

PROFESSIONAL OFFICE SPACE AVAILABLE FOR SALE OR FOR LEASE

- 20,000± SF three story office building
- Well maintained class "B" office building - constructed in 2004
- Abundant parking ratio of 5/1,000
- Building and monument signage available
- First floor unit is a retail bank branch with drive through lanes
- Second and third floor spaces are nicely finished office suites
- Lighted intersection on 434 with good access to US HWY 17-92 and minutes from I-4
- Rate: 1st Floor: \$14.50 psf NNN
2nd / 3rd Floor: \$14.50 psf modified gross



DEMOGRAPHICS:

POPULATION

1 miles	9,406
3 miles	66,501
5 miles	197,025

DAYTIME BUSINESS POPULATION

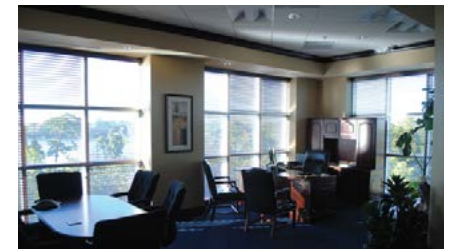
1 miles	7,925
3 miles	34,229
5 miles	94,829

TRAFFIC COUNTS

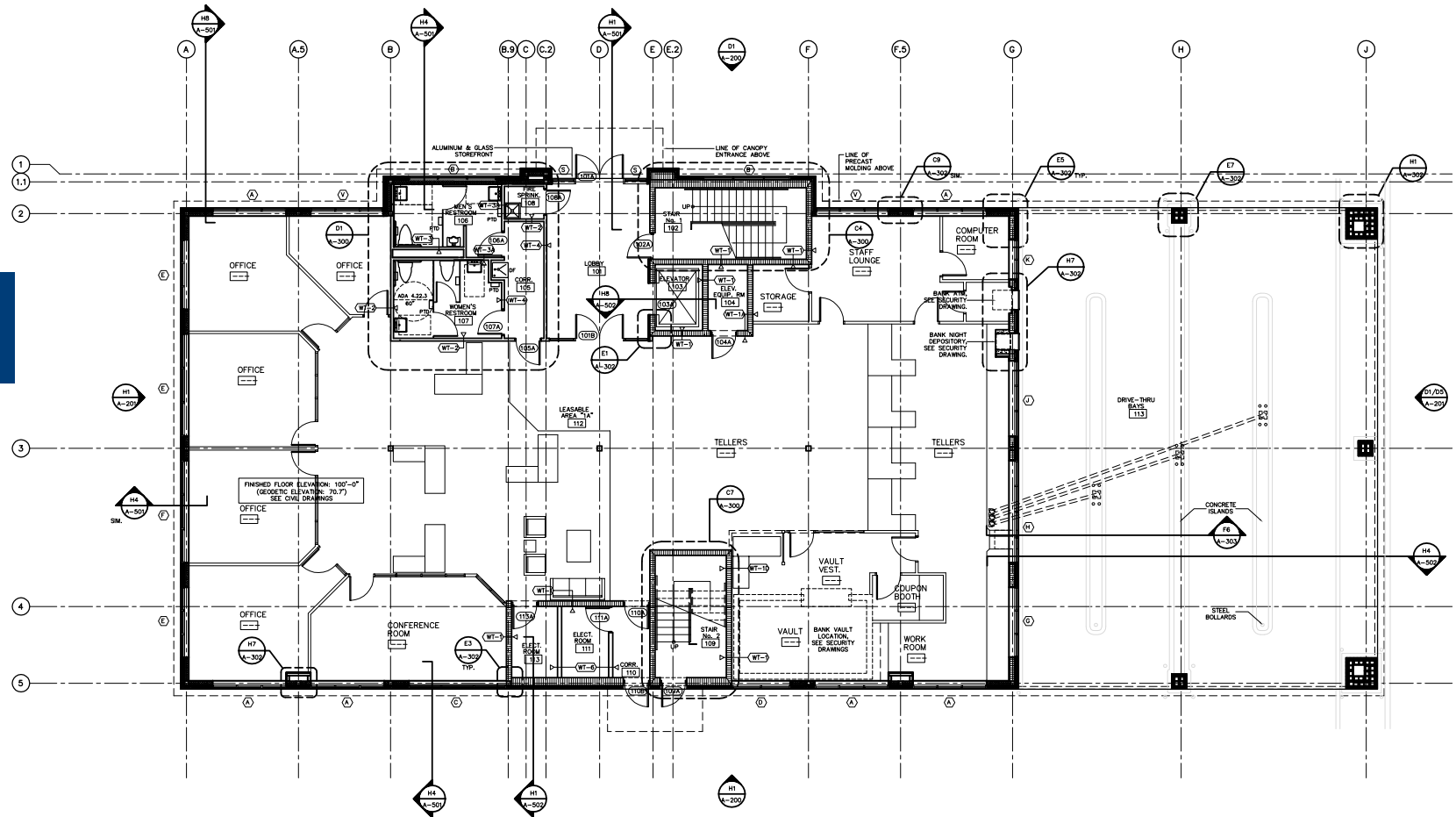
+/-29,000 vehicles/day
at the site

AVERAGE HH INCOME

1 miles	\$57,058
3 miles	\$67,772
5 miles	\$77,838



**1st Floor
Suite 1000
6,662± SF**



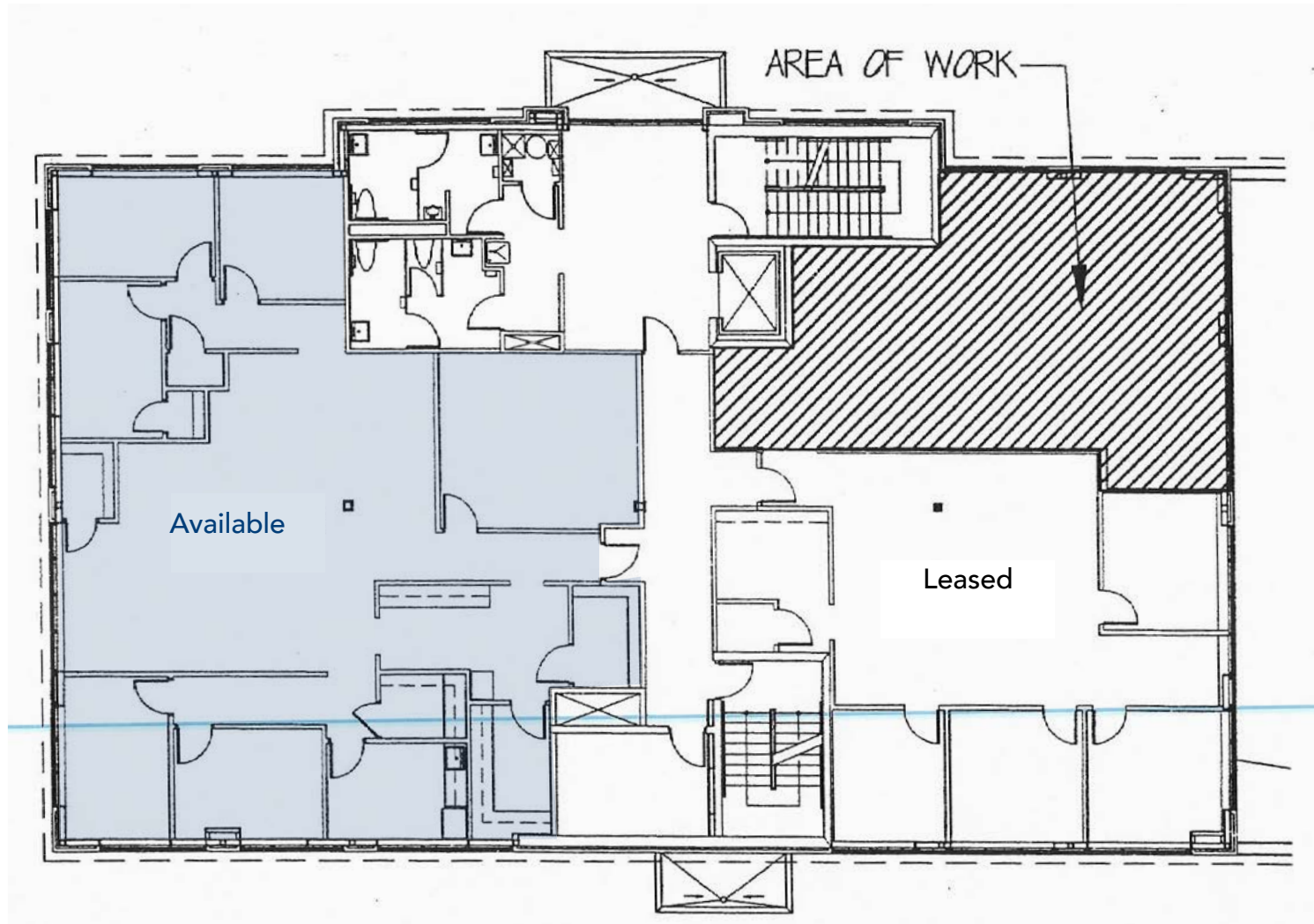
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**2nd Floor
Suite 2000
3,507± SF**



**3rd Floor
Suite 3000
3,507± SF**



First Floor	6,662 Existing Bank Branch
Second Floor	3,507 Office Space
Third Floor	3,507 Office Space