

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
FOR LEASE											
Lease	499 E Central Pkwy Altamonte Springs	30,000	100	2,254	2	-	4.00	1981	-	\$18.00/SF MG (net of electric)	Medical office space Exam rooms come equipped with plumbing and new cabinetry Brand new finishes throughout
Lease	80 W Gore St Orlando	5,787	2nd Floor	1,755	2	-	4.00	1923	-	\$25.00/SF NNN	Entire 2nd floor Elevator access directly into the suite Plan includes 3 exam rooms, waiting room, reception, lab and break area
Lease	80 W Gore St (Clarissa Cottage) Orlando	1,684	Studio 1 Studio 2	725 725	2	-	4.00	1923	-	\$1,950/Studio/ Mo Full Service	<u>Studio 1:</u> Private restroom & break area Located on ground floor <u>Studio 2:</u> Private restroom & break area Second floor space; access via stairs only
Lease	207 W Gore St Orlando	28,224	201	6,236	2	114	4.04	2007	-	\$25.00/SF NNN	Current layout contains open floor plan. Well suited for conversion to medical use Covered parking available Suite available March 1, 2019
Lease	5156 S Orange Ave Orlando	2,400	Entire Building	2,400	1	10 + add'l land for parking	-	1946	-	\$17.00/SF MG (net of utilities and janitorial)	Open waiting room/reception area 1 large office, 5 perimeter offices and a recording studio Purchase Option Available
Lease	1925 E Michigan St Orlando	4,589	Suites 201 & 203	2,447	2	-	6.30	1987	\$500,000	\$19.00/ NNN	Medical infrastructure in place. 4 covered, reserved parking spaces Minutes to Orlando Health's main campus and the core of Downtown Orlando Annual condo fees: \$3.23/SF
Lease	Brown Chapel Rd Saint Cloud	6,000	1st Floor	2,000-6,000	1	-	5.00	2018	-	\$20.00/SF NNN	6,000± SF to-be-built professional office/medical building 1.80± acres zoned Commercial (City of Saint Cloud) Approximately 1/2 mile from St. Cloud Regional Medical Center
Lease	4804 Edgewater Drive Orlando	4,110	1st Floor	1,210	1	19	5.00	1983	-	\$19.00/SF NNN	Building renovations underway Medical infrastructure in place 3 exam rooms, large open nurses' station, private office and 2 restrooms
Lease	5025 S Orange Ave Orlando	6,864	2nd Floor	1,100 2,404	2	-	6.70	1973	-	\$15.00/SF MG (net of utilities and janitorial)	Open waiting room/reception area 9 perimeter offices and 1 large conference room Monument signage available on South Orange Avenue
Lease	258 Southhall Lane Maitland	89,705	Suite 100 Suite 200/210 Suite 300	13,648 23,738 1,472	4	-	4.40	1998	-	\$21.00/SF FS	Class A, four-story office building. Beautifully decorated lobby with marble, stone, wood and brass finishes. Located in the heart of Maitland Center

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Lease	 1016 W Church St Orlando	24,839	2nd Floor	4,160	2	-	6.00	1969	-	\$12.50/SF MG (net of utilities and janitorial)	Two-story flex/office building Available Immediately 1/4 mile from Orlando City Stadium
Lease	 106 Boston Ave Altamonte Springs	27,894	Suite 104 Suite 202 Suite 204 Suite 206	2,525 2,236 1,876 2,593	2	-	4.00	1976	-	\$10.00/SF MG (net of janitorial)	Two-story medical/office building. Located across the street from Florida Hospital Altamonte. Close proximity to a LYNX bus stop and Sunrail station
Lease	 100 E Pine St Orlando, FL	80,000	Suite B Suite 206 Suite 306 Suite 407	4,391 2,319 966 2,255	6	N/A	N/A	1977	-	\$24.75/SF	Recently renovated lobby and common areas. Prime location in Downtown Orlando.
Lease	 5517 Hansel Ave Edgewood, FL	6,145	1st Floor	2,804	1	28	4.50	1992	NEW PRICE \$1,075,000	\$16.50/SF MG (net of utilities and janitorial)	Open lobby/reception area. 7 large office and a conference room. Break room and two ADA restrooms.
Lease	 University Corporate Center 6903-7129 University Blvd Orlando, FL	134,136	Multiple	Up to 16,556 SF	1	-	3.55	1985	-	\$13.50/SF NNN	7 single-story office/flex buildings. 1,000 feet of frontage on University Boulevard. Tremendous visibility. Close proximity to University of Central Florida
Lease	 1615 Edgewater Dr Orlando, FL	25,324	150 190	2,225 2,507	2	66	3.5	2003	-	\$28.00/SF FS	Direct access from the building exterior. Located in College Park next to the College Park Post Office
FOR SUBLEASE											
Sublease	 2910 Maguire Rd 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 13 perimeter offices, 12 interior work stations, conference room, break room and storage room High ceilings throughout

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FOR SALE												
Sale	  337 N Fern Creek Ave Orlando	1,236	Entire Building	1,236	1	10	8.09	1945	\$340,000	-	Hard-to-find freestanding building in Downtown Orlando HVAC replaced in 2017 3 office, 1 large conference room, space for 3 support staff, reception, break area, storage/printing area, restroom	
Sale	  419 N Magnolia Ave Orlando	6,674	Entire Building	6,674	2	-	-	1910	\$2,900,000	-	Hard-to-find freestanding two-story office building in Downtown Orlando Located adjacent to the Orange County Courthouse	
Sale	 4965 & 5003 SW 41st Blvd Gainesville	17,869	3 Buildings	17,869	1	-	-	2003	\$3,500,000	-	A freestanding 12,661 SF flex/office building, 2 buildings totaling 5,208 SF (2,728 SF Office & 2,480 SF Warehouse) and 1.73 acre vacant parcel	
Sale	 801 N Orange Ave Orlando	112,000	520	5,168	8	-	3.25	2006	\$1,850,000	-	Move-in ready Medical Infrastructure in place Excellent opportunity for most medical uses	
Sale	 2707 E Jefferson St Orlando	13,016	Entire Building	13,016	2	52	4.00	2005	\$4,100,000	-	Two-story professional office building Tile floor and wood baseboards throughout the building 52 free surface parking spaces Located in the "Milk District" just east of Downtown Orlando	
Sale	 145 Bellagio Circle Sanford	75,500	145	2,150	2	-	5.00	2007	\$340,000	-	Office/flex condo Two-story suite with high ceilings and modern finishes Monument and façade signage available	
Sale	 111 E Monument Ave, Bldg D Kissimmee	85,000	Entire Building	85,000	8	268	3.60	2009	\$15,040,000	-	Multi-Tenant office opportunity Immediately adjacent to City of Kissimmee SunRail commuter rail station. Located in the heart of Historic Downtown Kissimmee	
Sale	 1925 E Michigan St Orlando	4,589	Suites 201 & 203	2,447	2	-	6.30	1987	NEW PRICE \$450,000	-	Medical infrastructure in place. 4 covered, reserved parking spaces Minutes to Orlando Health's main campus and the core of Downtown Orlando Annual condo fees: \$3.23/SF	
Sale	 106 Boston Ave Altamonte Springs	27,894	Multiple	Up to 3,145	2	-	4.00	1976	\$5,000,000	\$10.00/SF MG (net of janitorial)	Two-story medical/office building. Located across the street from Florida Hospital Altamonte. Close proximity to a LYNX bus stop and Sunrail station	
Sale	 5517 Hansel Ave Edgewood, FL	6,145	Entire Building	6,145 SF + Vacant Parcel	1	28	4.50	1992	NEW PRICE \$1,075,000	-	Sale price includes vacant parcel. Open lobby/reception area. 7 large office and a conference room. Break room and two ADA restrooms.	


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Sale	 Millenia Point 5373 Vineland Rd 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) Highly visible from Interstate 4

LAND FOR SALE

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