

OFFICE SPACE
**FOR SALE
OR LEASE**

Oviedo Class A Office Space

7560 Red Bug Lake Rd. Oviedo, FL



\$175 PSF Sale

\$23 PSF MG Lease

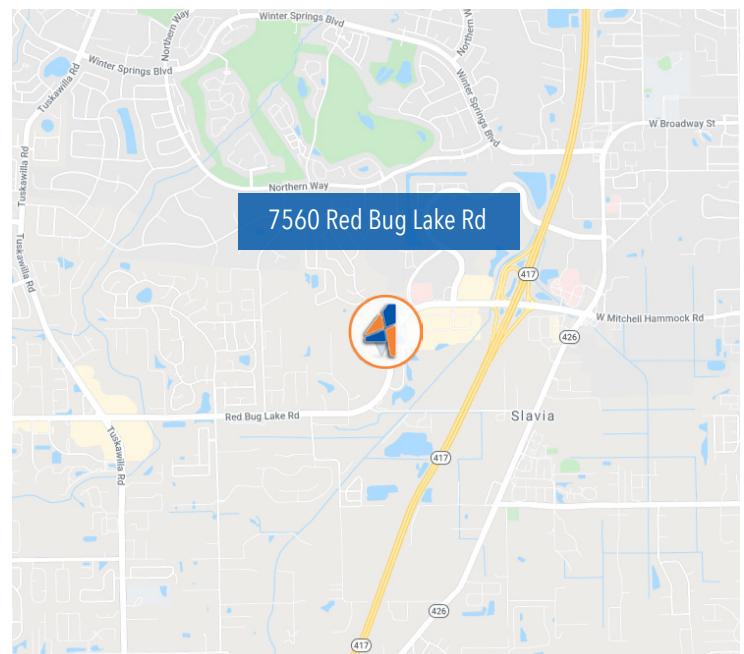
Perfectly Situated to Serve Desirable Winter Springs & Oviedo Markets

This beautiful 50,000 SF Class A office building features a granite lobby and has unique professional appeal. Each floor offers lock and key restrooms and easily accessible suites. Fast access to SR 417, 434, 426 and 436 and within two miles of two new ER facilities.

Property Details

Suite 2030:	±1,148 SF	Price: \$200,900
Suite 2060:	±1,266 SF	Price: \$221,550
Type:	Office	
Building Class:	A	
Stories:	2	
Year Built:	2008	
Parking Spaces:	3.7/1,000	
Signage:	Monument on Red Bug Lake Rd	

Location



Property Highlights

- Extremely easy access to SR-417.
- One of the only existing Class A office buildings in Oviedo.
- New ER facilities are within two miles.
- Two points of ingress/egress on Red Bug Lake Rd.
- High-end, very well maintained common areas.

PRESENTED BY

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**CALL
FOR MORE
INFORMATION**

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PROPERTY
PHOTOS

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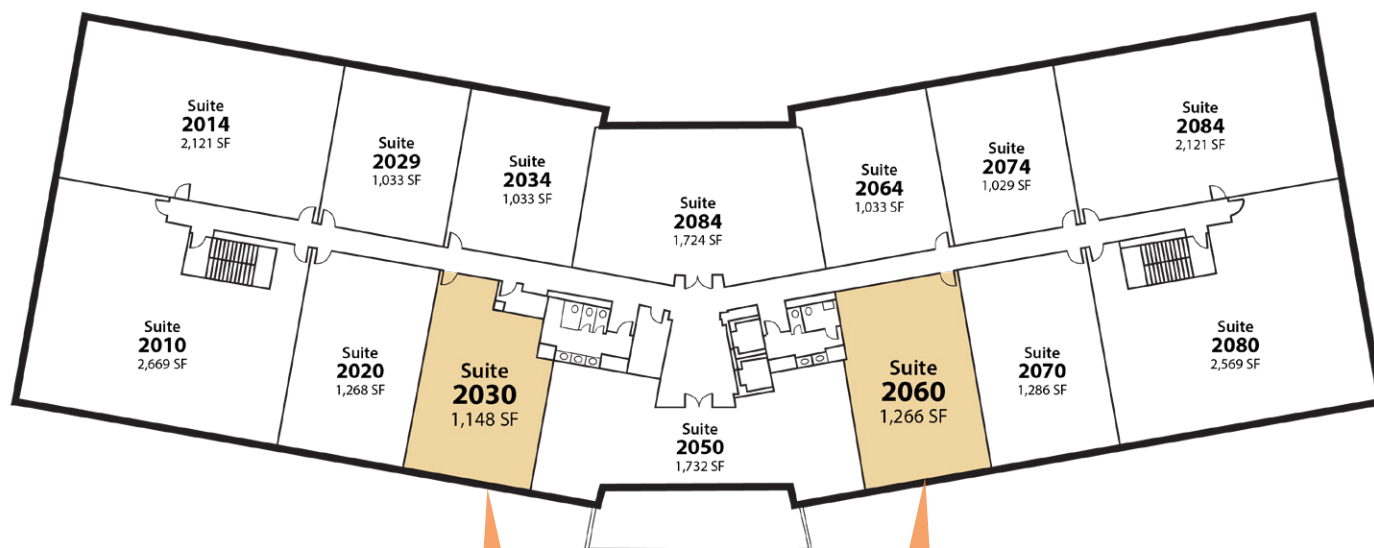
**BUILDING
PLANS**

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Second Floor Suites



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SUITE
LOCATION

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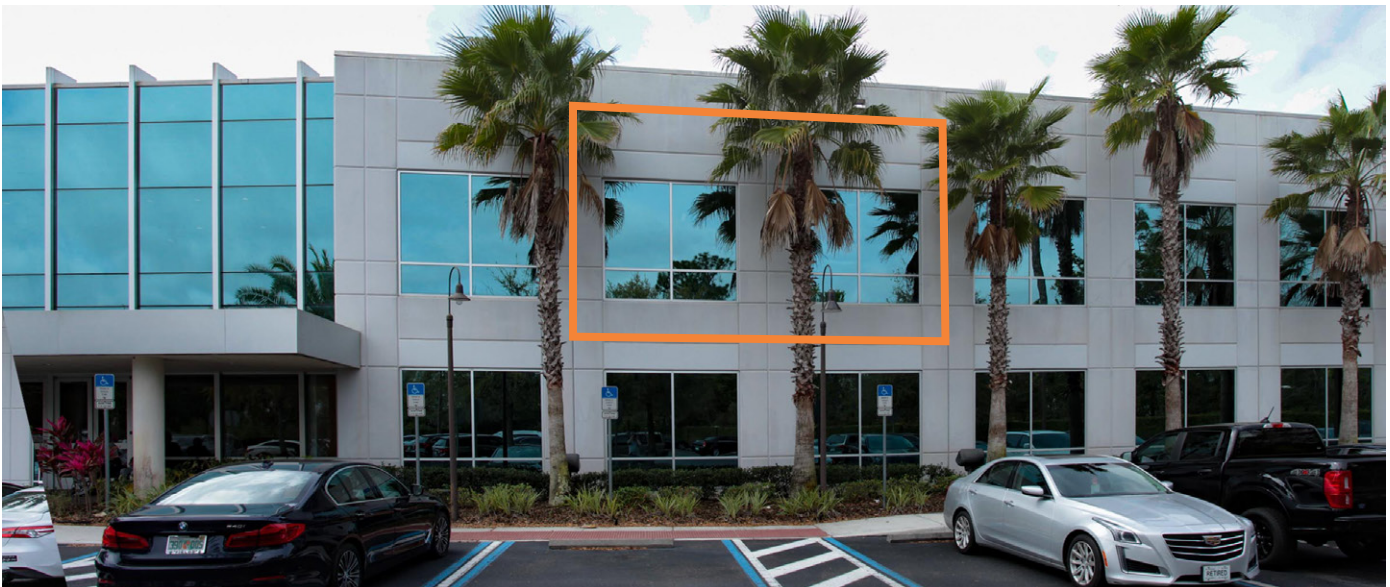


The building is energy efficient with a desirable 14% add-on core factor. The available second floor suites offer a solid wall of windows with trees in every view. These suites are in shell condition, which allows for a complete customization of the space by the new user.

Suite 2030 - ±1,140 SF \$23.00 PSF Lease | \$200,900 Sale



Suite 2060 ±1,266 SF \$23.00 PSF Lease | \$221,550 Sale



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AERIAL
PHOTOS

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Property Aerial



Location Aerial



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POINTS OF
INTEREST

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Proximity
to Medical
Emergency
Facilities

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