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| Building Size: | 10,586 sqft |
| Land Size: | 36,812 sqft |
| Zoning: | PO-2 |
| Parking: | 42 (4 space / 1000) |
| Water: | City of Maitland |
| Sewer: | City of Maitland |
| Electric: | Duke Energy |
| Year Built: | 1998 |
| Construction: | Brick, block & stucco |
| Roof: | Shingles |

Price \$2,150,000

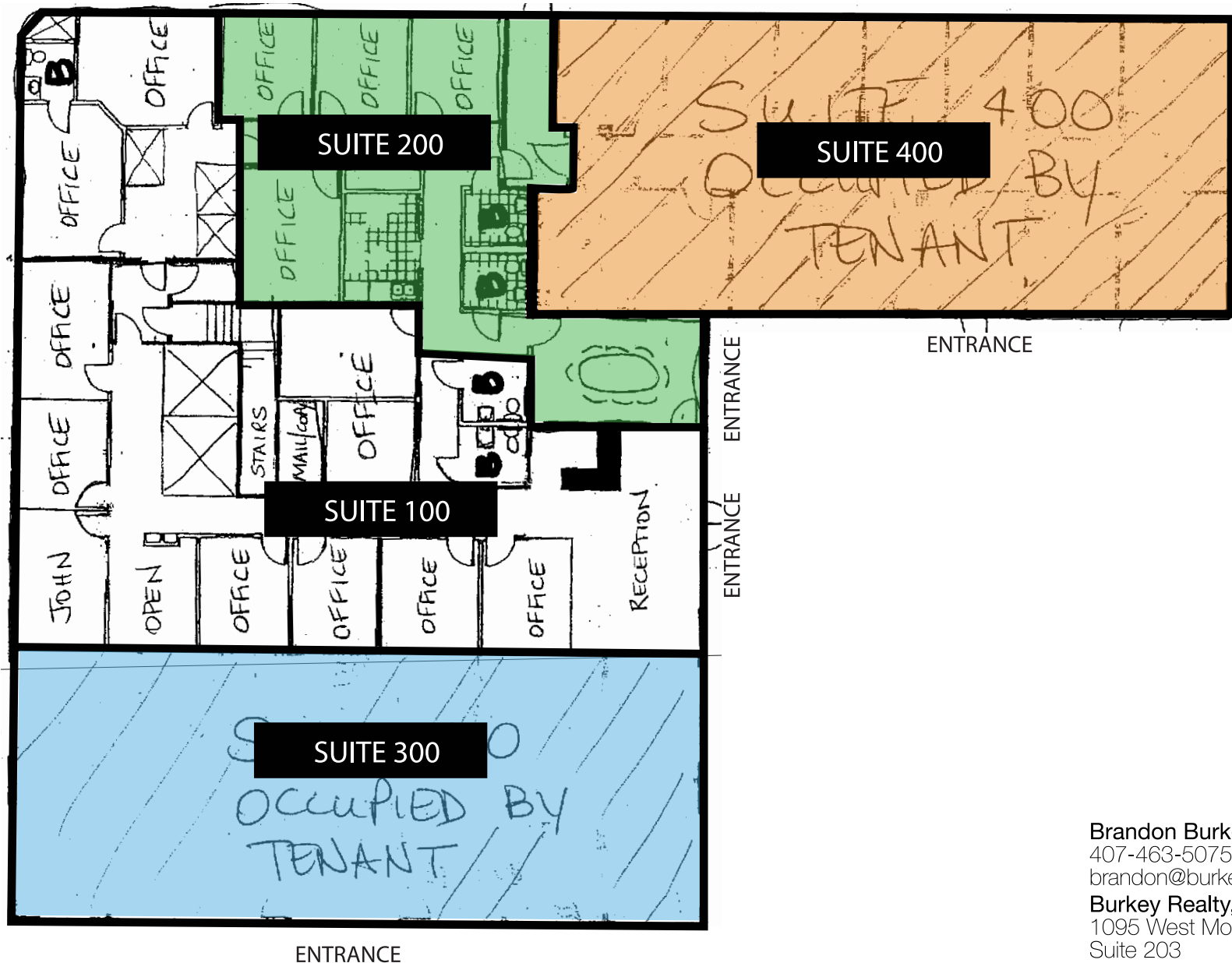
Investment Opportunity 10,586 sqft building can be divided into 4 rental able offices. Currently, there are 2 tenants and the seller is willing to be a tenant in the event the buyer is looking for the building as an investment. If the buyer is looking to occupy the building, suite 200 has 6500 sqft contiguous. Suite 200 consist of 15 private offices, conference room, receptionist area with seating, opening area for staff, 1st-floor kitchen, 2nd-floor kitchen, 2nd-floor conference room, 2nd-floor open area for team building and 5 restrooms down-stairs. Suite 100 shown on the rent rolls would consist of splitting suite 200 up and using a separate entrance from the exterior of the building. Suite 300 consist of 5 private offices, conference room, receptionist area, 4 cube stations, built-in workstations, kitchen, storage and filing area and 2 restrooms. Suite 400 has 7 private offices, receptionist area, open work area, kitchen and 2 restrooms recently remodeled. Each of the suites has a double entry glass door and its own HVAC controls. Location The property located on the East side of I-4 and is easily accessible. The building is located on the corner on a hard corner of Hope Rd easy access to and from I-4.

Location

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