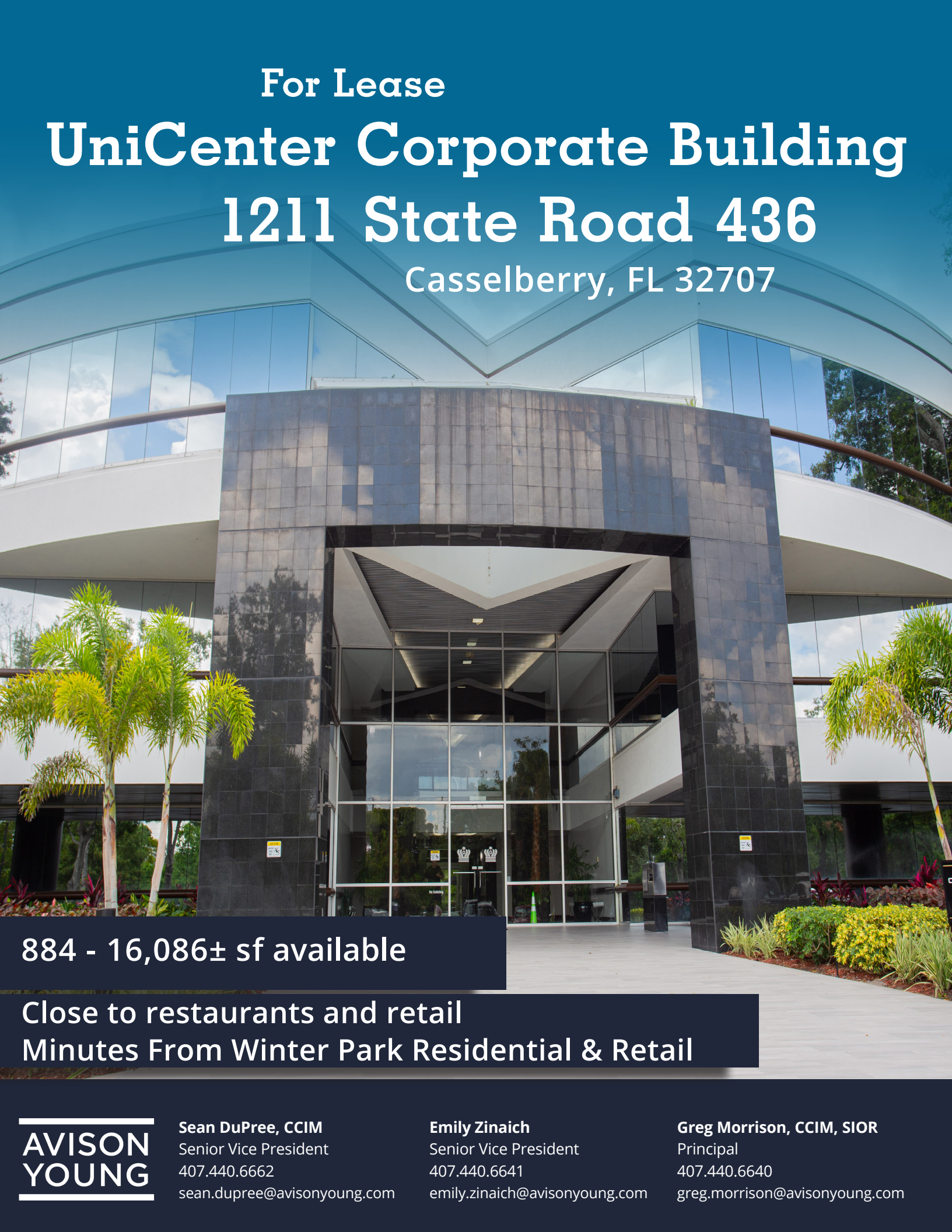




For Lease

UniCenter Corporate Building

1211 State Road 436

Casselberry, FL 32707

884 - 16,086± sf available

Close to restaurants and retail
Minutes From Winter Park Residential & Retail

**AVISON
YOUNG**

Sean DuPree, CCIM
Senior Vice President
407.440.6662
sean.dupree@avisonyoung.com

Emily Zinaich
Senior Vice President
407.440.6641
emily.zinaich@avisonyoung.com

Greg Morrison, CCIM, SIOR
Principal
407.440.6640
greg.morrison@avisonyoung.com



Introduction

1211 Semoran Boulevard is a premier multi-tenant office property strategically positioned along the highly traveled S.R. 436 (Semoran Boulevard) corridor in Casselberry, one of Central Florida's most established business submarkets. The approximately 80,000-square-foot office building sits on a 12.88± acre campus and offers a professional environment designed to accommodate a wide range of office users, including corporate, professional services, healthcare, and medical practices. The property is undergoing significant renovations, featuring an upgraded lobby, modern common areas, enhanced interior finishes, and refreshed landscaping, creating an attractive workplace for tenants and visitors alike.

PROPERTY HIGHLIGHTS

OVER \$1 MILLION IN RENOVATIONS

REDESIGNED LOBBY WITH LED LIGHTING

**LED LIGHTING & ELECTRONIC VAV CONTROLS
IN TENANT SUITES**

**NEWLY SURFACED PARKING LOT AND
UPDATED LANDSCAPING**

24/7 SURVEILLANCE SECURITY

**OUTDOOR AMENITY PARK AND COMMON
BREAK ROOM WITH VENDING MACHINE**

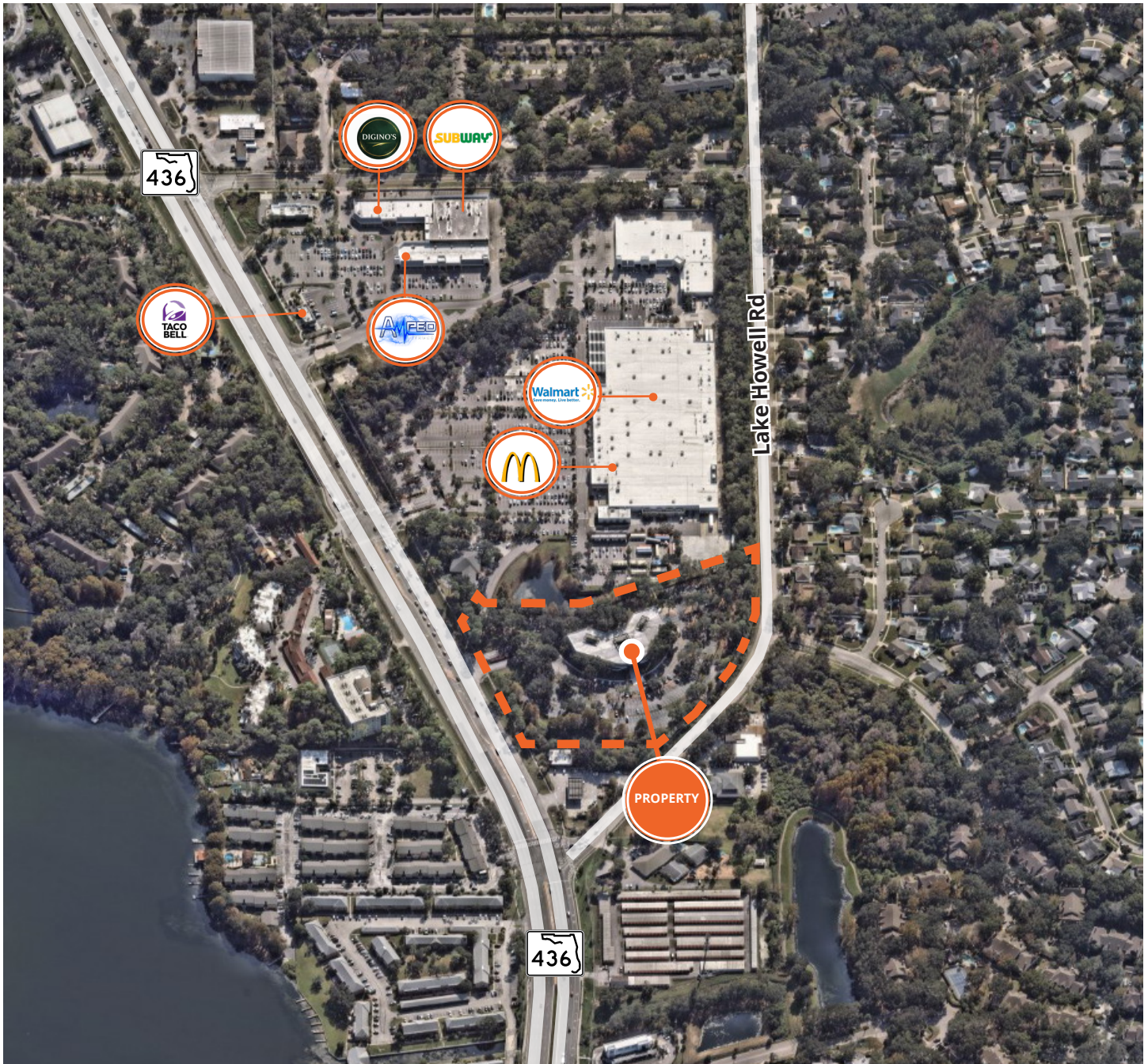
**SITUATED 5-MILES FROM I-4 AND A
10-MINUTE DRIVE TO S.R. 417**

PARKING RATIO: 4.00/1,000

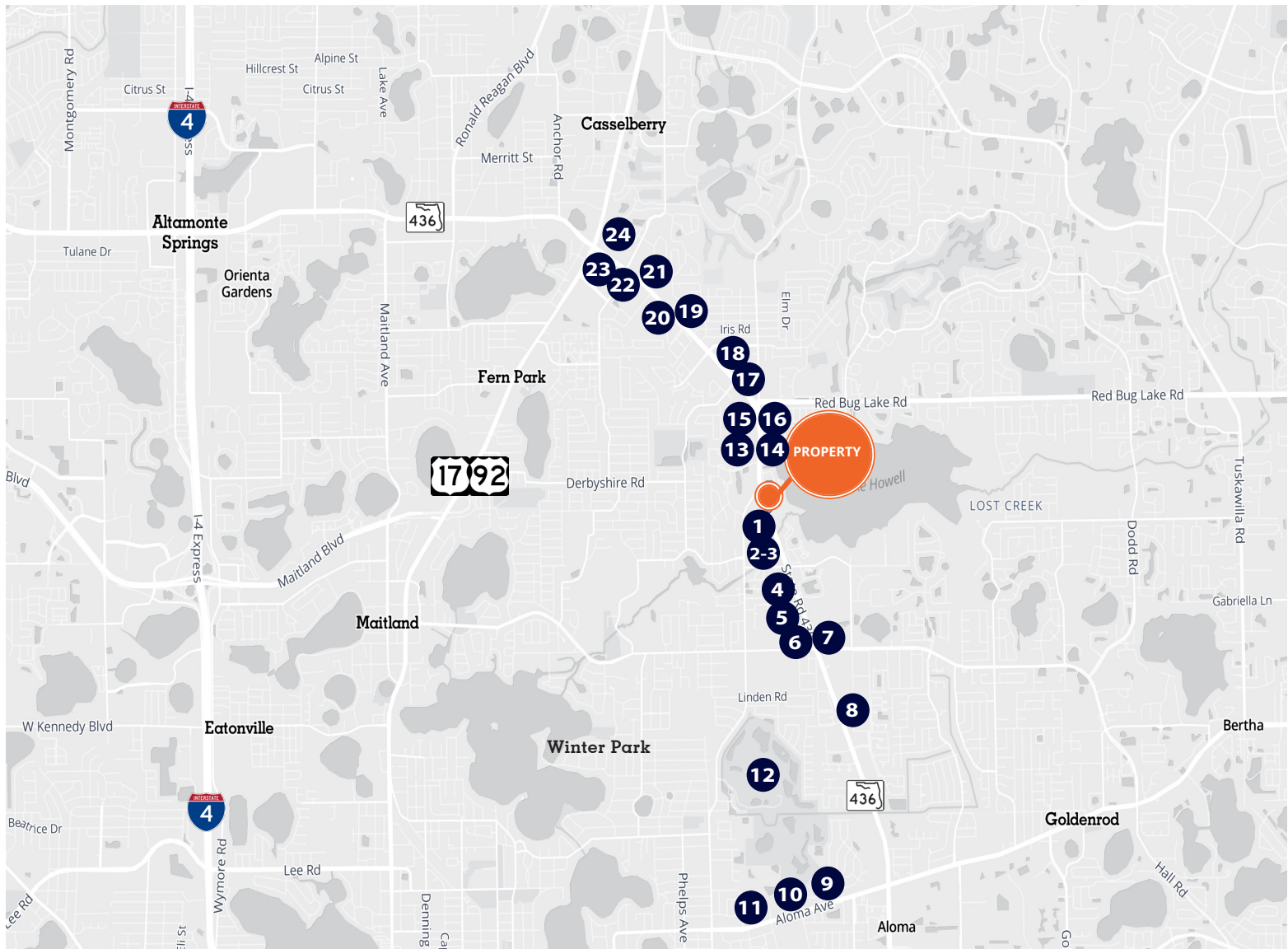
MONUMENT SIGNAGE AVAILABLE

**MINUTES FROM DOWNTOWN WINTER PARK
AND THE CITY OF MAITLAND**





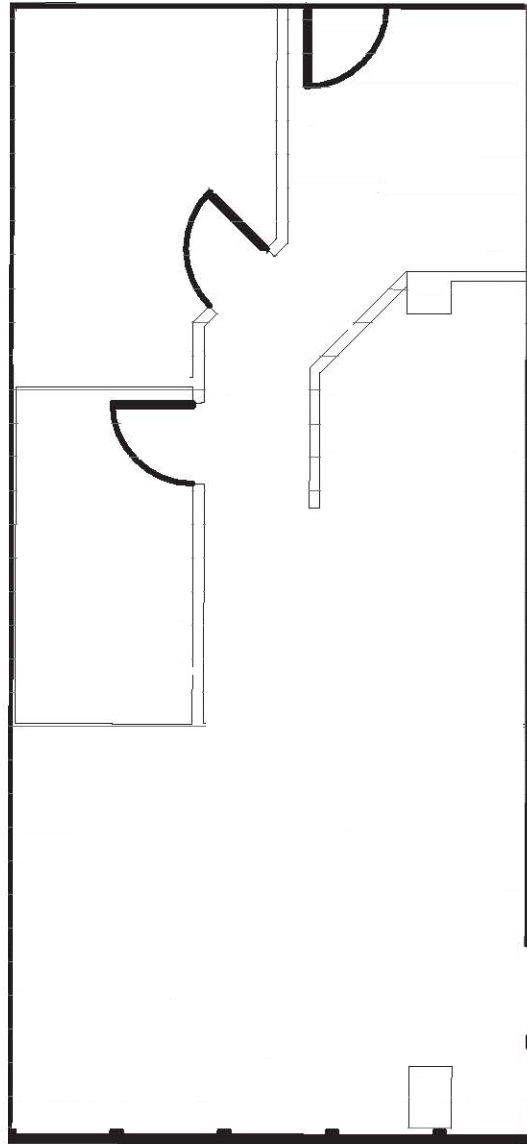
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- | | | |
|---------------------|-----------------------------|---------------------------|
| 1 Walmart | 10 Dunkin | 19 Charley's Cheesesteaks |
| 2 McDonald's | 11 Sprouts Farmer's Market | 20 Bob Evan's |
| 3 Taco Bell | 12 Interlachen Country Club | 21 Waffle House |
| 4 Chipotle | 13 Wawa | 22 Chik-Fil-A |
| 5 Metro Diner | 14 Crunch Fitness | 23 Chipotle |
| 6 Starbucks | 15 Tijuana Flatts | 24 BJ's Wholesale |
| 7 7-Eleven | 16 Colorado Fondue Company | |
| 8 Papa John's Pizza | 17 Walgreen's | |
| 9 CVS | 18 Buffalo Wild Winds | |

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Suite 127 - 884± SF
Available in 30-days



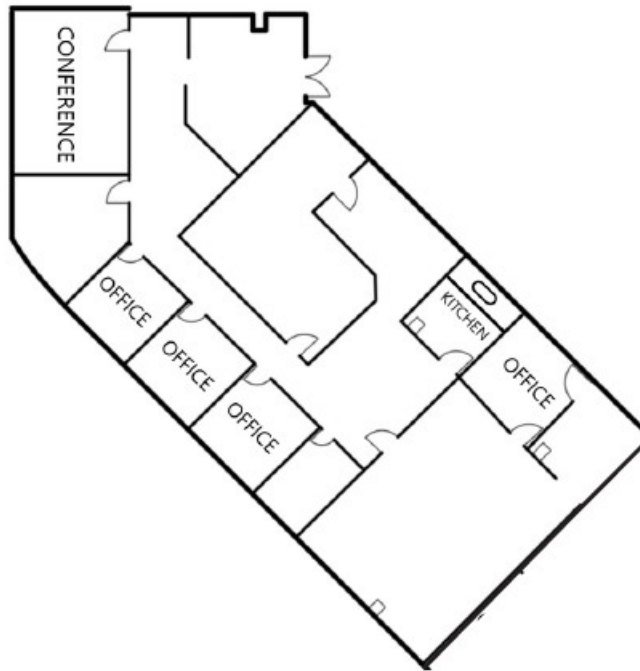
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Suite 150 - 2,513± SF
Available Now



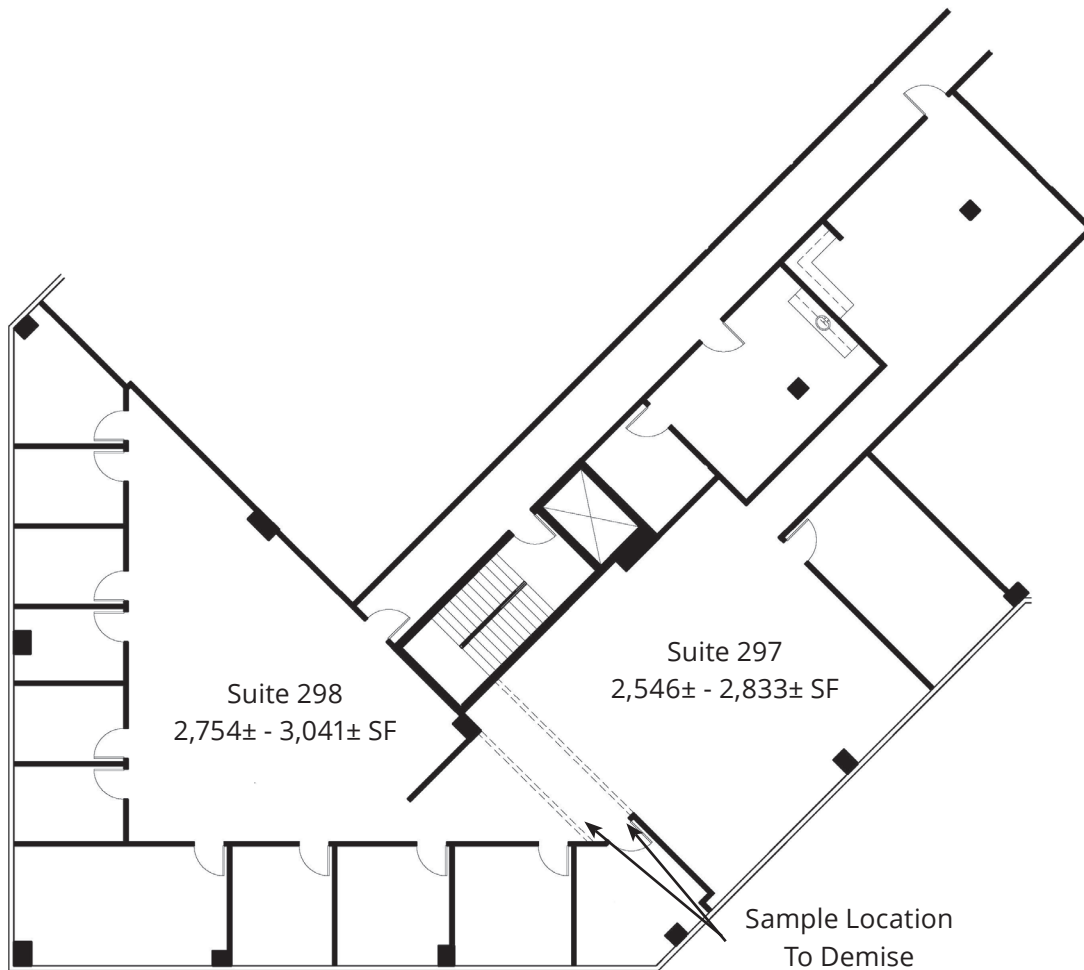
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Suite 295 - 4,827± SF
Available Now



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Suite 297 and 298 - 5,587± SF
Available Now



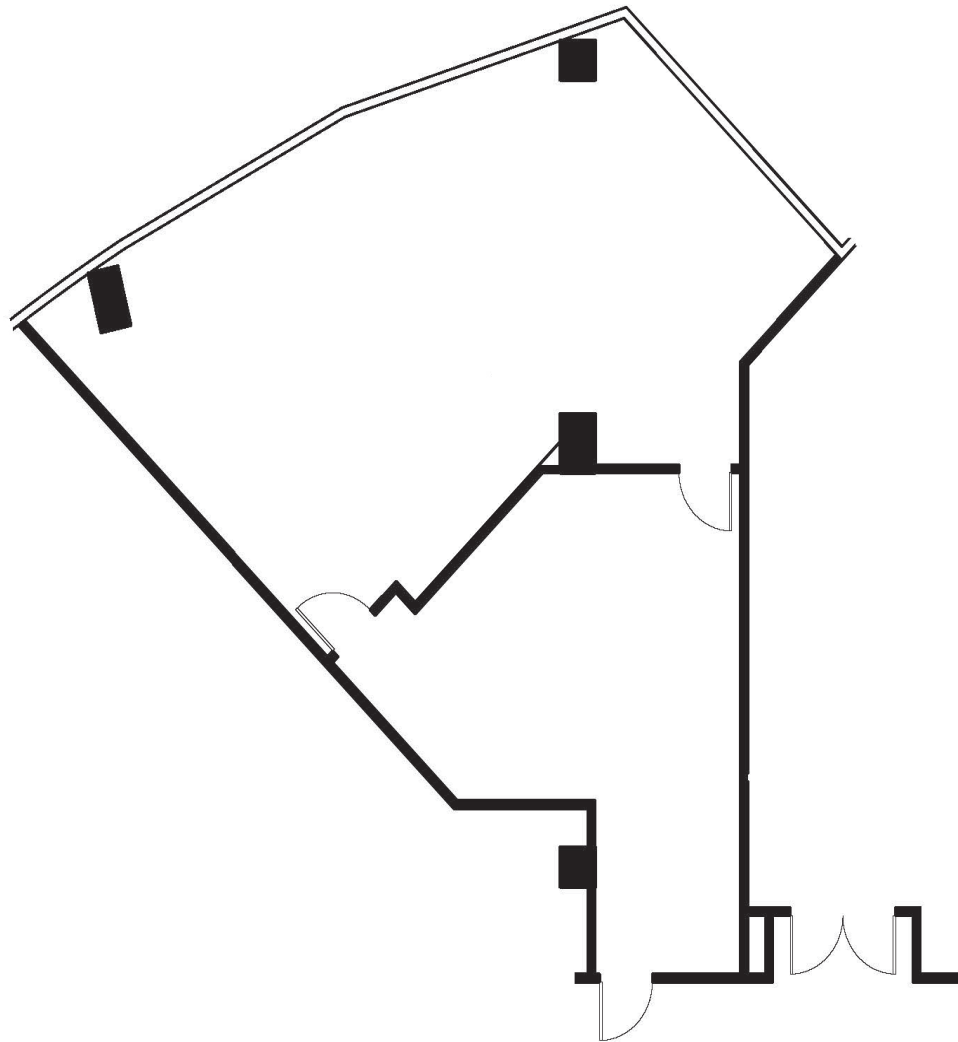
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Third Floor - 16,086± SF Available Now



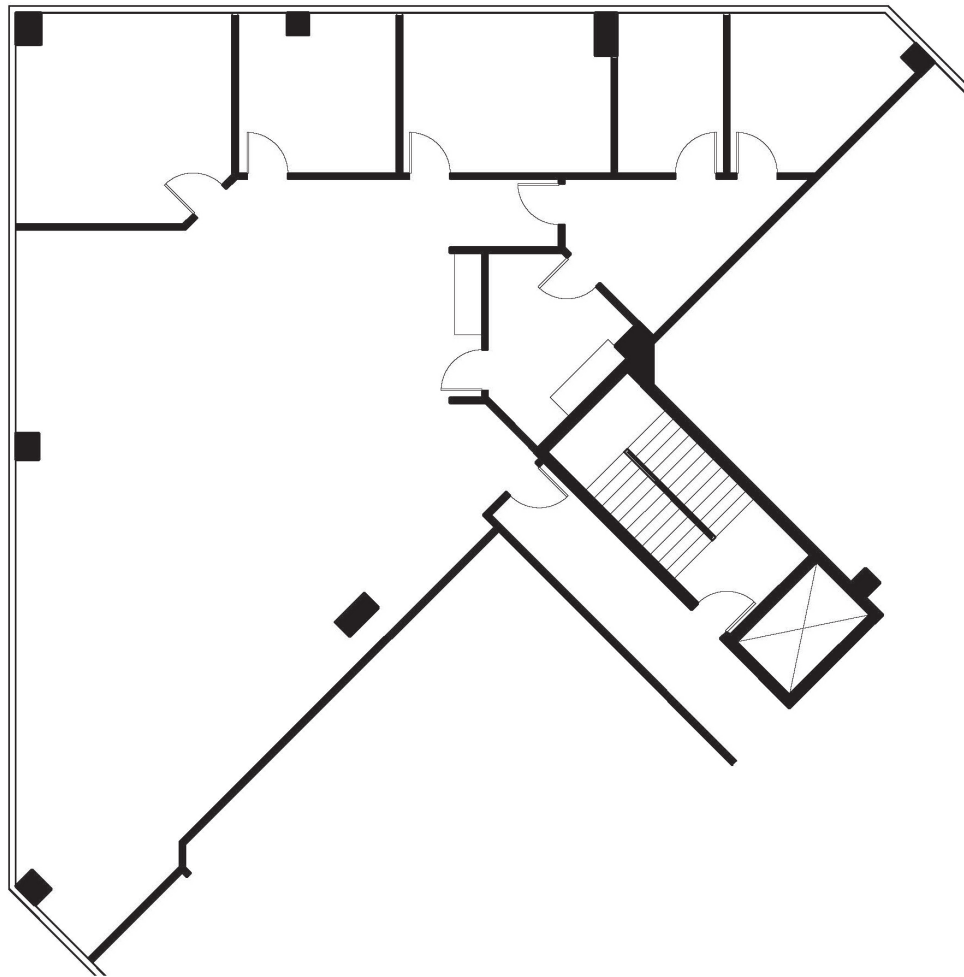
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Suites 305 - 1,434± SF
Available Now



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Suites 335 - 3,022± SF
Available Now



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**If you would like more information about this property,
please get in touch.**

Lease contacts:

Sean DuPree, CCIM

Senior Vice President
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