

FOR LEASE TURN-KEY OFFICE

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WELL LOCATED OFFICE CONDO ON EAU GALLIE BLVD.

Modern, Turn-key

Well-appointed office suite thoughtfully designed for both functionality and professional presentation.

The space features an inviting lobby and reception area, creating an immediate polished presence for clients and visitors, complemented by a dedicated reception office.

Featuring a Private Executive Office, ideal for leadership, management with six additional private offices which provide flexibility for team members or departmental use.

A spacious conference room supports meetings, presentations and collaboration.

The layout is further enhanced by a fully equipped breakroom, two restrooms for convenience, and a dedicated IT/server room, making the suite ideal for businesses requiring strong infrastructure and efficient workflow.

This turn-key office environment offers a clean, professional setting suitable for a wide range of professional and service users.

Nine Parking Spaces in front of the building, with additional parking in the back. Pylon Signage Opportunity on Eau Gallie Blvd.

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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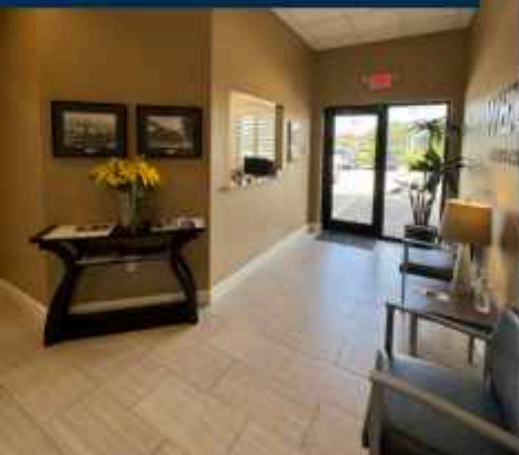
3845 W EAU GALLIE BLVD

SUITE 101

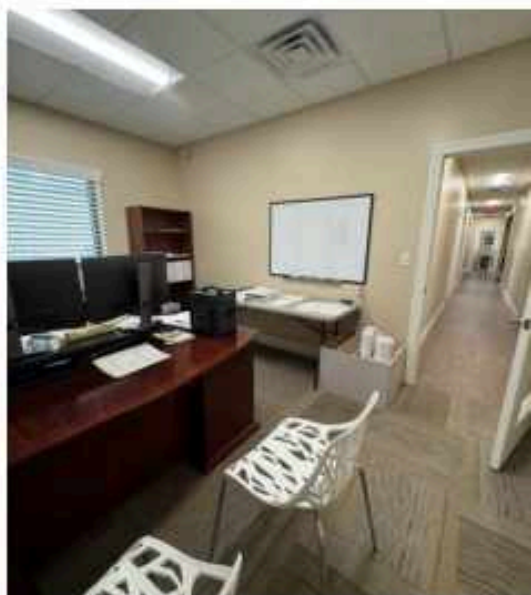
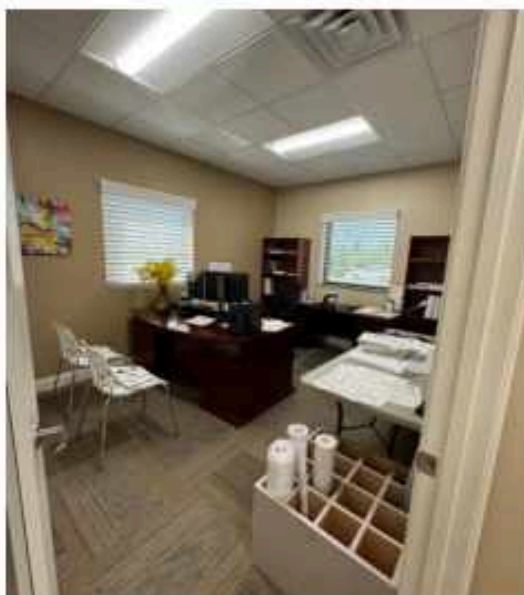
Lease Rate:	\$19 SF/yr (NNN)
Number of Units:	4
Available SF:	2,590 SF
Lot Size:	13,068 SF
Building Size:	2,590 SF

- Excellent Interstate Connectivity - Immediate Access to I-95
- Established Business Environment with Strong Surrounding Demographics
- Ideal Location for Companies Seeking High Visibility with Convenient Access
- Strategically Positioned Modern Turn Key Office
- Excellent Location for Legal Office, Accounting Firms, Contractors, Service Based Users, Back Office Regional Service Hub

Additional Photos



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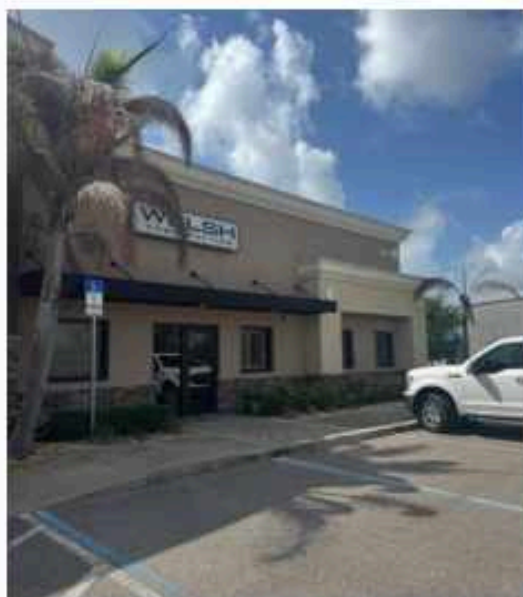
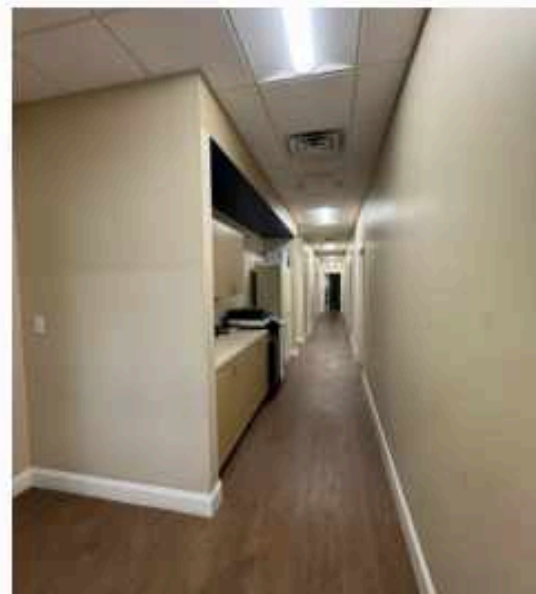


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Additional Photos



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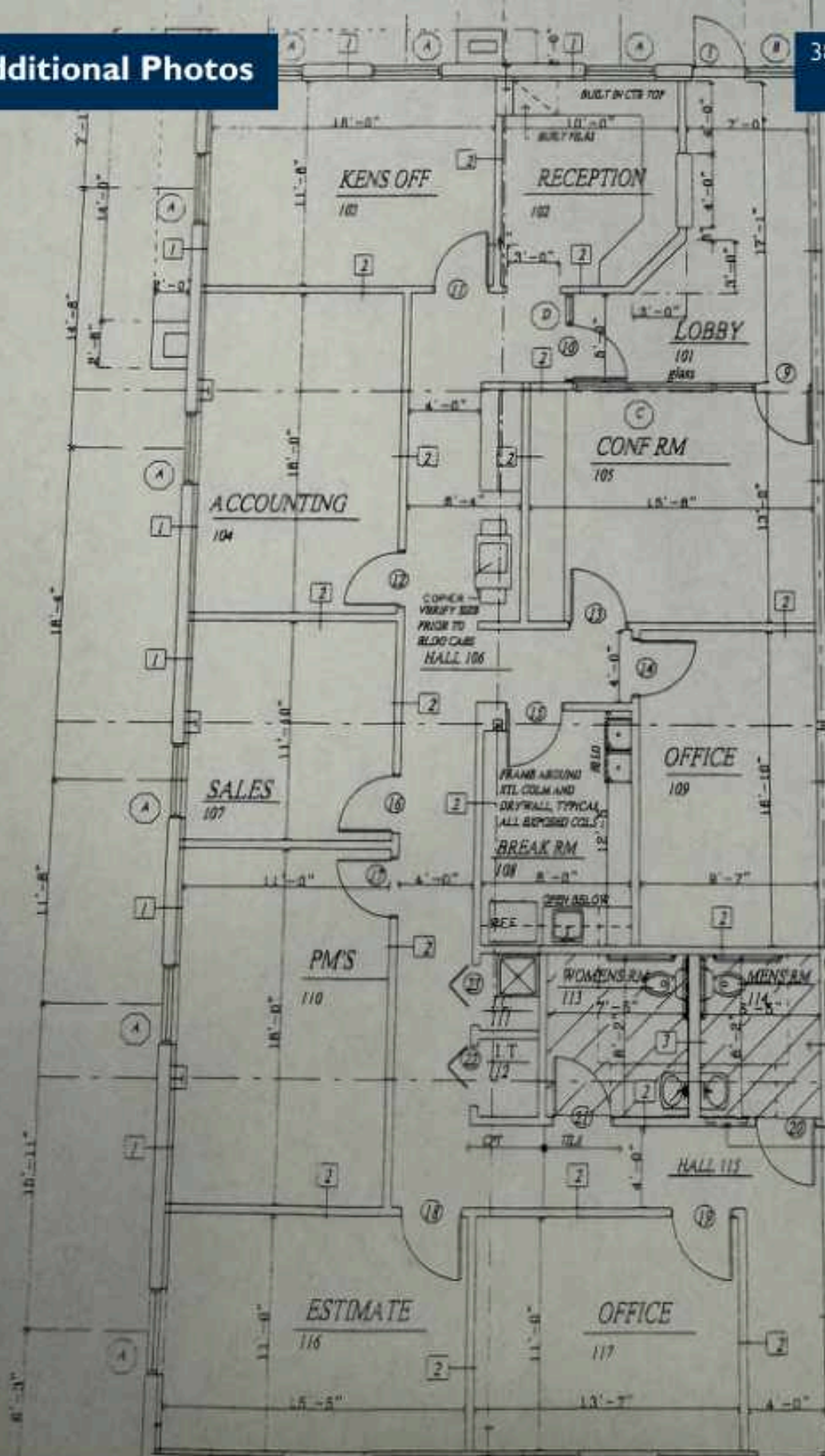
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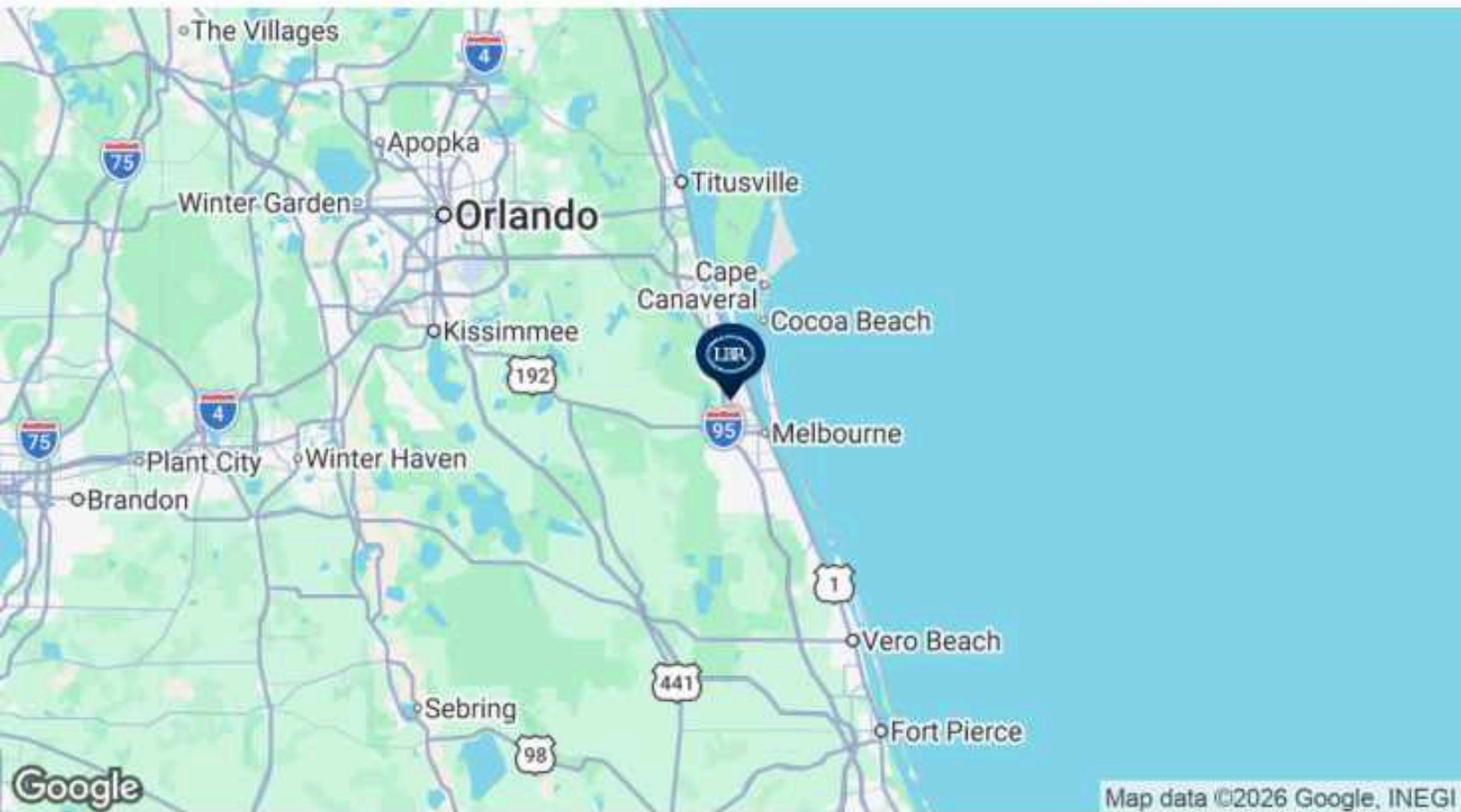
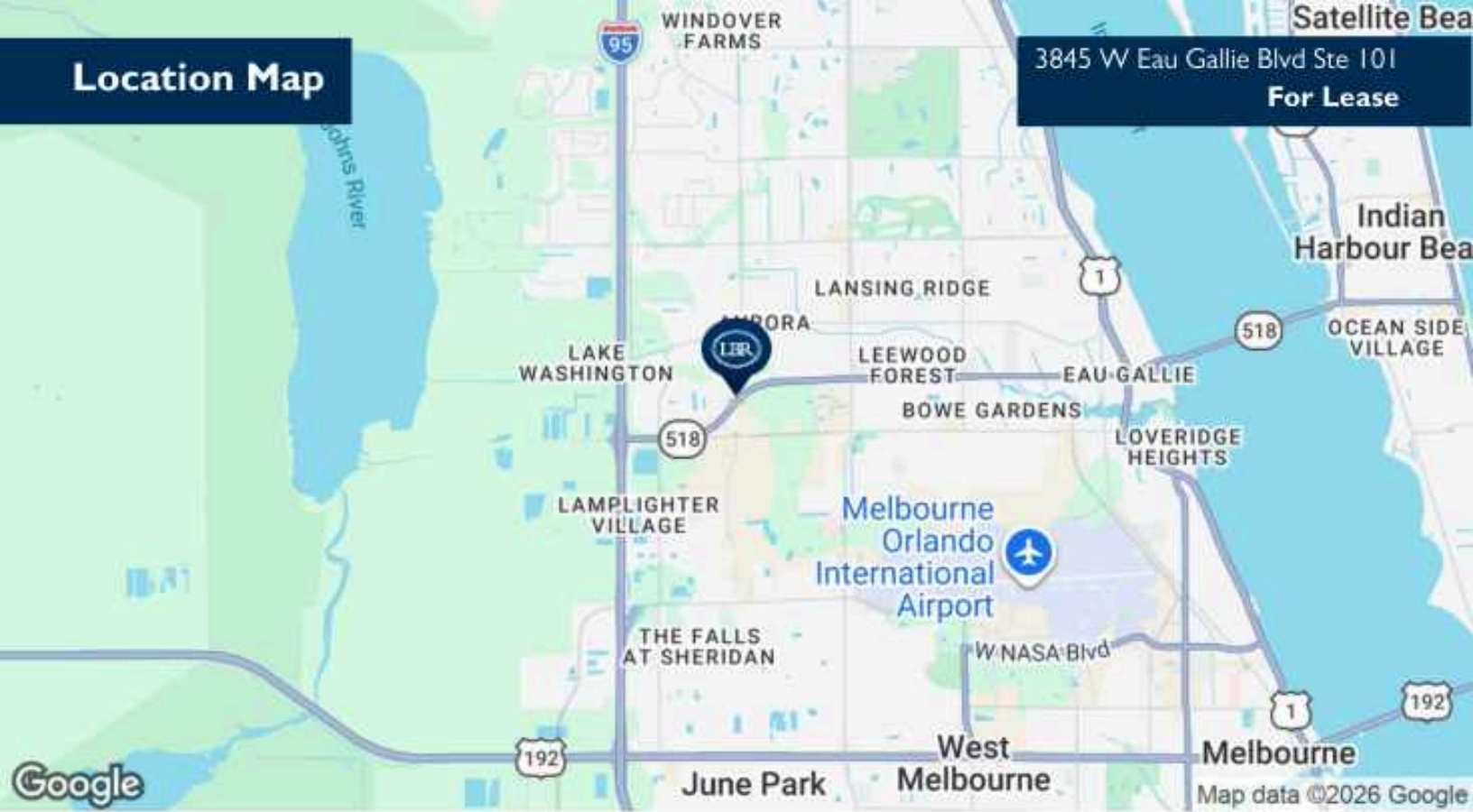
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Location Map

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