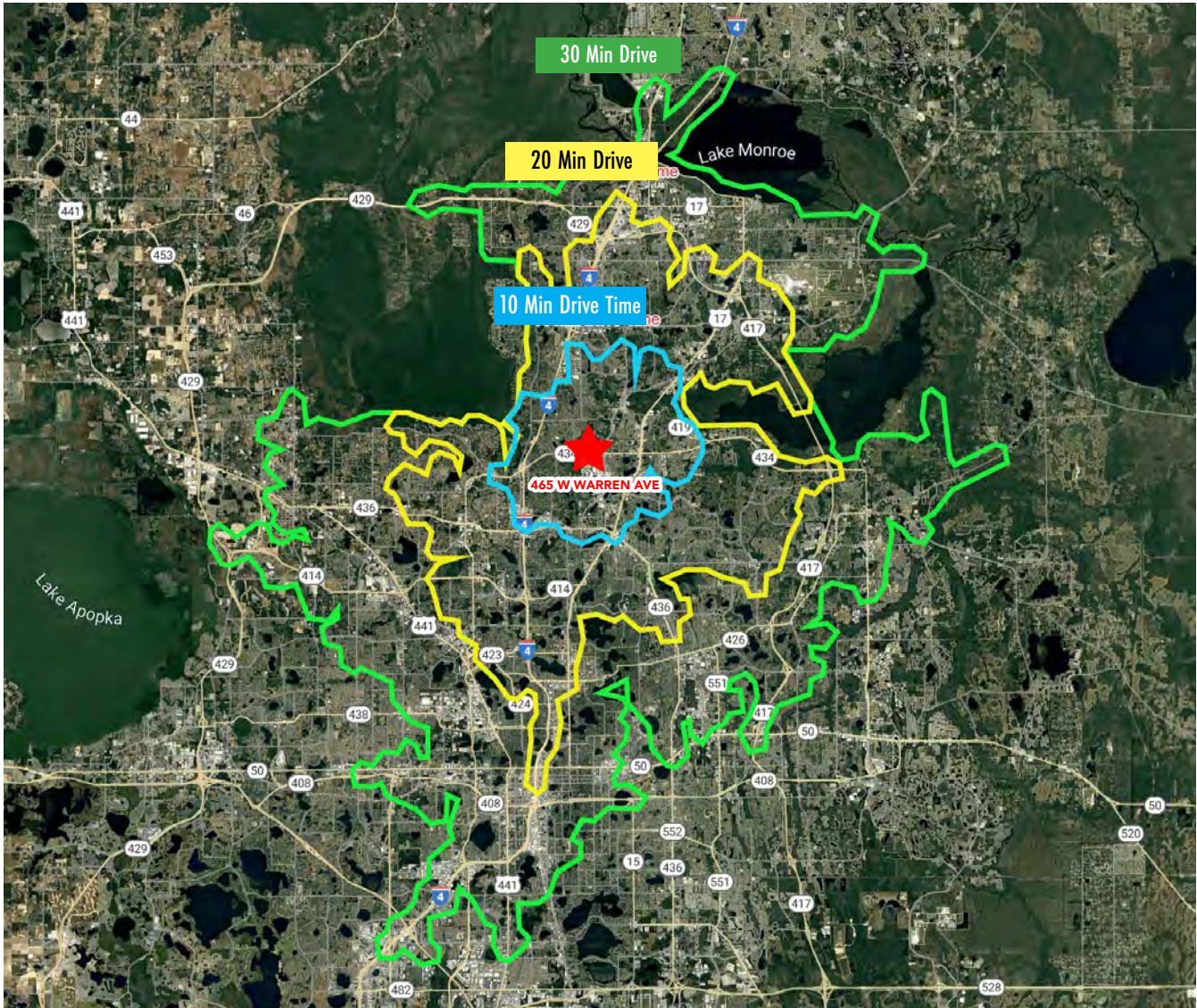
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DRIVE TIMES



<5 MIN	<10 MIN	<20 MIN	30+ MIN
<p>1 minute Reiter Park Orlando Health Campus</p>	<p>2 minutes W SR 434</p> <p>7 minutes Interstate 4 (I-4)</p>	<p>17 minutes SFB (Orlando Sanford International Airport)</p>	<p>30 minutes Orlando Executive Airport</p> <p>35 minutes MCO (Orlando International Airport)</p>
<p>2 minutes Longwood City Hall</p> <p>3 minutes Longwood SunRail Station Winn-Dixie Shopping Plaza</p>	<p>8 minutes to N US Hwy 17-92</p>		



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