











# CFO Team Available Properties







## Available Properties for Sale or Lease

|                  | Property Name / Address   | Building SF | Suite #  | SF Available                   | Stories | Parking Spaces | Parking Spaces per 1,000 SF | Year Built | Sale Price                      | Lease Rate   | Additional Information  |
|------------------|---|-------------|--|--------------------------------|---------|----------------|-----------------------------|------------|---------------------------------|--|---|
| <b>FOR LEASE</b> |   |             |  |                                |         |                |                             |            |                                 |  |   |
| Lease            |  <b>NEW LISTING</b><br>4804 Edgewater Drive<br>Orlando | 4,110       | 1st Floor  | 1,210                          | 1       | 19             | 5.00                        | 1983       | -                               | \$19.00/SF NNN   | Building renovations underway<br>Medical infrastructure in place<br>3 exam rooms, large open nurses' station, private office and 2 restrooms  |
| Lease            |  5025 S Orange Ave<br>Orlando                          | 6,864       | 2nd Floor  | 2,404                          | 2       | -              | 6.70                        | 1973       | -                               | \$15.00/SF MG<br>(net of utilities and janitorial)                     | Open waiting room/reception area<br>9 perimeter offices and 1 large conference room<br>Monument signage available on South Orange Avenue  |
| Lease            |  719 Peachtree Rd<br>Orlando                           | 13,494      | 2nd Floor  | 1,500                          | 2       | -              | 4.00                        | 1997       | -                               | \$25.00/SF FS  | High ceilings with an excellent lake view<br>Two unique offices, one with an outdoor patio<br>Open work space for cubicles<br>2 additional offices can be included as well                |
| Lease            |  258 Southhall Lane<br>Maitland                        | 89,705      | Suite 100<br>Suite 200/210                       | 13,648<br>23,738               | 4       | -              | 4.40                        | 1998       | -                               | \$21.00/SF FS  | Class A, four-story office building.<br>Beautifully decorated lobby with marble, stone, wood and brass finishes.<br>Located in the heart of Maitland Center                               |
| Lease            |  2431 Lee Rd<br>Winter Park, FL                        | 4,616       | Entire Building                                  | 4,616                          | 2       | 17             | 4.00                        | 1957       | -                               | <b>NEW PRICE</b><br>\$18.50/SF MG<br>(net of utilities and janitorial) | 1 large & 1 small conference room; 8 large & 3 small offices<br>Reception/waiting downstairs & upstairs<br>Break/coffee nook downstairs & upstairs<br>Access to 2nd floor via stairs only |
| Lease            |  1016 W Church St<br>Orlando                          | 24,839      | 2nd Floor  | 4,160                          | 2       | -              | 6.00                        | 1969       | -                               | \$12.50/SF MG<br>(net of utilities and janitorial)                     | Two-story flex/office building<br>Available Immediately<br>1/4 mile from Orlando City Stadium   |
| Lease            |  106 Boston Ave<br>Altamonte Springs                 | 27,894      | Multiple   | Up to 3,145                    | 2       | -              | 4.00                        | 1976       | -                               | \$10.00/SF FS  | Two-story medical/office building.<br>Located across the street from Florida Hospital Altamonte.<br>Close proximity to a LYNX bus stop and Sunrail station                                |
| Lease            |  100 E Pine St<br>Orlando, FL                        | 80,000      | Suite 206<br>Suite 302<br>Suite 306<br>Suite 407 | 2,319<br>2,955<br>966<br>2,255 | 6       | N/A            | N/A                         | 1977       | -                               | \$24.75/SF   | Recently renovated lobby and common areas.<br>Prime location in Downtown Orlando.   |
| Lease            |  5517 Hansel Ave<br>Edgewood, FL                     | 6,145       | 1st Floor  | 2,804                          | 1       | 28             | 4.50                        | 1992       | <b>NEW PRICE</b><br>\$1,075,000 | \$16.50/SF MG<br>(net of utilities and janitorial)                     | Open lobby/reception area.<br>7 large office and a conference room.<br>Break room and two ADA restrooms.  |
| Lease            |  34 E Pine St<br>Orlando, FL                         | 9,720       | 1st Floor  | 2,750                          | 2       | N/A            | N/A                         | 1910       | -                               | \$3,500/Mo.<br>Full Service  | Includes an open work area with high ceilings.<br>Shared reception, conference, production area, break room/kitchen and restrooms.  |

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|---------------------|---|-------------|-------------|-----------------|---------|----------------|-----------------------------|------------|-------------|--|--|
| Lease               |  University Corporate Center<br>6903-7129 University Blvd<br>Orlando, FL | 134,136     | Multiple    | Up to 20,800 SF | 1       | -              | 3.55                        | 1985       | -           | \$13.50/SF NNN   | 7 single-story office/flex buildings.<br>1,000 feet of frontage on University Boulevard.<br>Tremendous visibility.<br>Close proximity to University of Central Florida                         |
| Lease               |  630 N Wymore Rd, Suite 300<br>Orlando, FL                               | 21,398      | 300         | 8,645           | 1       | 135            | 4.00                        | 1998       | \$1,195,000 | \$18.25/SF MG (net of electric and janitorial)         | Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village                  |
| Lease               |  1615 Edgewater Dr<br>Orlando, FL  | 25,324      | 150<br>190  | 2,225<br>2,507  | 2       | 66             | 3.5                         | 2003       | -           | \$26.00/SF FS  | Direct access from the building exterior.<br>Located in College Park next to the College Park Post Office  |
| <b>FOR SUBLEASE</b> |   |             |             |                 |         |                |                             |            |             |  |  |
| Sale                |  2910 Maguire Rd<br>Ocoee, FL  | 40,827      | 2007 & 2008 | 4,958           | 2       | -              | 4.00                        | 2008       | -           | \$24.00/SF MG (net of utilities & interior janitorial) | Contiguous office space located on the 2nd floor, elevator access<br>13 perimeter offices, 12 interior work stations, conference room, break room and storage room<br>High ceilings throughout |

**NEW LISTING**

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|-------------------------|-------------|---------|--------------|---------|----------------|-----------------------------|------------|------------|------------|------------------------|

### FOR SALE

|   |   |                                      |                  |                          |       |     |      |         |  |   |  |   |
|---|---|--------------------------------------|------------------|--------------------------|-------|-----|------|---------|--|---|--|---|
|     |  | 815 Orienta Ave<br>Altamonte Springs | 14,000           | Suite 6                  | 2,238 | 2   | -    | 4.00    | 1989                                   | \$390,000                                   | -  | Professional office condo; end unit<br>Annual Condo Fees: \$0.90/SF<br>Close proximity to Florida Hospital Altamonte and the Altamonte Mall |
|    |  | 126 E Jefferson St<br>Orlando        | 5,821            | Entire Building          | 5,821 | 2   | -    | -       | 1977                                   | \$1,400,000                                 | -  | Perfect for Investor or User/Owner<br>Located Downtown Orlando near Lake Eola and The Orange County Courthouse.                             |
|    | 111 E Monument Ave, Bldg D<br>Kissimmee   | 85,000                               | Entire Building  | 85,000                   | 8     | 268 | 3.60 | 2009    | \$15,040,000                           | -   | Multi-Tenant office opportunity<br>Immediately adjacent to City of Kissimmee SunRail commuter rail station.<br>Located in the heart of Historic Downtown Kissimmee                         |   |
|    | 1925 E Michigan St<br>Orlando   | 4,589                                | Suites 201 & 203 | 2,447                    | 2     | -   | 6.30 | 1987    | <b>NEW PRICE</b><br><b>\$500,000</b>   | -   | Medical infrastructure in place.<br>4 covered, reserved parking spaces<br>Minutes to Orlando Health's main campus and the core of Downtown Orlando<br>Annual condo fees: \$3.23/SF         |   |
|    | 106 Boston Ave<br>Altamonte Springs   | 27,894                               | Multiple         | Up to 3,145              | 2     | -   | 4.00 | 1976    | \$5,000,000                            | \$16.50/SF NNN                              | Two-story medical/office building.<br>Located across the street from Florida Hospital Altamonte.<br>Close proximity to a LYNX bus stop and Sunrail station                                 |   |
|   | 5517 Hansel Ave<br>Edgewood, FL   | 6,145                                | Entire Building  | 6,145 SF + Vacant Parcel | 1     | 28  | 4.50 | 1992    | <b>NEW PRICE</b><br><b>\$1,075,000</b> | -   | Sale price includes vacant parcel.<br>Open lobby/reception area.<br>7 large office and a conference room.<br>Break room and two ADA restrooms.   |   |
|  | Millenia Point<br>5373 Vineland Rd<br>Orlando, FL                                 | 34,879                               | -                | 2,000-26,000             | 7     | -   | -    | Planned | Starting at \$250/SF                   | N/A   | Planned 7-story, high end office condo building consisting of 4 floors of office space (26,000± SF) and 3 floors of covered parking garage (8,879± SF)<br>Highly visible from Interstate 4 |   |
|  | 630 N Wymore Rd<br>Orlando, FL  | 21,398                               | Entire Suite     | 8,645                    | 1     | 135 | 4    | 1998    | <b>NEW PRICE</b><br><b>\$1,195,000</b> | \$18.25/MG (net of electric and janitorial) | Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village              |   |

### LAND FOR SALE

| Property Name / Address   | Acres                             | Zoning | Sale Price                | Additional Information  |
|---|-----------------------------------|--------|---------------------------|---|
|  | E. Lake Mary Blvd.<br>Sanford, FL | 1.32±  | Vacant General-Commercial | Call for More Information<br>Located on the northwest corner of E. Lake Mary Blvd. & SR 46<br>Adjacent to the Orlando Sanford International Airport<br>Ideal for retail/commercial uses |