



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

SPRINGS PROFESSIONAL CENTER

679-697 Douglas Avenue
Altamonte Springs, Florida 32714

PROFESSIONAL MEDICAL AND OFFICE UNITS



AVAILABLE

- + **Parking:** 5.43 / 1,000
- + **Signage:** Monument
- + **Primary Use:** Medical / Office

Highlights

- Medical/Professional Community with 10 Freestanding Buildings
- Recently Renovated, Offering a Great Mix of Professional, Office and Medical Tenants
- Immediate Access to Interstate 4 and State Road 436
- Within 2 Miles of Several Shopping Centers, Restaurants and the Altamonte SunRail Station



AVAILABILITY	SF RANGE	PRICE RANGE
FOR SALE	1,635 SF - 3,281 SF	\$317,500 - \$673,000
FOR LEASE	1,148 SF - 2,600 SF	\$14.00 - \$16.00 SF NNN

JONATHAN CLAYTON

Director
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



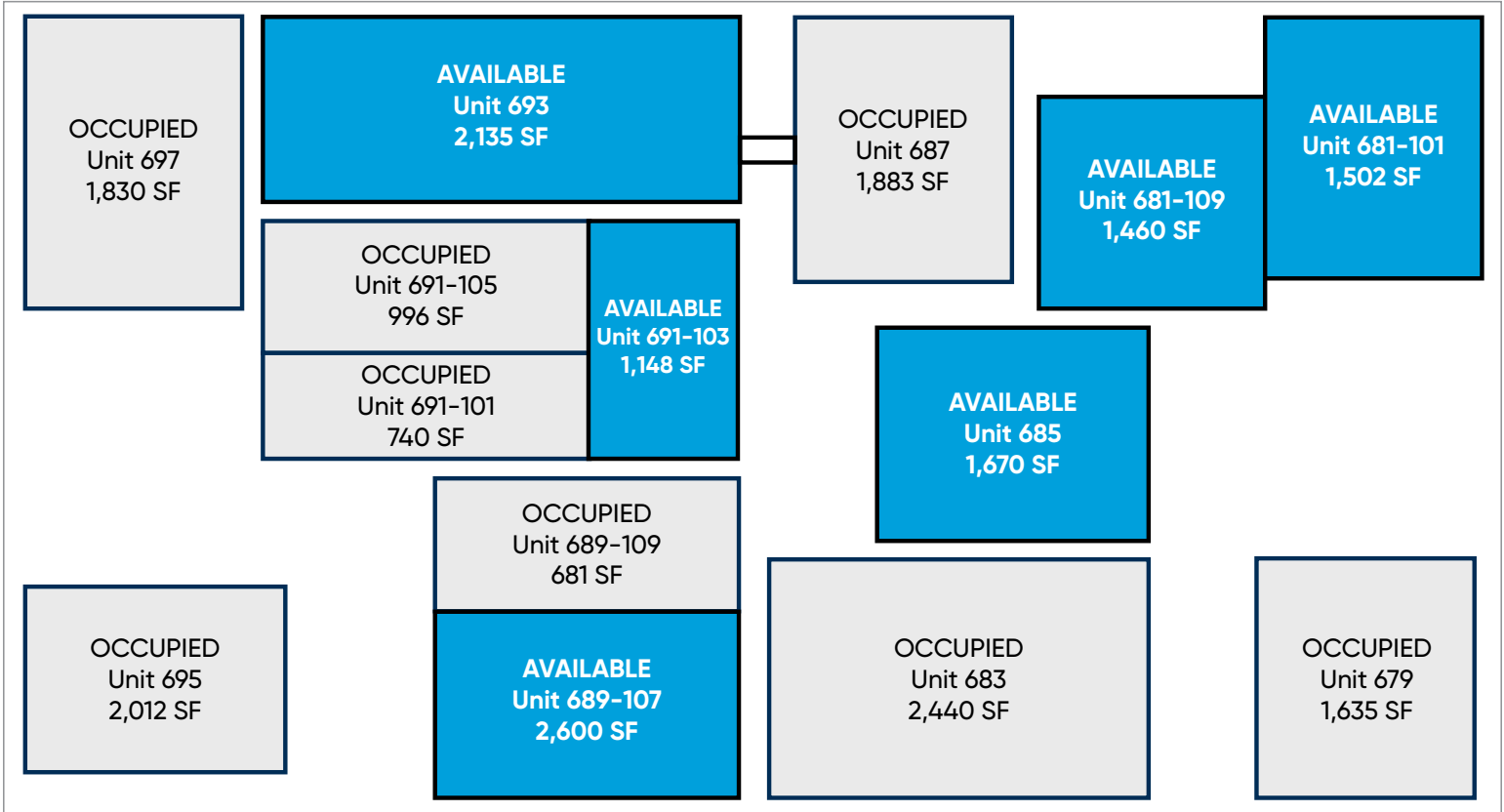
BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

www.BBDRE.com

Sale Stacking Plan

FOR SALE



Unit	Unit SF	Price/SF	Price	Available SF
679	1,635 SF	\$215/SF	\$351,500	N/A
681	2,962 SF	\$190/SF	\$562,800	1,460 SF - 2,962 SF
683	2,440 SF	\$205/SF	\$500,000	N/A
685	1,670 SF	\$190/SF	\$317,500	1,670 SF
687	1,833 SF	\$225/SF	\$412,500	N/A
689	3,281 SF	\$205/SF	\$673,000	2,600 SF
691	2,884 SF	\$215/SF	\$620,000	1,148 SF
693	2,135 SF	\$190/SF	\$405,500	2,135 SF
695	2,012 SF	\$215/SF	\$231,500	N/A
697	1,830 SF	\$215/SF	\$393,500	N/A

Owner Financing Information on Next Page





AMERIS BANK



WE MEAN BUSINESS

We're serious about growing your business with rates as low as 3.95% fixed for up to 15 years on owner-occupied commercial real estate loans. Whether you're leasing your space, or already own and want to refinance to a lower rate, our expert lenders can provide access to the capital you need at a rate you want when you move your checking account to Ameris Bank.

Program Highlights:

- Fixed for up to 15 years
- No minimum or maximum amount
- Multiple terms and amortizations available
- No seasoning requirements
- Cash-outs
- Flexible payment options

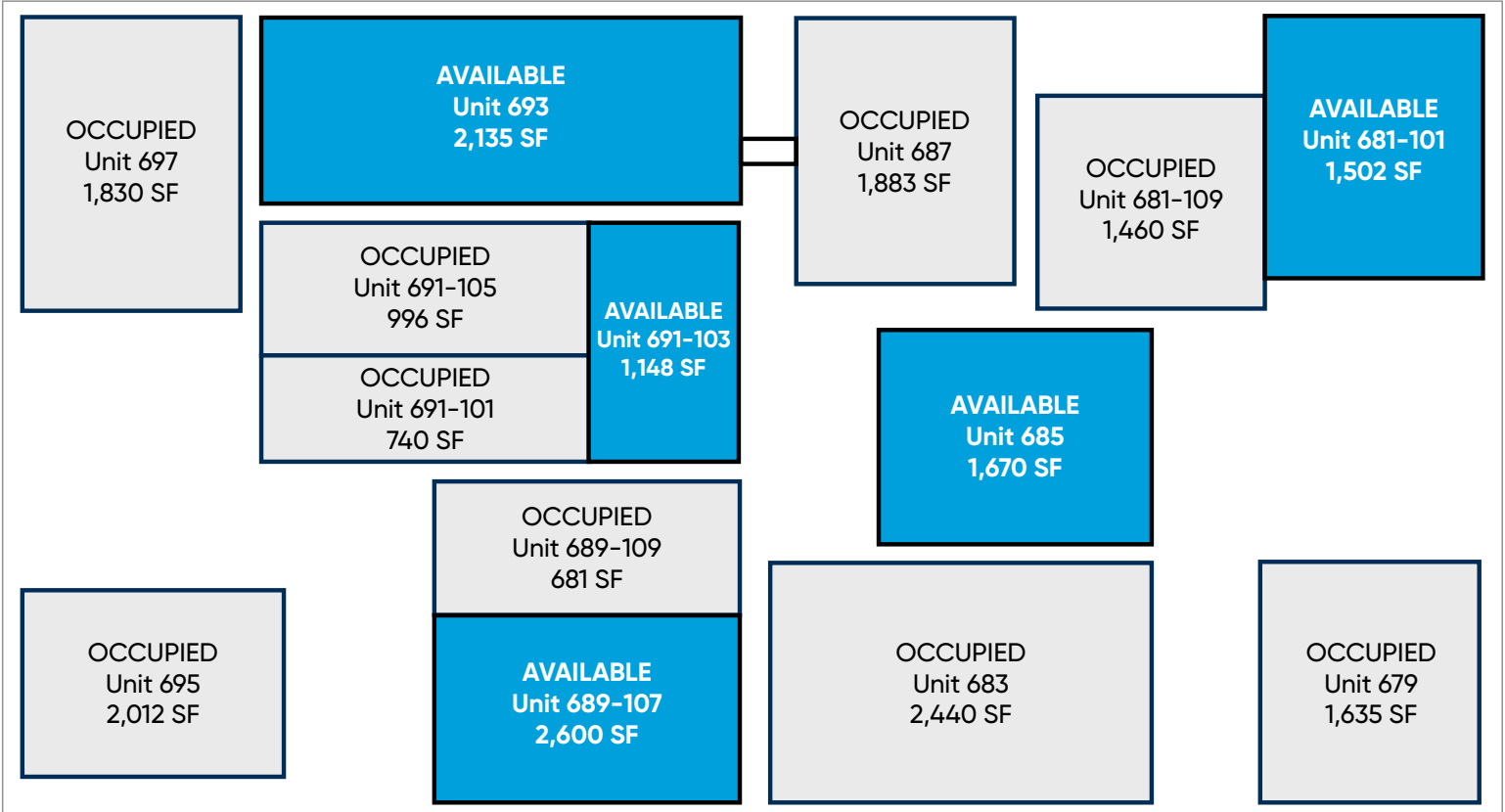
Rebecca York
VP, Commercial Lending
D: 407.404.0245
Rebecca.York@amerisbank.com

All loans are subject to credit approval. The opening of an Ameris Bank business deposit account, to be used as the primary operating account, is required for this offer. The deposit account balance shall be reflective of the annual average balances reasonably expected for the business. This balance will be identified prior to loan closure and shared with the borrower. If deposit balances are not maintained, a fee of 0.25% of the outstanding loan balance will be assessed. The new loan payment will be automatically drafted from this account, or an Ameris Bank deposit account. Prepayment penalties are subject to refinances only and will not be assessed on the sale of the property to an unrelated third party.



Lease Stacking Plan

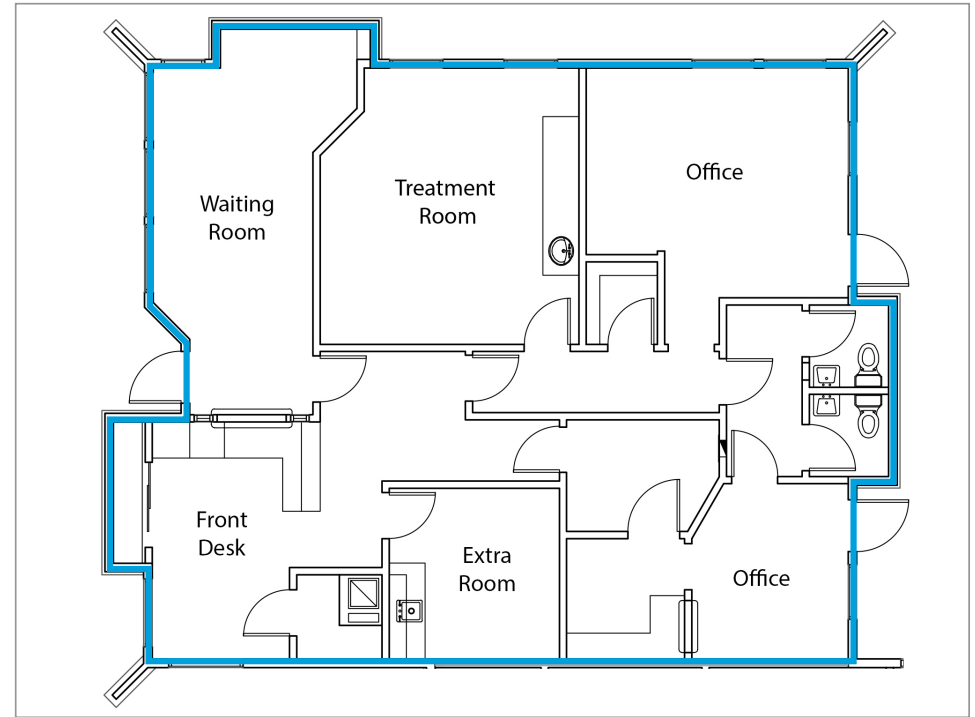
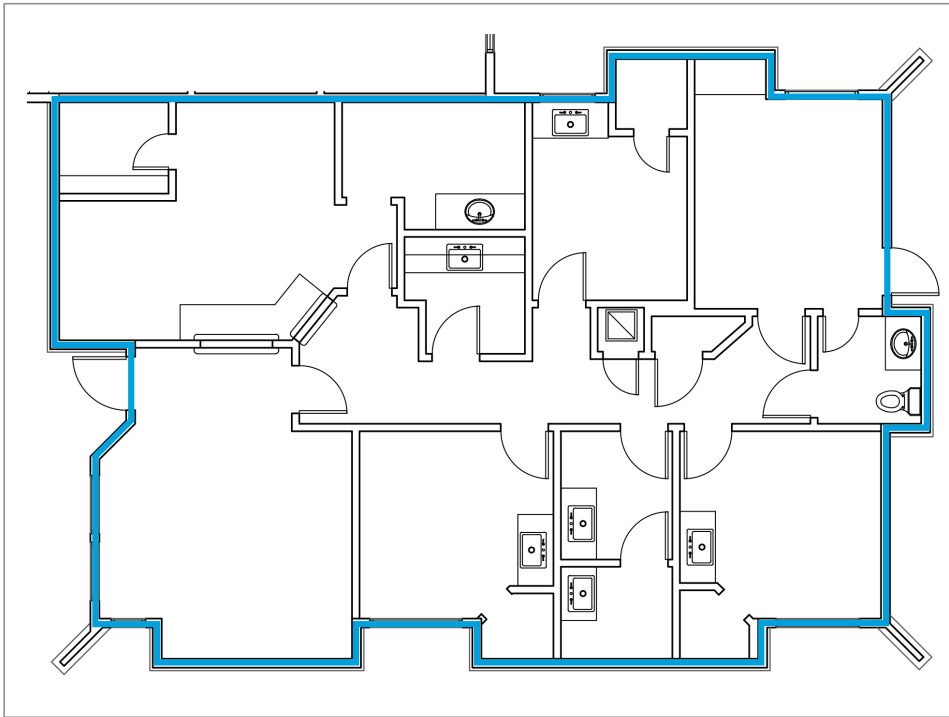
FOR LEASE



Building-Suite	Status	Rate	Available SF
679	OCCUPIED		1,635 SF
681-101	AVAILABLE	\$14.50/SF NNN	1,502 SF
681-109	OCCUPIED		1,460 SF
683	OCCUPIED		2,440 SF
685	AVAILABLE	\$14.50/SF NNN	1,670 SF
687	OCCUPIED		1,833 SF
689-107	AVAILABLE	\$14.00/SF NNN	2,600 SF
689-109	OCCUPIED		681 SF
691-101	OCCUPIED		740 SF
691-103	AVAILABLE	\$16.00/SF NNN	1,148 SF
691-105	OCCUPIED		996 SF
693	AVAILABLE	\$14.50/SF NNN	2,135 SF
695	OCCUPIED		2,012 SF
697	OCCUPIED		1,830 SF



Building 681 Floor Plans



UNIT 109

- 1,460 SF
- Built-out

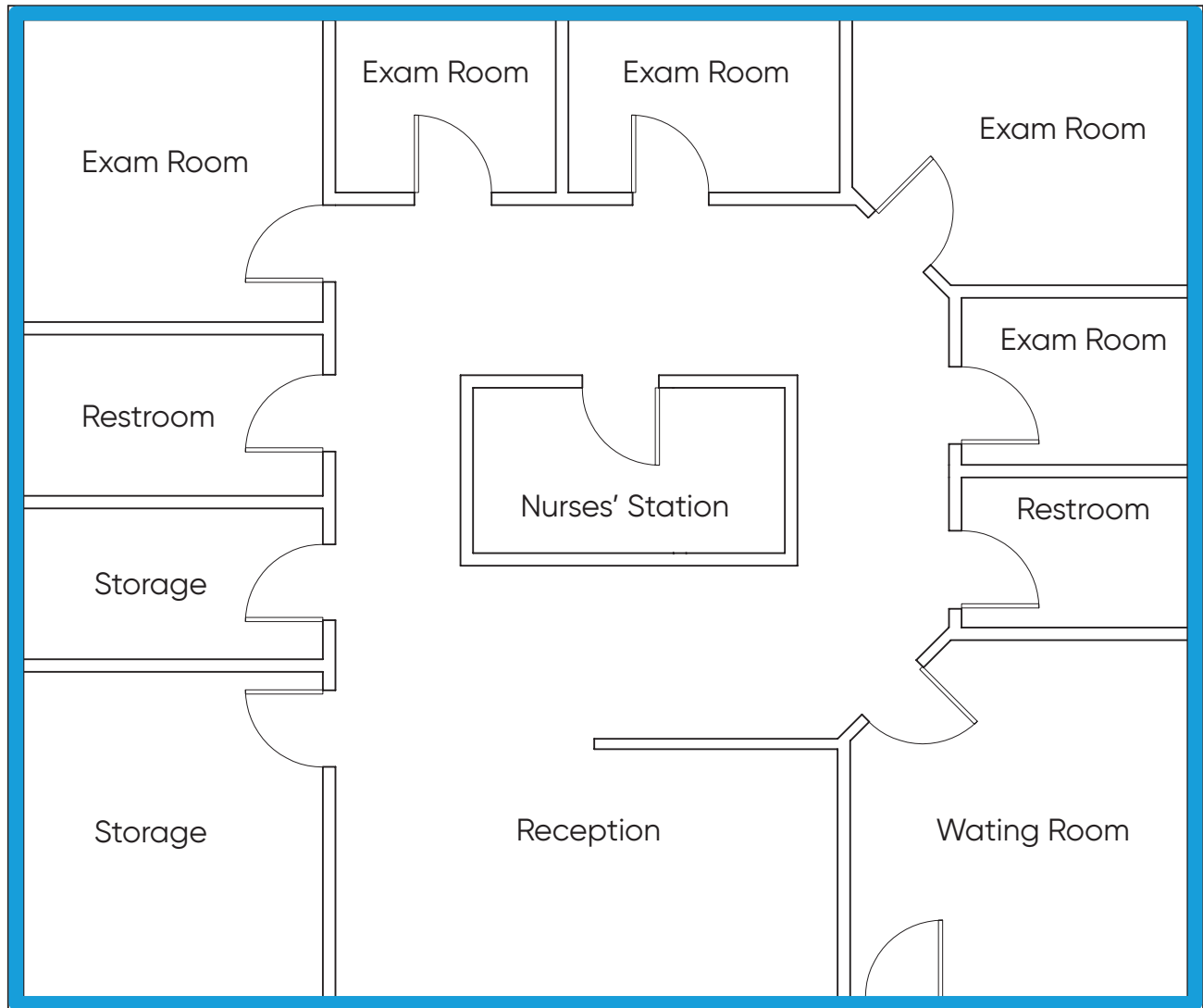


UNIT 101 & 107

- 1,502 SF
- Built-out



Building 685 Floor Plan

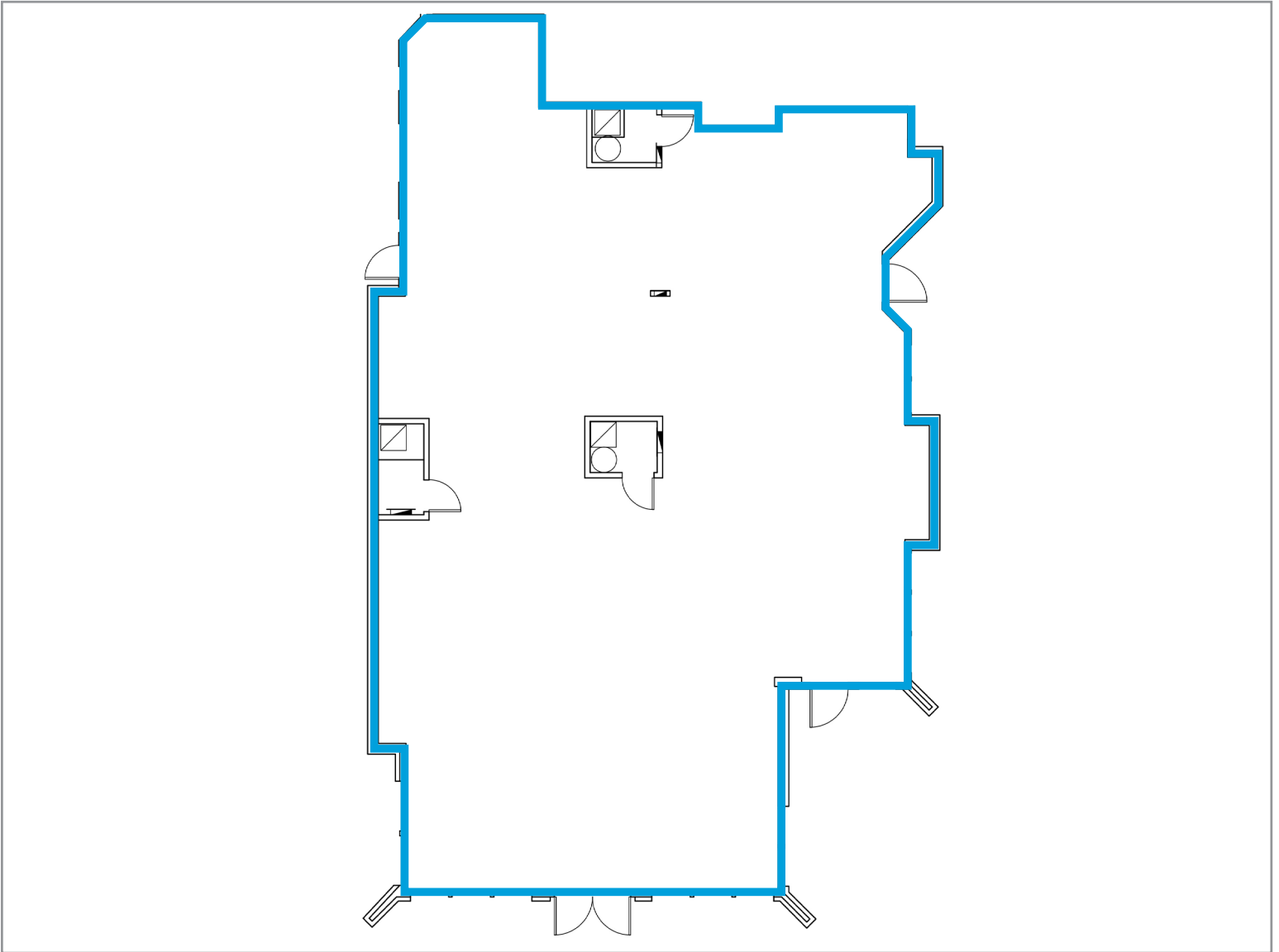


UNIT 109

- 1,670 SF



Building 689 Floor Plan

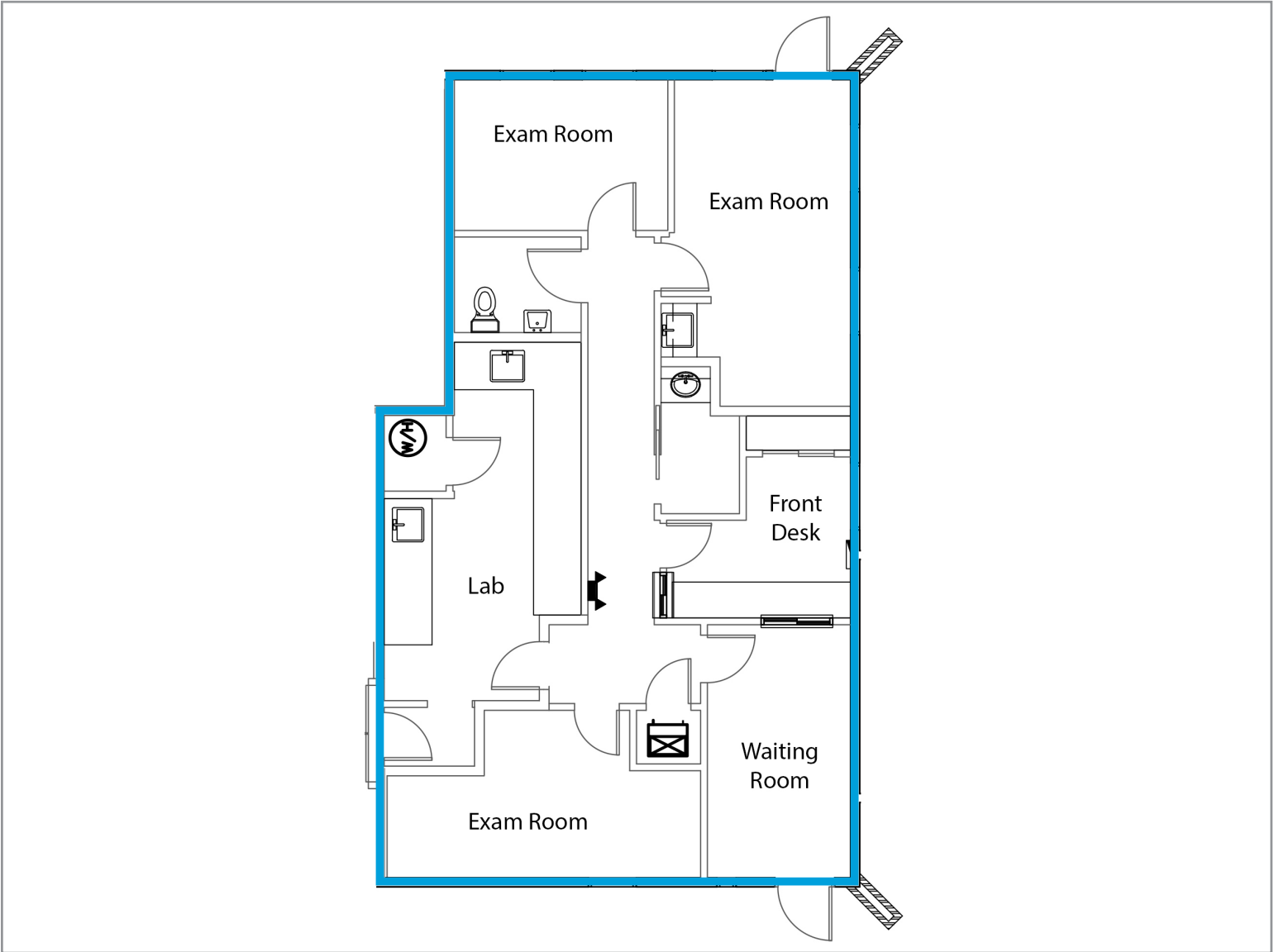


UNIT 101

- 3,281 SF
- Shell Space



Building 691 Floor Plan

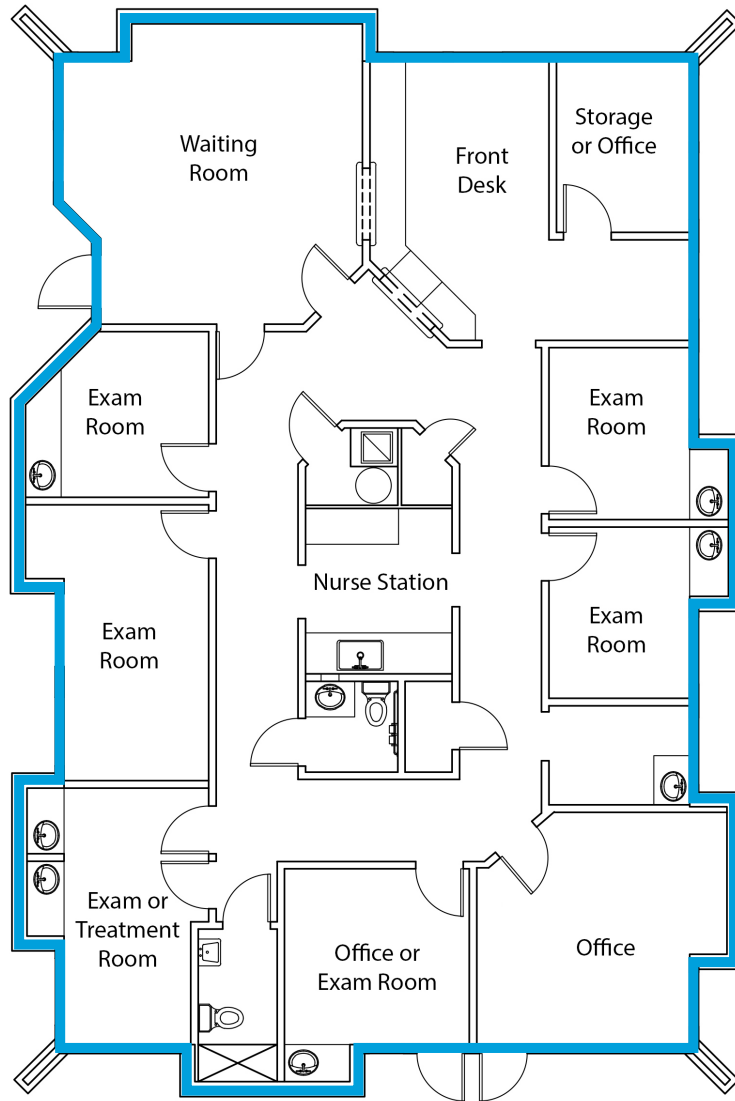


UNIT 103

- 1,148 SF



Building 693 Floor Plan



UNIT 101

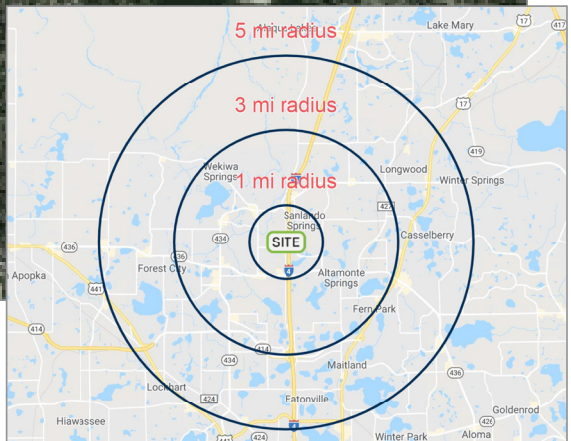
- 2,135 SF



Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	12,722	\$71,343	1,601	13,070
3-Mile	88,789	\$75,690	7,088	62,152
5-Mile	218,242	\$79,584	14,366	124,420



Property Images

