

FOR LEASE



PROFESSIONAL OFFICE

400 W SR 434, OVIEDO, FL, 32765



**FREE STANDING BUILDING
SIZE: 2,511 SF**

PROPERTY HIGHLIGHTS

- **Suite 1016: 2,500 SF, 6 Private Offices, Conf Room, ++**
 - **Free Standing Office Bldg: 348 W SR 434, Oviedo, FL**
 - **5,011 SF Pro Office space available (Suite 1016 & 348 W SR 434)**
 - **See Floor Plans for each Suite pages 5 & 6 enclosed**
 - **Left In, Median Turn Lane, along Eastbound SR 434**
 - **Frontage: 173 FT frontage along US Hwy 434**
 - **Land Size: 2.3 acres Zoned: C-1**
 - **Excellent Space for: Architect, Accountant, Law Firm, Insurance Agency, Real Estate Professional, etc**
 - **Monument Sign with Space Available**
 - **Parking Ratio: 4.88 per 1,000 SF (*61 +/- Pking Spaces)**
 - **Close to: Under 7/10 Mile from SR 417, Fronts SR 434, UCF, SR 408 EAST WEST Expressway, I-4, DWNTN Orl**
- **Lease Rate: \$19.95 NNN (NNN = \$3.89 PSF)**

Scott Garrett

BOSS Commercial Real Estate
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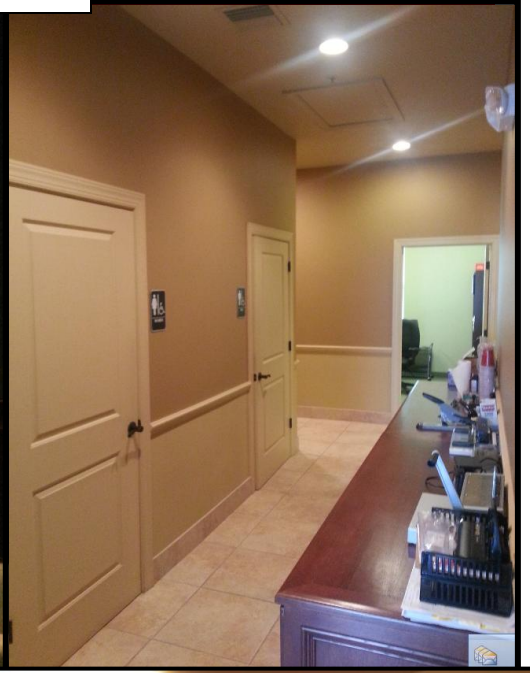
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SELECT INTERIOR PICS
DEMONSTRATING INTERIOR IMPROVEMENTS



*Executive Conference Room
Suite 1016*



Guest/Receptionist Station



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AERIAL OVERVIEW



TWO LARGE PARKING FIELDS
ONE ON THE NORTH SIDE
AND ONE ON THE SOUTH
SIDE OF THE PROPERTY

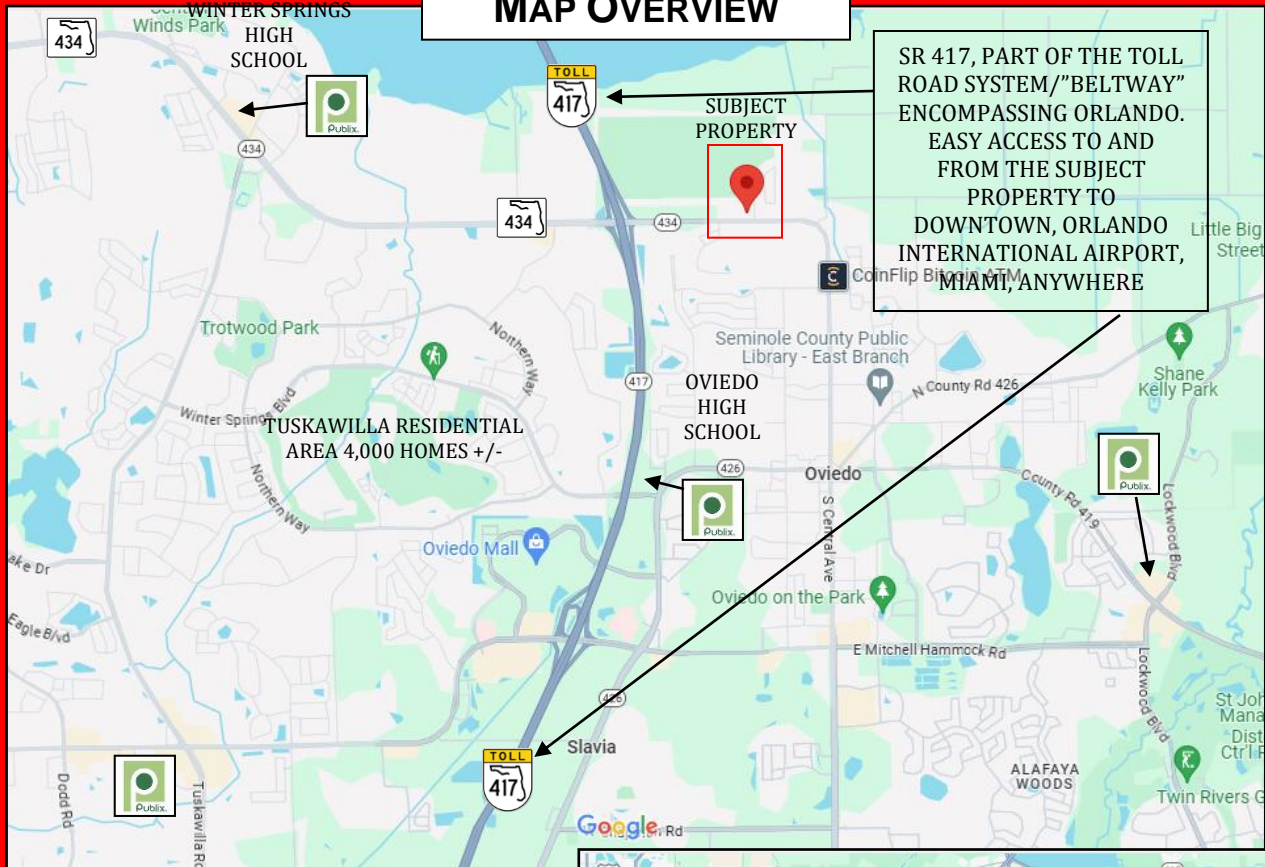


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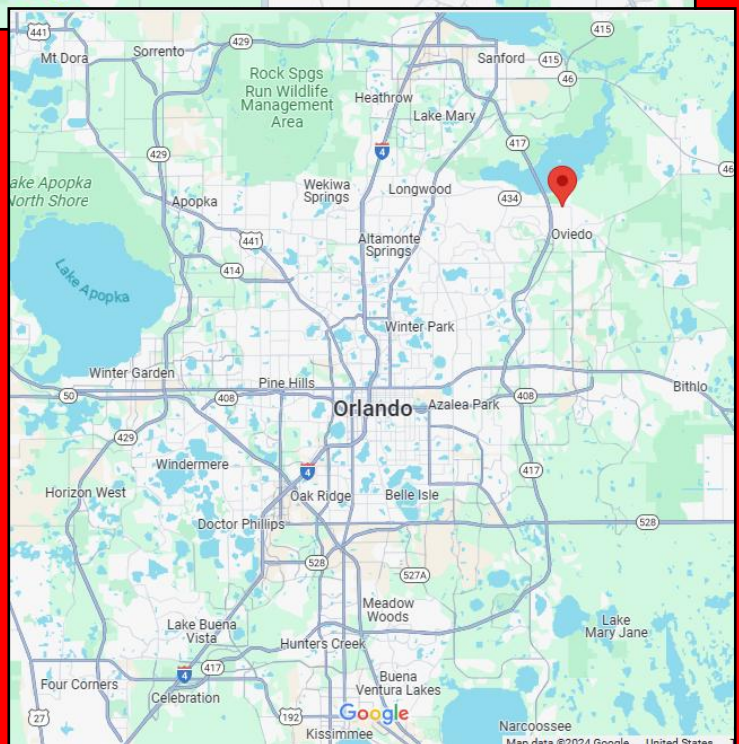
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MAP OVERVIEW



SR 417, PART OF THE TOLL ROAD SYSTEM/"BELTWAY" ENCOMPASSING ORLANDO. EASY ACCESS TO AND FROM THE SUBJECT PROPERTY TO DOWNTOWN, ORLANDO INTERNATIONAL AIRPORT, MIAMI, ANYWHERE



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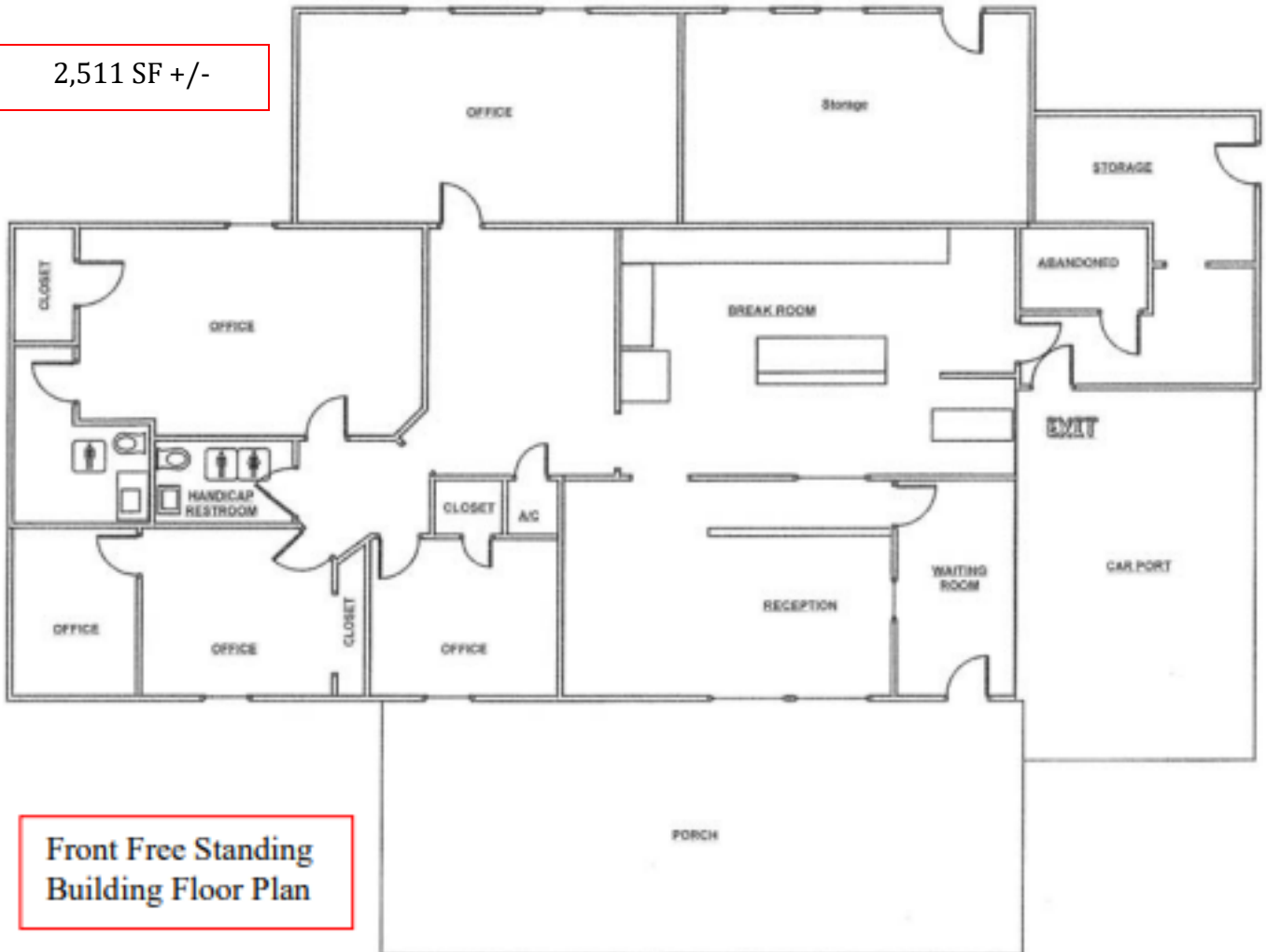
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FLOOR PLAN: FREE STANDING BUILDING
FRONTS SR 434, 348 W SR 434, OVIEDO

2,511 SF +/-



**Front Free Standing
Building Floor Plan**

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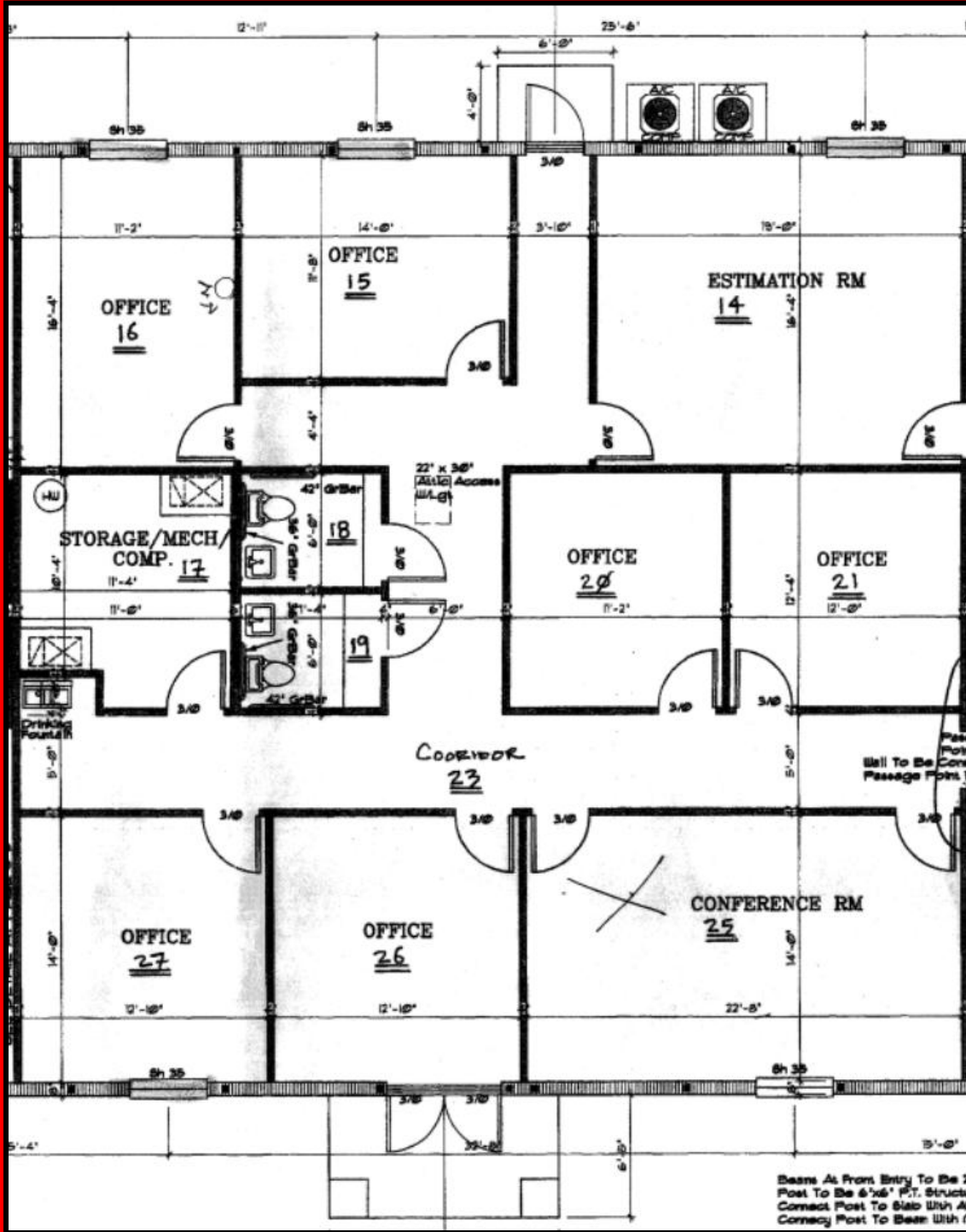
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FLOOR PLAN: SUITE 1016

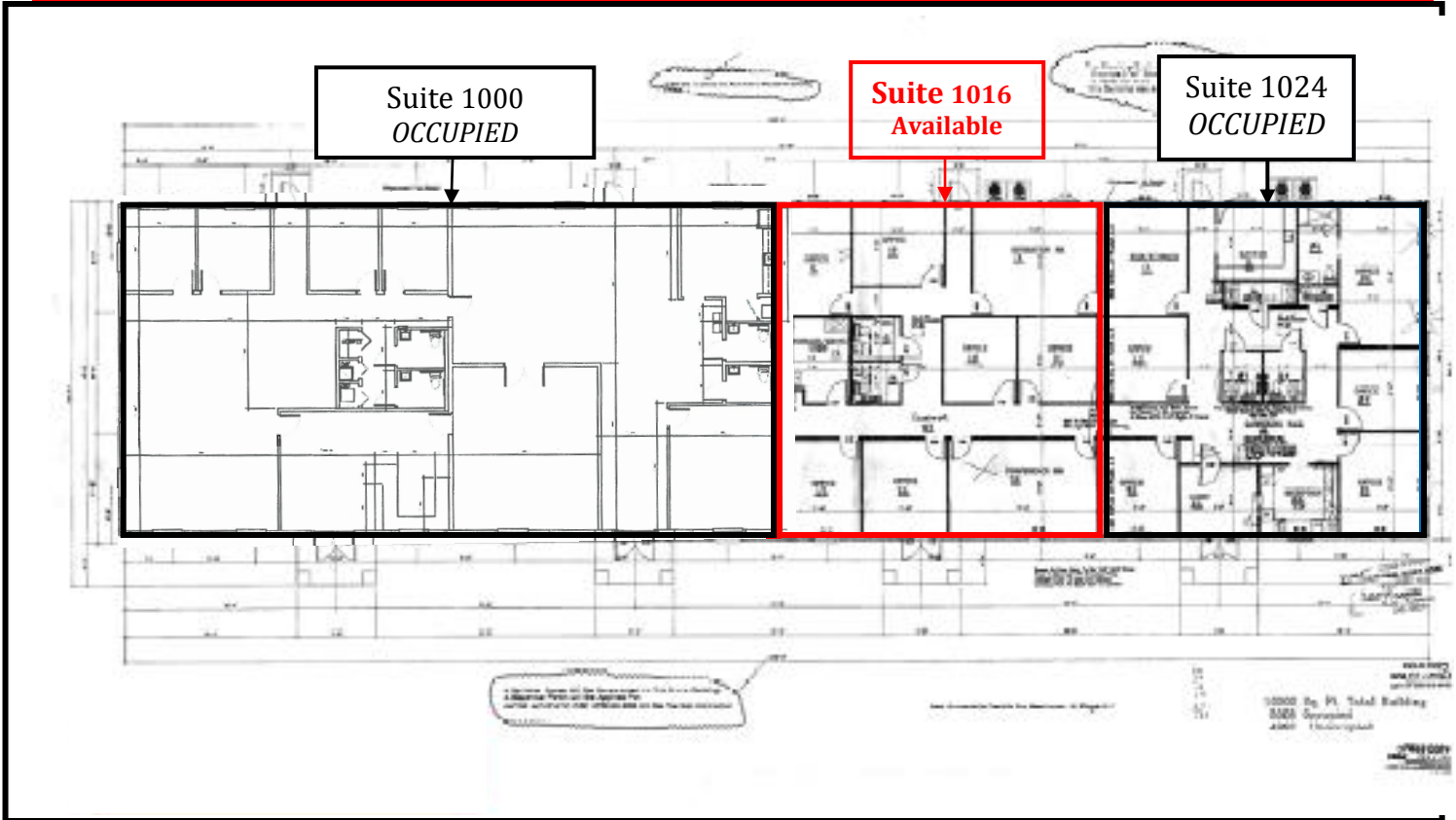


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FLOOR PLANS



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