

**FOR
LEASE**

**OFFICE/MEDICAL SUITES
FOR LEASE**

**220 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL**



PROPERTY HIGHLIGHTS

- 2 Spaces for lease in great condition
- 1.05 Commercial zoned site with 62 parking spaces (5/1000)
- Separate meters, glass store fronts, elevator, and 6 covered parking (*CAN BE LEASED*), great buildouts, and 24-hour access
- Close to I-4, SR 436, SR 434, and close to several restaurants
- Suite B is a medical buildout with 6 exam rooms and 2 offices, nurse station/lab, kitchen, waiting, 2 bathrooms, and staff areas
- Suite's C&D have been renovated with marble flooring and LED lighting and large open areas.
- 5 year lease minimum term. Owner may amortize for credit tenant.
- Suite B (1st Floor): 3,448 LSF \$22.00 NNN (\$2.90 OPEX)
- Suite's C&D (2nd Floor): 5,336 LSF \$20.00 NNN (\$2.90 OPEX)

CONTACT

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Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
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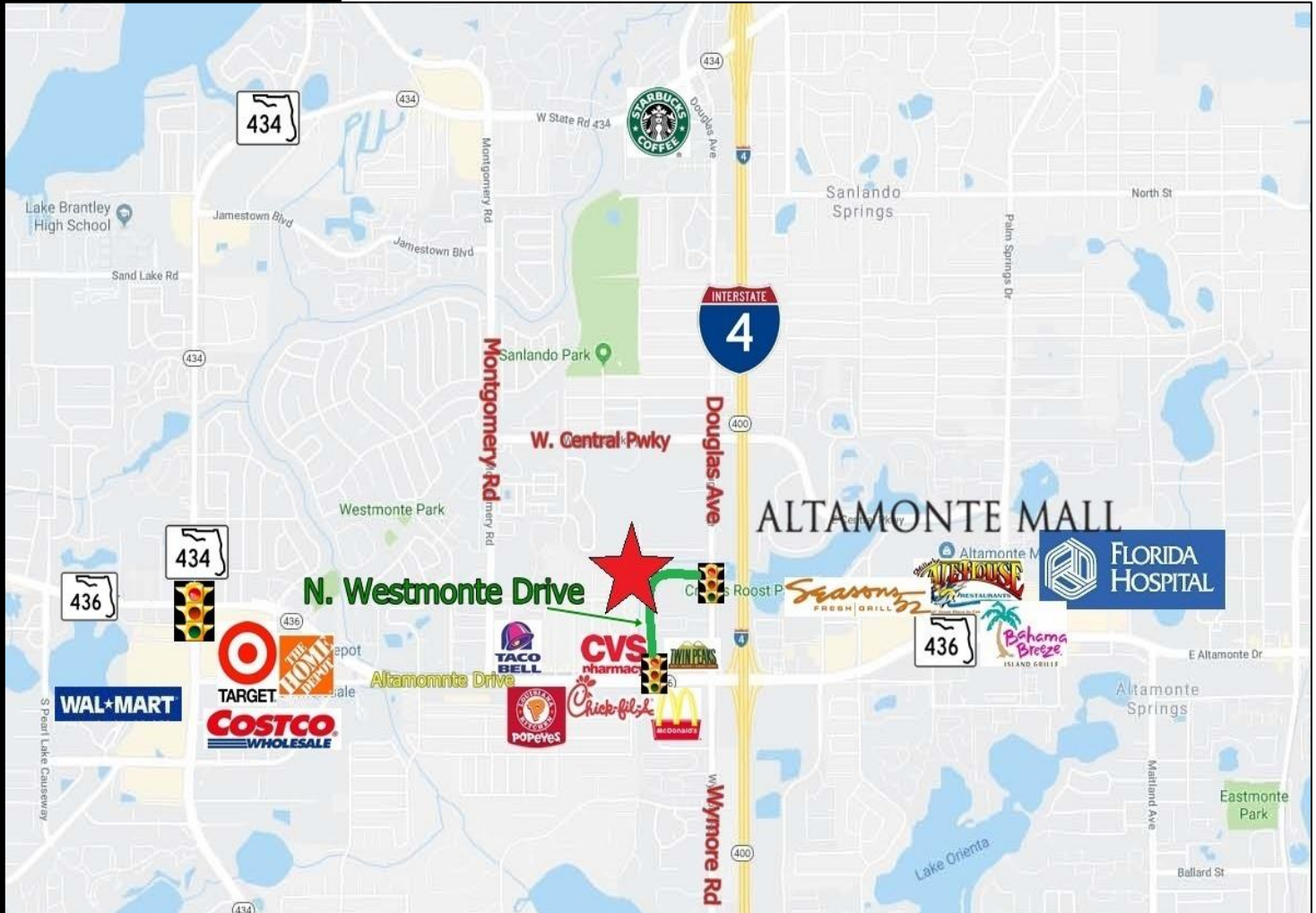
www.ResultsREPartners.com

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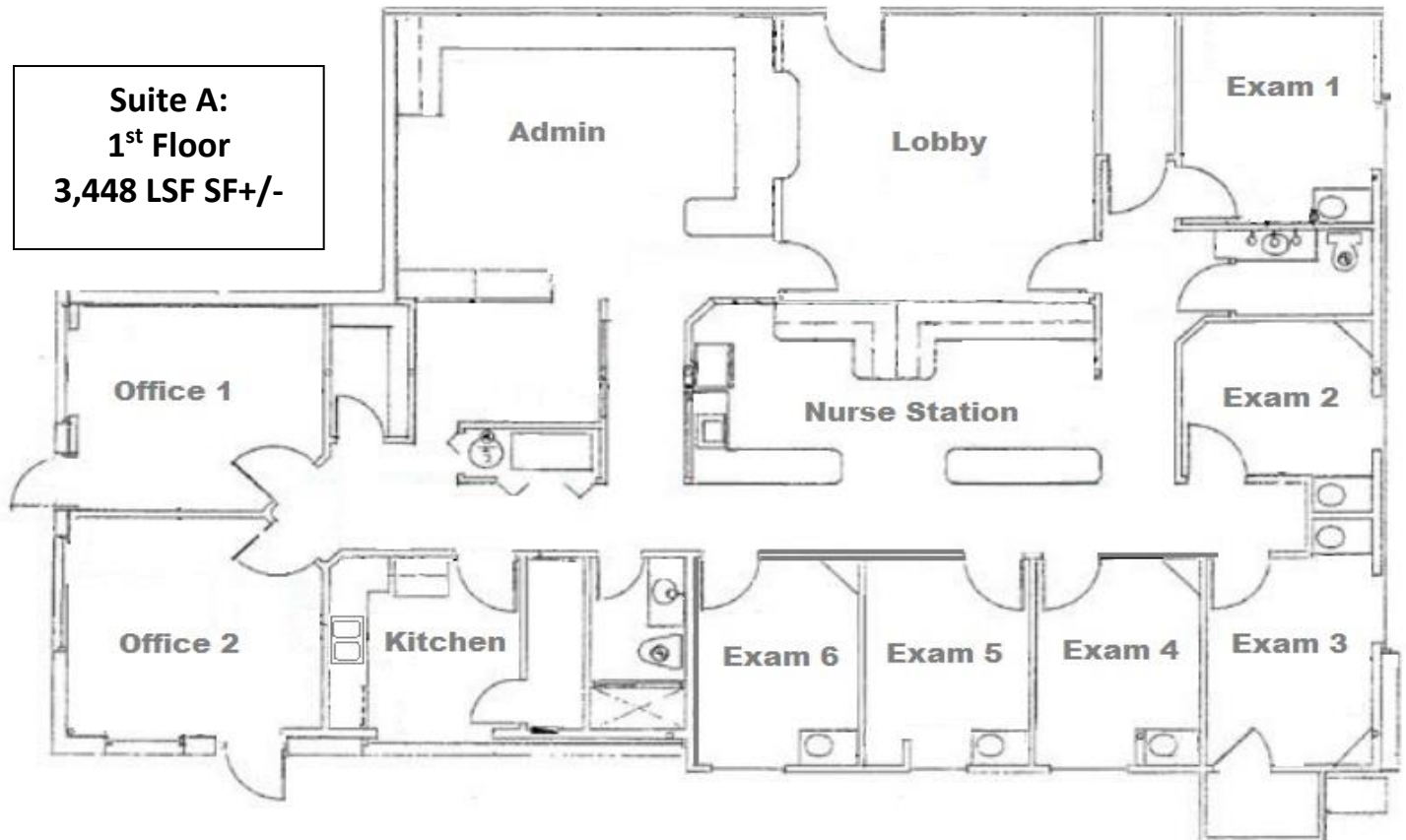
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**Suite A:
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C O N T A C T

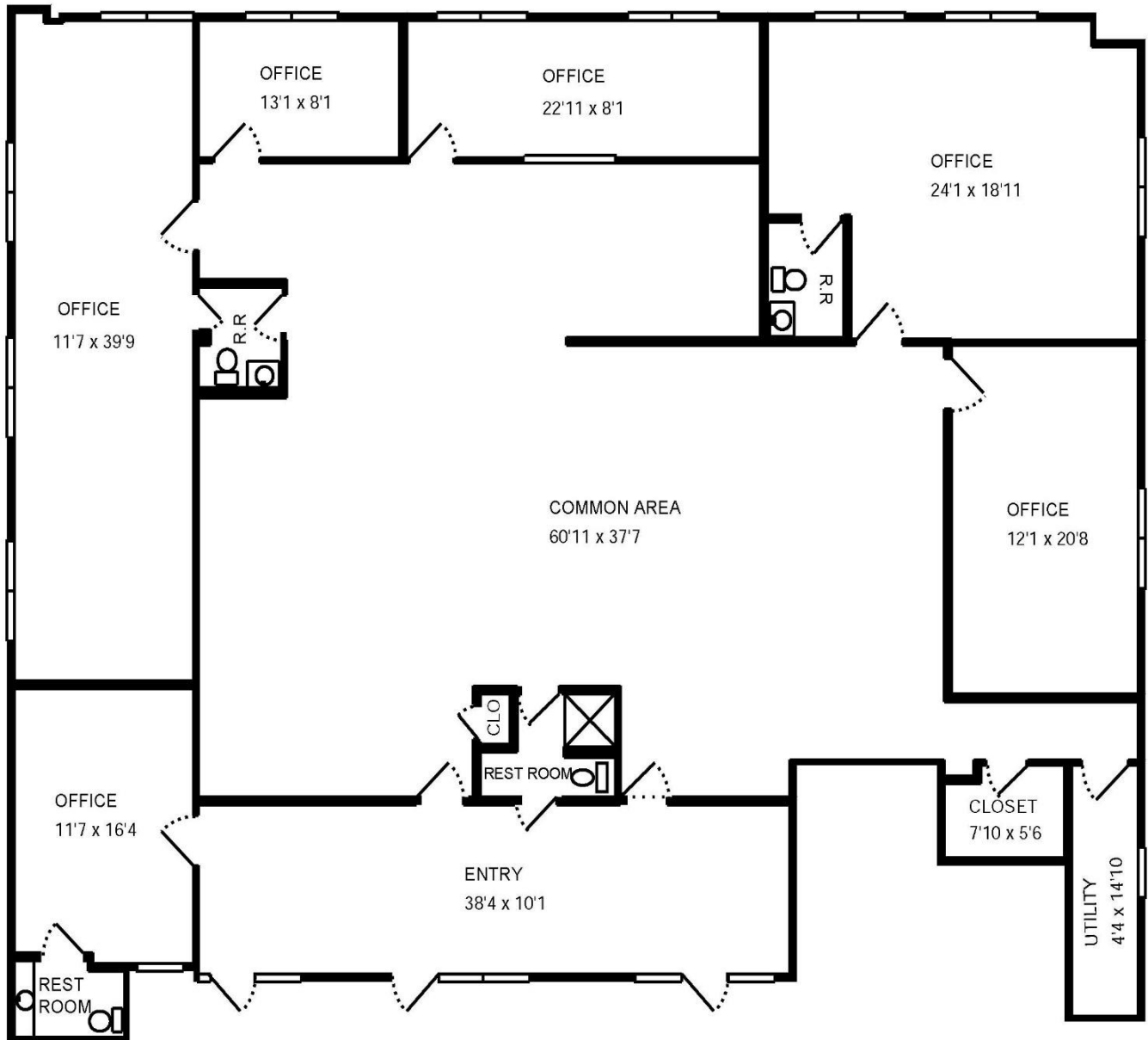
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