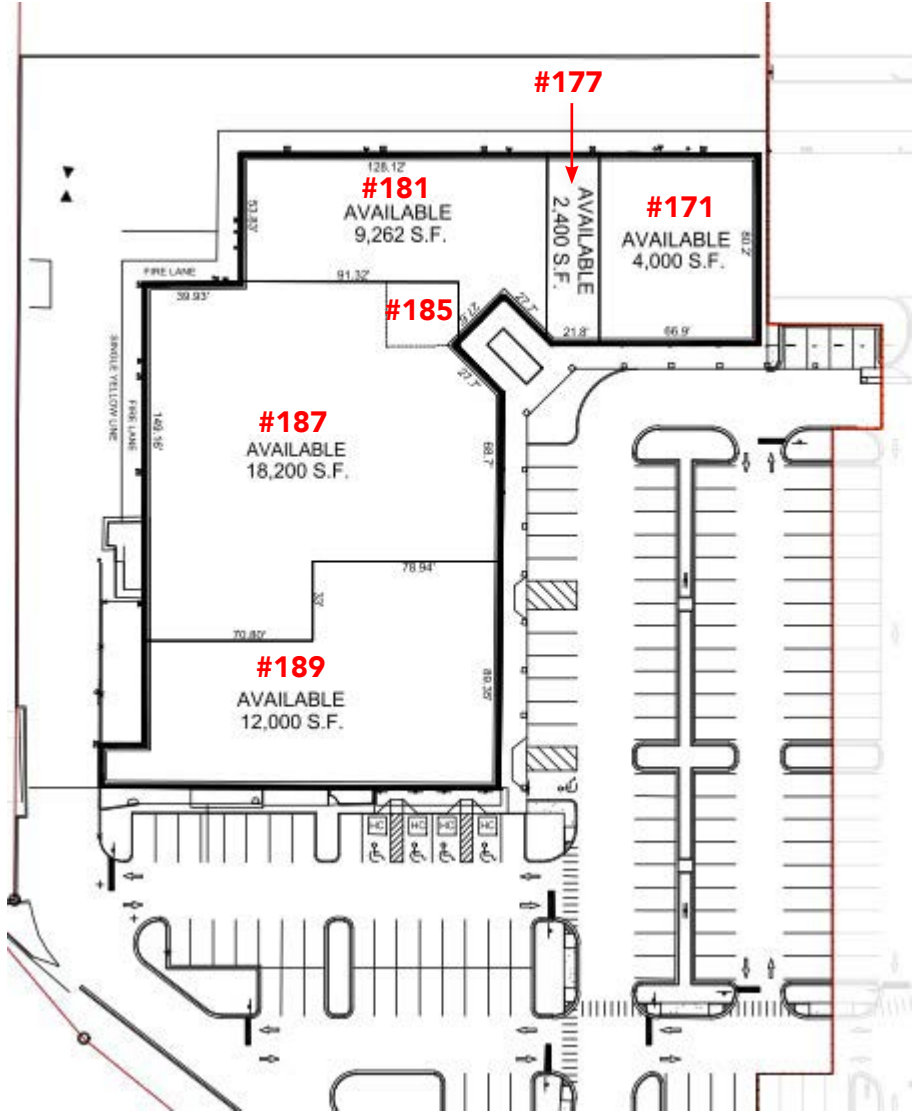


AVAILABLE FOR LEASE

- FULL BUILDING AVAILABLE
- Up to 45,862 SF contiguous space
- Perfect for Medical, Office, Day Care, Non-Profit, Retail, Showroom, GSA
- An abundance of Retail, Restaurants, Banking and Housing nearby
- Direct access to Semoran Blvd. (SR 436) bordering Winter Park & surrounding communities
- Building & monument signage available
- Ample parking with cross-easement access - Additional parking can be made available
- Owned by Benderson Development, one of America's largest privately held real estate companies
- Financially strong ownership with a 60 year history as an exceptional Landlord encompassing over 700 properties and 40mm square feet nationwide
- Incentives and Tenant Improvements Available
- **Asking Rate: "Negotiable"**





DEMOGRAPHICS:

DAYTIME BUSINESS POPULATION

1 miles **4,679**
 3 miles **40,728**
 5 miles **165,102**

TRAFFIC COUNTS

On Semoran Blvd:
 +/-**52,000** vehicles/day
 On Lake Howell Rd:
 +/-**10,000** vehicles/day



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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