

PROFESSIONAL OFFICE SPACE FOR LEASE – MOUNT DORA, FL

Elevate Your Business Presence in One of Central Florida's Most Desirable Markets

Position your business for success at **141 Waterman Avenue in Mount Dora, Florida**, a professionally designed office environment conveniently located just off US Highway 441 and Donnelly Street. This highly visible and accessible location offers a rare opportunity for businesses seeking a turnkey office solution in the heart of the Mount Dora business district.

Available Space

- **1,836± SF Professional Office Suite**
- Entire second floor available
- **4 Private Offices/Suites**
- Large Conference Room
- Kitchen/Break Area
- Private Restroom
- Wi-Fi Ready
- Security System
- Excellent Condition with Professional Build-Out
- Suitable for Professional Services, Financial Services, Insurance, Real Estate, Attorneys, Consultants, Medical Administration, and Executive Offices

Flexible Leasing Options

Whether your business needs a single executive office or an entire office suite, flexible leasing opportunities are available. Individual offices may be leased separately, making this an ideal solution for startups, remote professionals, consultants, and growing companies.

Prime Mount Dora Location

Located within the Waterman Village Professional Office Complex, this property provides convenient access to:

- US Highway 441
- Downtown Mount Dora
- Tavares
- Eustis
- The Villages
- Orlando Metro Area

Enjoy the benefits of a professional business environment while being minutes from Mount Dora's restaurants, shops, banking institutions, and local amenities.

Why Your Clients Will Love It

- ✓ Professional Image
- ✓ Move-In Ready Space
- ✓ Convenient Central Florida Location
- ✓ Flexible Office Configurations
- ✓ Ample Parking
- ✓ Conference & Meeting Facilities
- ✓ Established Business Community

Lease Rate

\$3,000 per month (Base Rent & CAM Included)

Utilities and General Liability Insurance are separate. Individual office leasing options are available.

Schedule a Tour Today

Take advantage of this opportunity to establish or expand your business in one of Lake County's most sought-after professional office locations.

Paul J. Reed, P.A.

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Serving Central and Northeast Florida Commercial Real Estate

Professional Space. Prime Location. Exceptional Opportunity.