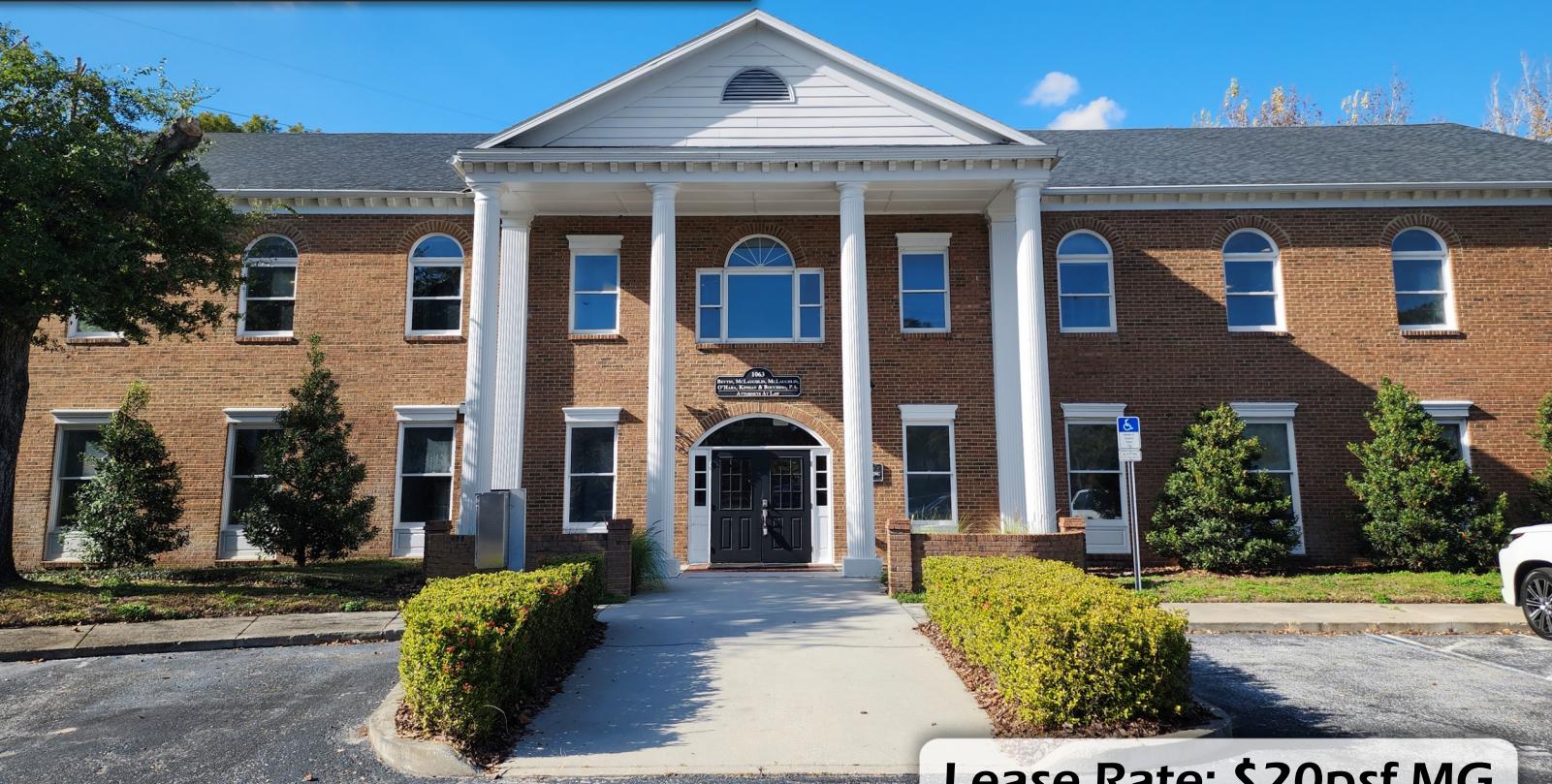


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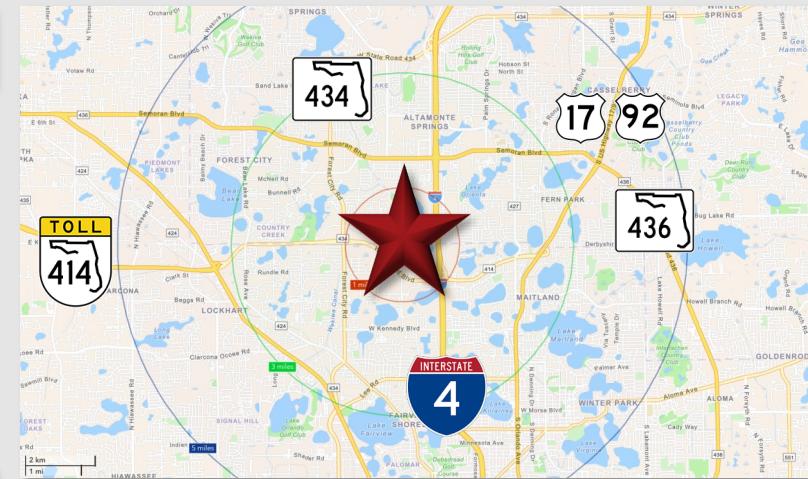
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Lease Rate: \$20psf MG

LOCATION DETAILS

Conveniently located near Gateway Dr. and N Keller Rd., this property offers quick access to I-4 in under five minutes. Major thoroughfares such as SR 436, SR 434, and US 17-92 are nearby, providing excellent regional connectivity. A variety of local and national restaurants, cafés, and quick-service options line 17-92 and SR 434, with additional dining and shopping just minutes away in Uptown Altamonte and Maitland City Center.



LISTING DETAILS

- **±9,464 SF** 2-story office building in **excellent condition**
- Full build-out includes:
 - Lobby with elevator, waiting area, and reception desk
 - Breakroom with kitchen
 - 3 Conference rooms
 - 3 Work rooms / open areas
 - 12 Private offices and 6 open offices
- Ample shared parking

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,169	106,479	252,225
Average HH Income	\$103,469	\$100,545	\$113,202
Median HH Income	\$76,116	\$71,708	\$77,913

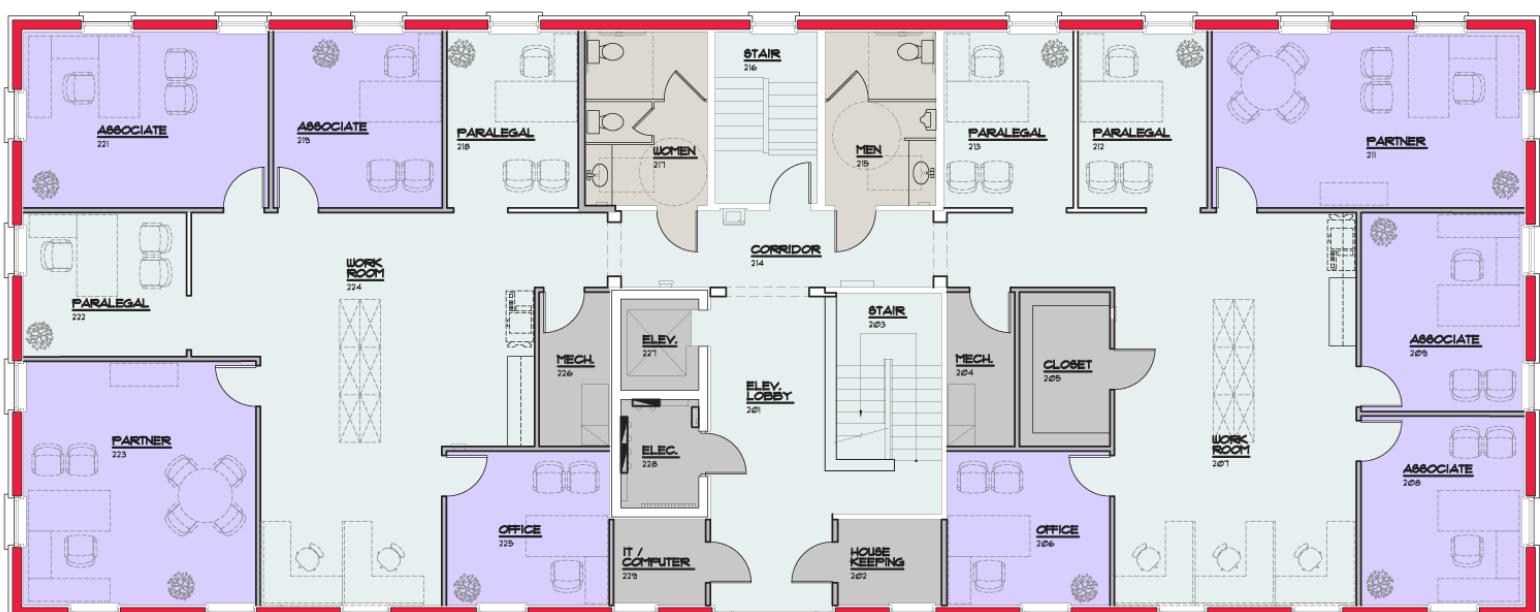
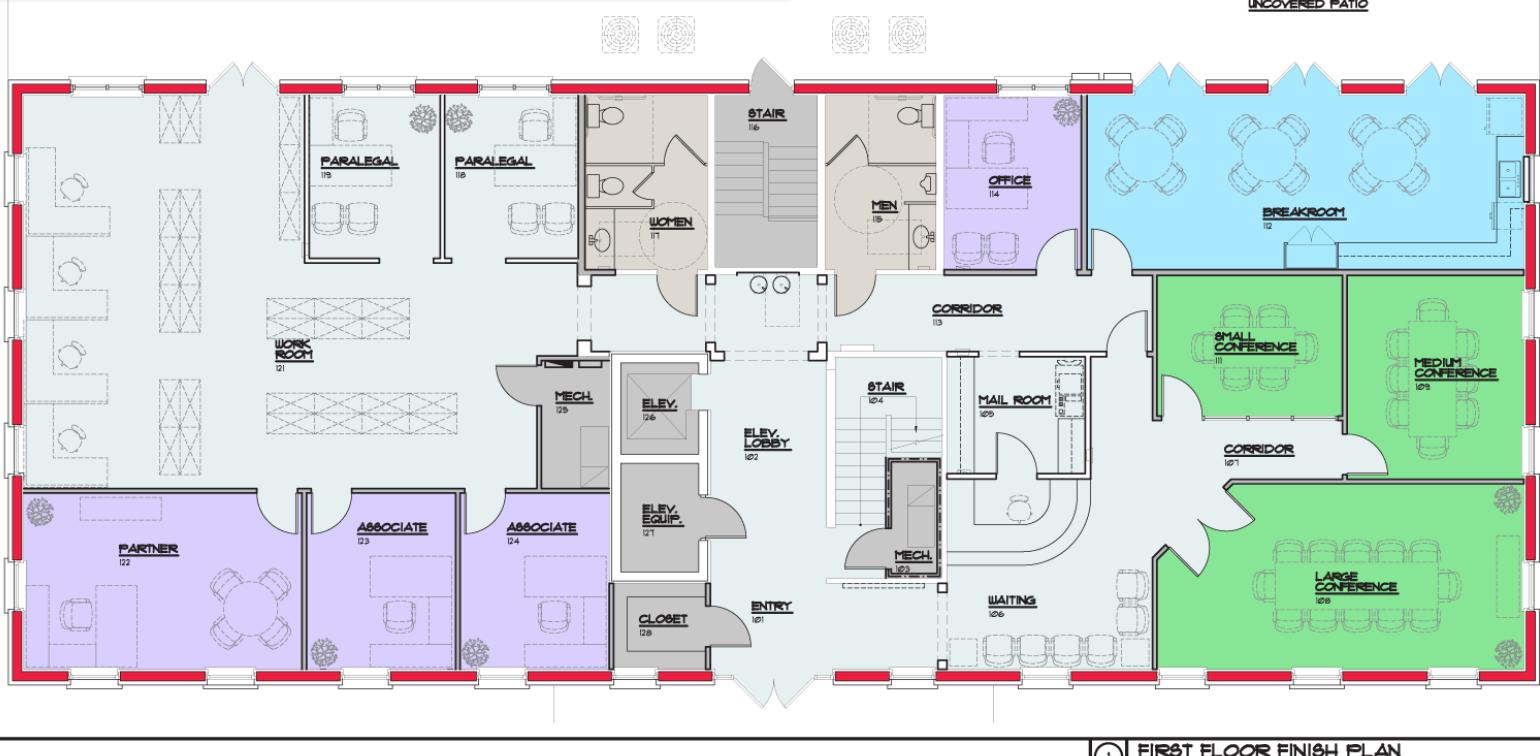
CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com

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The logo for Palkiper Commercial Real Estate Services. It features a stylized red and black 'A' shape icon followed by the word 'Palkiper' in a large, bold, black serif font. Below this, the words 'Commercial Real Estate Services' are written in a smaller, black sans-serif font. At the bottom, the words 'Licensed Real Estate Broker' are written in an italicized, black sans-serif font.



CONTACT FOR MORE INFORMATION

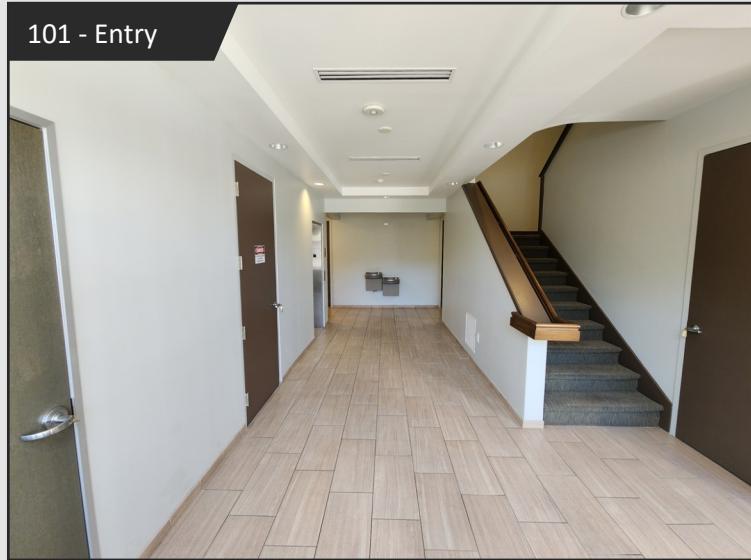
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101 - Entry



105 - Mail Room



106-108 - Conferences



108 - Conference Room



112 - Break Room



115 - Men's Restroom



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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.

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121 - Work Room



201 - Elev. Lobby



121 - Work Room



207 - Work Room



122 - Partner Office



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209 - Associate Office



223 - Partner Office



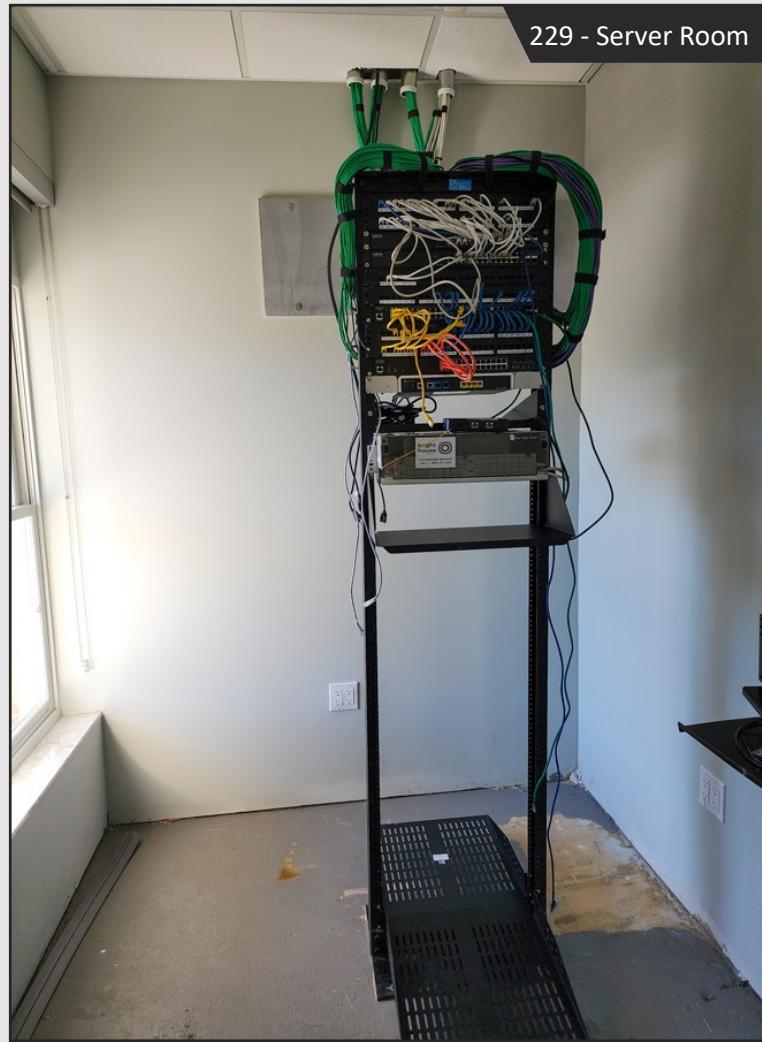
217 - Women's RR



224 - Work Room



229 - Server Room



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