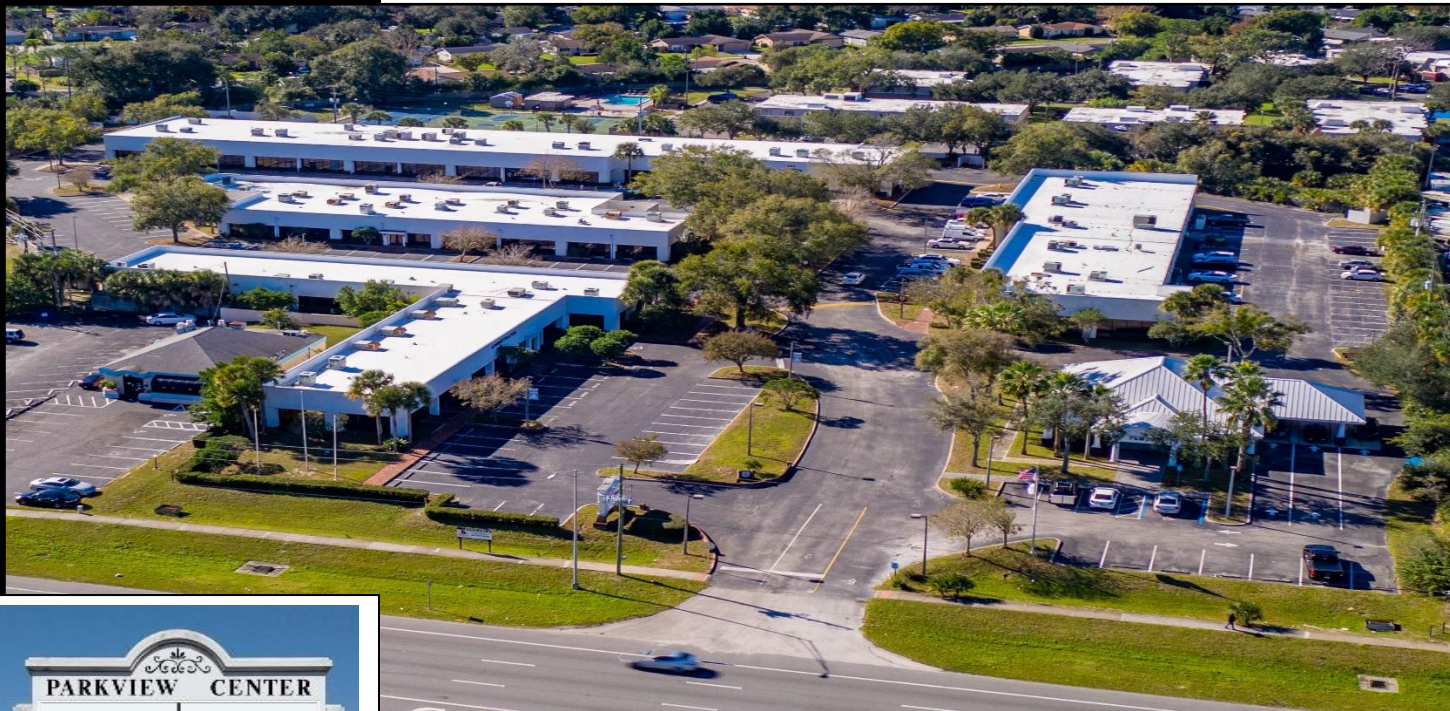


# FOR LEASE

## PARKVIEW CENTER BUSINESS COMPLEX

489, 493, 495, & 497 SR 436 CASSELBERRY, FL 32707



### CONTACT

Vincent F. Wolle, CCIM, SIOR  
407.448.1823 *mobile*  
CREManager@Gmail.com

#### Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

www.ResultsREPartners.com

### PROPERTY HIGHLIGHTS

- 65,448 SF (4) Building Tilt Wall Office Complex at SR 436 & HW 17-92 Area
- Former School with Campus Style Setting, Close to Banking and Restaurants
- 6.82 Acre Site Zoned GC (Casselberry), 6/1000+ Parking Ratio, Easy Access
- Pylon and Building Signage Available, 3 Phase Power, 16-18' Clear Height
- Fiber On Site, 497 Housed a Former Data Center (Some FF&E in place)
- Amortized Improvements for 10 Year Lease Terms (Credit Tenant)
- New Roof and Landscaping Renovation
- Bld. 489: 15,116 SF, 3,720 SF Office (Available 5/1/25) @ \$16 NNN  
5,120 SF Office/AC Warehouse (Available 3/1/25) @ \$17 NNN
- Bld. 493: 11,746 SF, LEASED
- Bld. 495: 13,396 SF, Single Tenant Building (Under Renovation) @ \$15 NNN
- Bld. 497: 25,172 SF, (135) 9,306 SF @ \$16 NNN (Sublease Space)

**Lease Rate: Starting at \$15.00-17.00 NNN**

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# **PARKVIEW CENTER**

## **BUSINESS COMPLEX**

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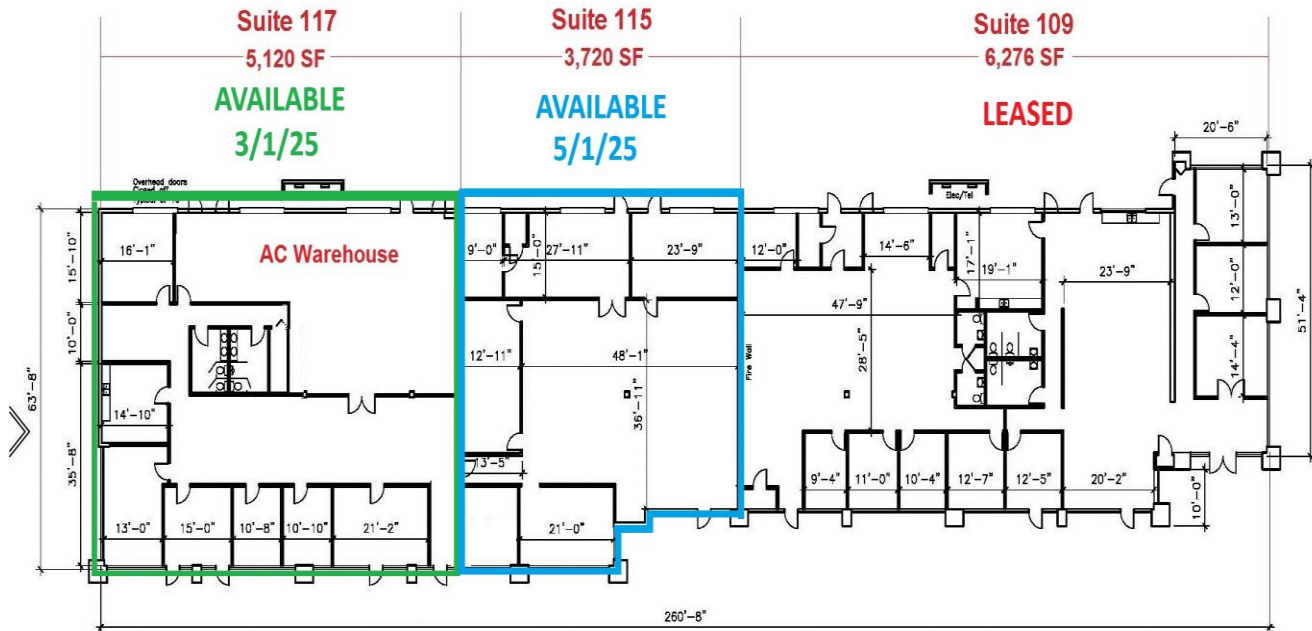
# **PARKVIEW CENTER**

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489, 493, 495, & 497 SR 436 CASSELBERRY, FL 32707



### **489 SR 436: 15,116 SF**



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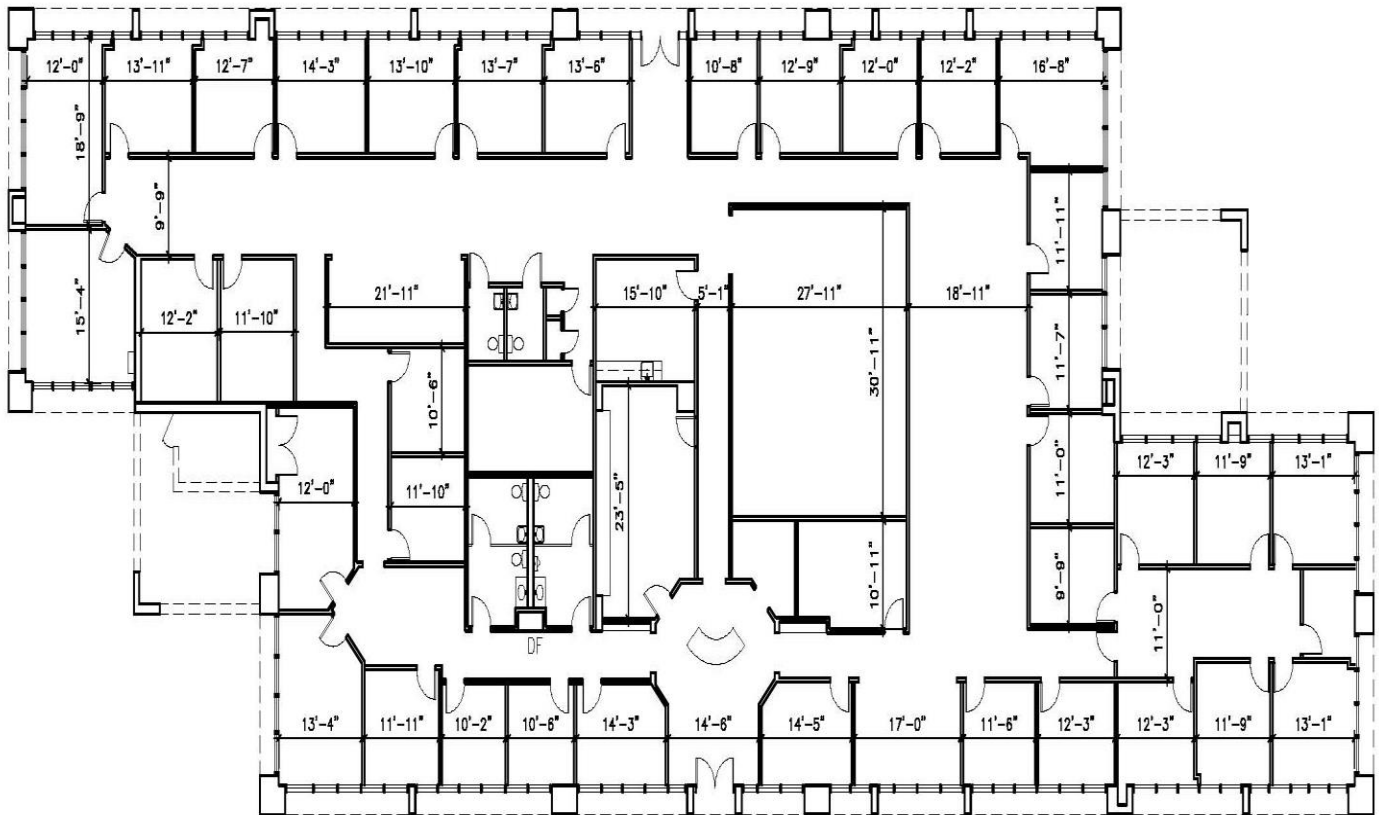
**FOR  
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# **PARKVIEW CENTER** **BUSINESS COMPLEX**

489, 493, 495, & 497 SR 436 CASSELBERRY, FL 32707



**495 SR 436: 13,396 SF**



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**FOR  
LEASE**

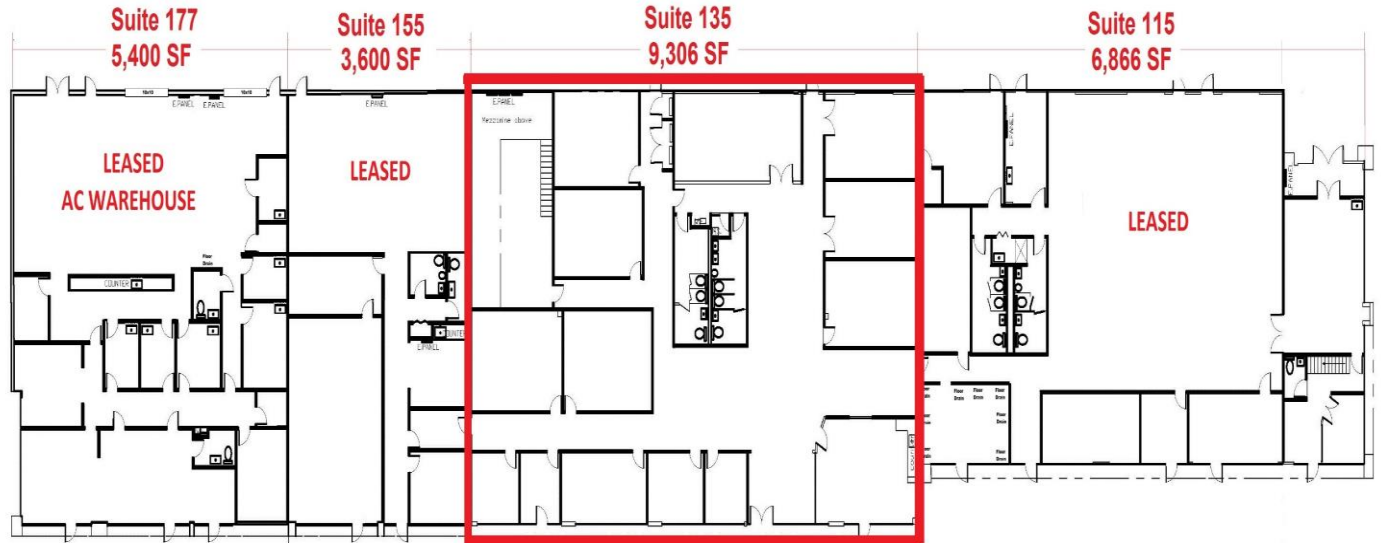
# **PARKVIEW CENTER**

## **BUSINESS COMPLEX**

489, 493, 495, & 497 SR 436 CASSELBERRY, FL 32707



**497 SR 436: 25,172 SF**



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