

3009
ALOMA AVE

SUITE
3011
1,707 SF

**PROFESSIONAL OFFICE
SUITE FOR LEASE**



3009 ALOMA AVE WINTER PARK, FL 32792

NEWLY RENOVATED Desirable
Winter Park Professional/Medical Office





PROPERTY INFORMATION

Lease Rate:	Call For Details
Available Space:	±1,704 Sf
Building Size:	±7,553 Sf
Land Area:	±35,903 Sf
Year Built:	1974 Reno 2024
Parking Spaces:	38 (4/1,000)
Traffic Count:	42,685 Aadt
Signage:	Building+ Monument Signage

PROPERTY OVERVIEW

This building recently underwent a complete renovation, and the space includes a new bathroom, HVAC system, and electrical. The remainder of the space has been left open for the tenant to customize their buildout/layout. The building is located on Aloma Avenue, west of Semoran Boulevard/ SR 436, in the prestigious Winter Park submarket, between Full Sail University and Rollins College. Its location is an excellent opportunity for a practice to obtain a Winter Park address. The property is also adjacent to the recently constructed Caliroa Winter Park Luxury 55+apartment complex (178 units), adding to the allure of this location.

PROPERTY DETAILS

- Newly renovated with brand new HVAC, Electrical, and Bathroom in place.
- Tenant Improvement Allowance Available
- Abundant Parking
- Surrounded by Medical/ Professional office users
- Monument signage opportunities on Aloma Ave (43,000 AADT)

OFFERED BY:

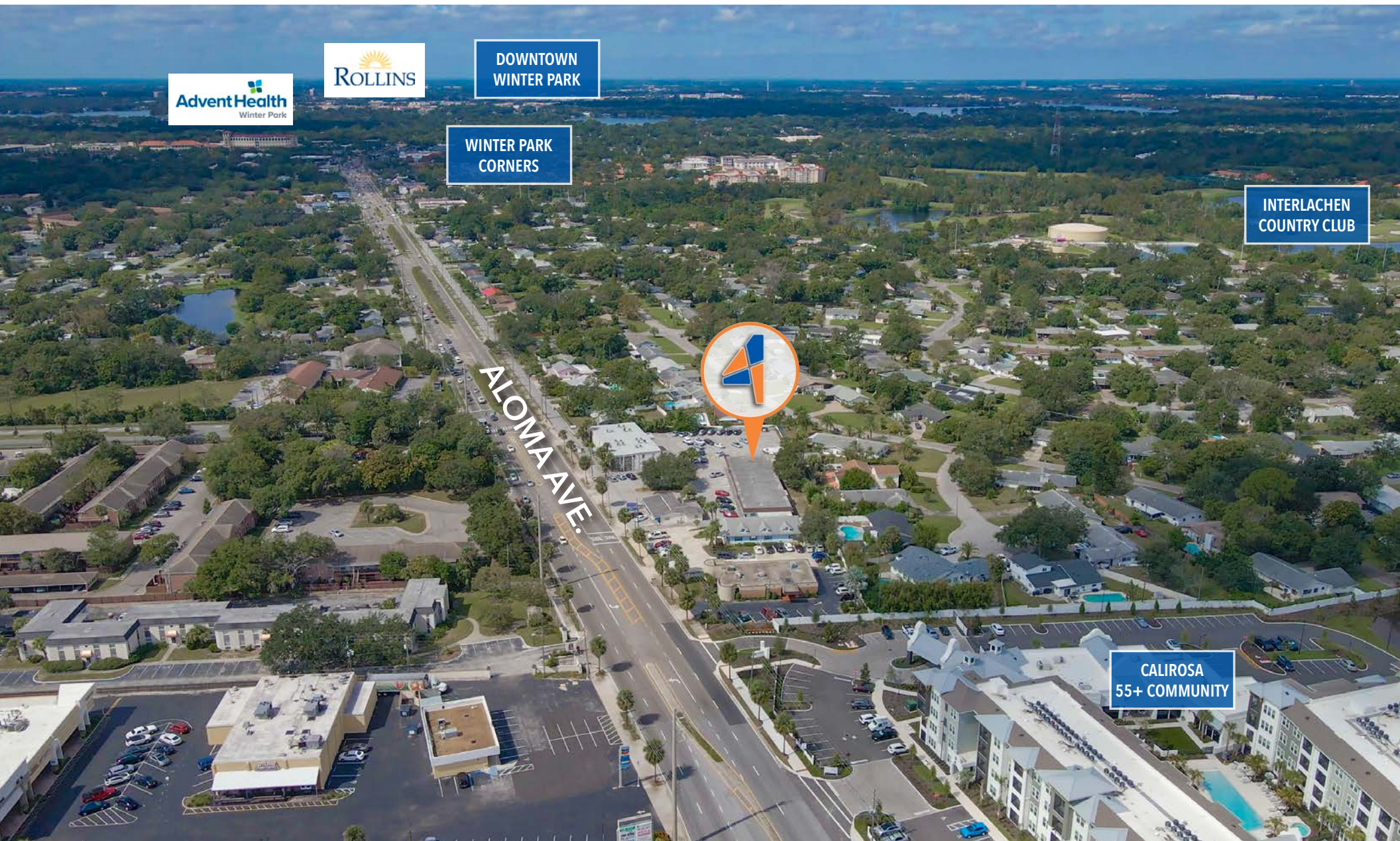


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LOCATION AERIAL



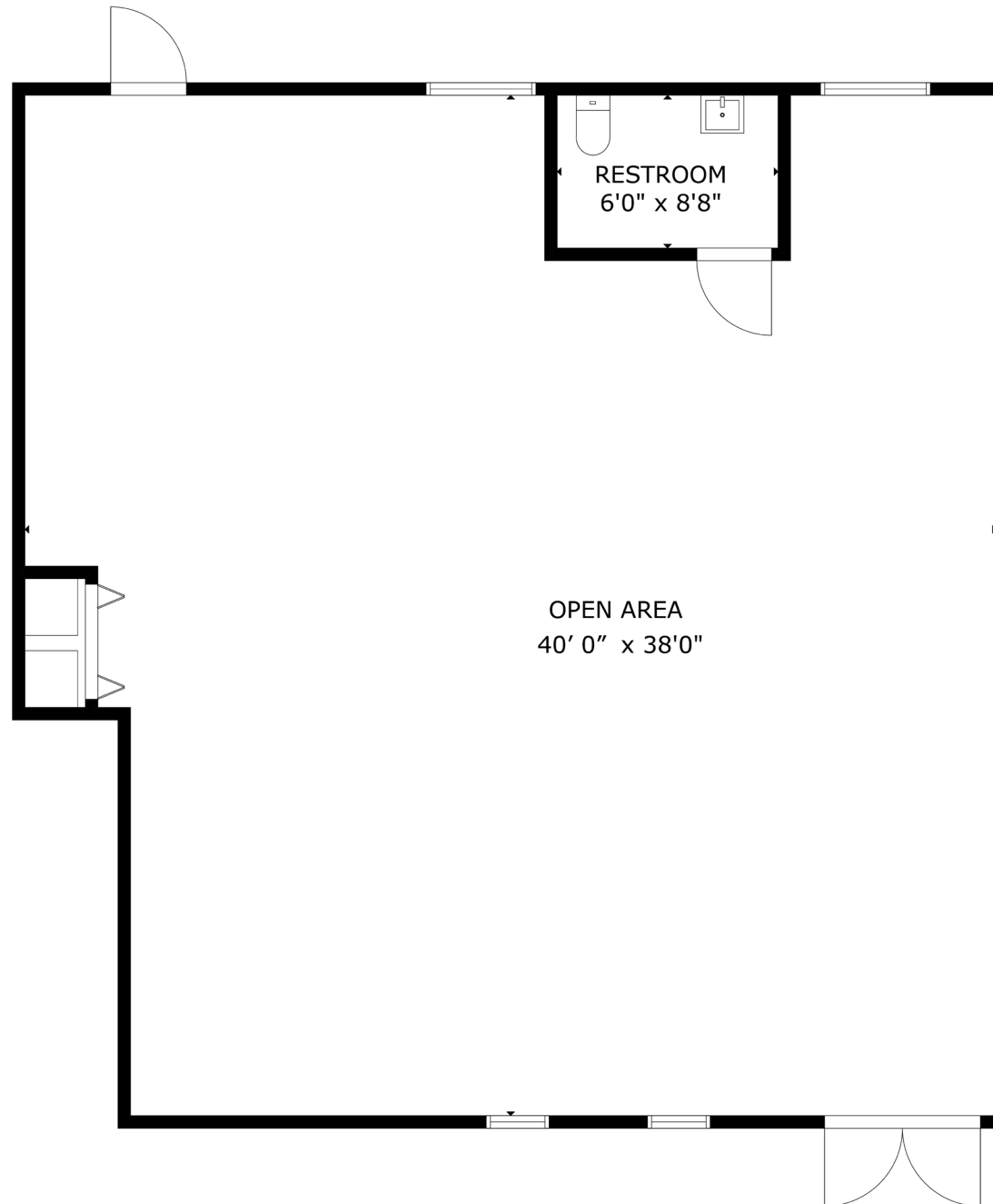
ELEVATION



ELEVATION



FLOOR PLAN



INTERIORS | EXISTING SHELL SPACE



FRONT OF SUITE



BACK OF SUITE



MECHANICAL

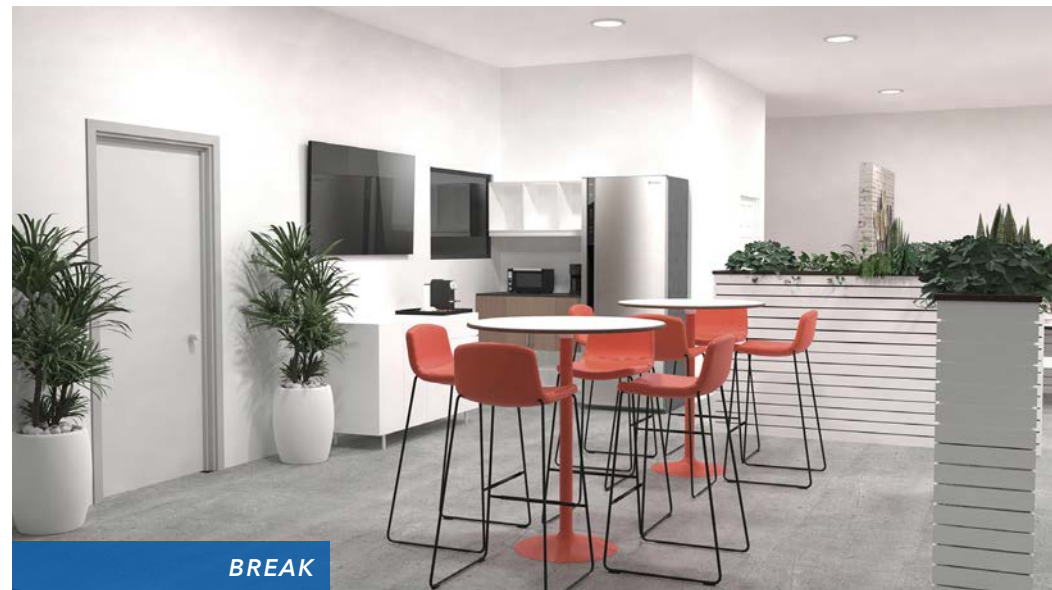


RESTROOM

3D INTERIOR PROFESSIONAL OFFICE CONCEPT

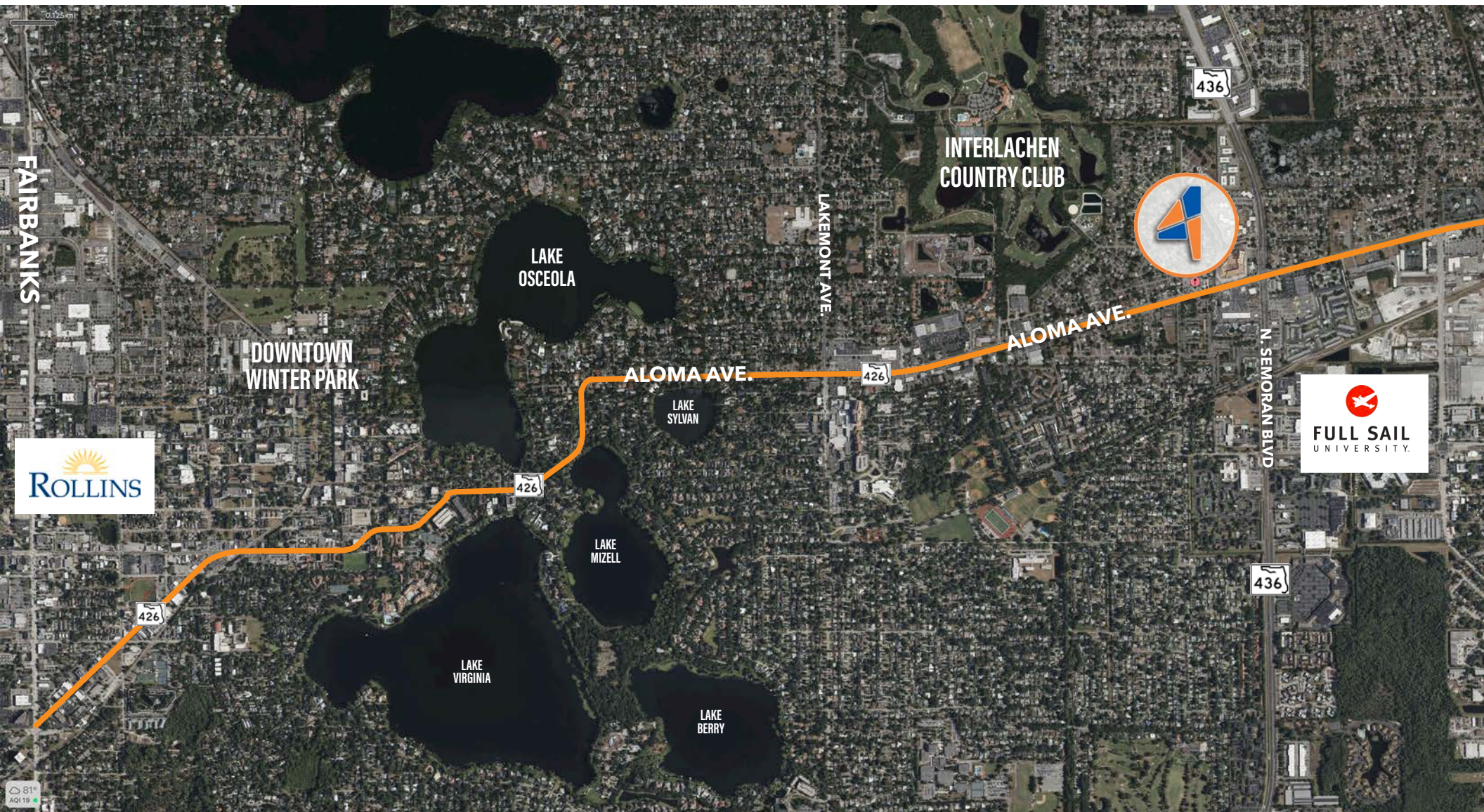


INTERIOR PROFESSIONAL OFFICE CONCEPT RENDERINGS



LOCATION MAP

Conveniently Located Between Rollins College And Full Sail University



POINTS OF INTEREST

High Traffic Area With Access To Numerous Local Amenities





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