



MEDICAL/OFFICE SPACE FOR LEASE

1135 E State Road 434, Winter Springs, FL 32708

AVAILABLE January 1st, 2026

2nd Generation Professional Office Space

PROPERTY HIGHLIGHTS

- Three-story office/medical building.
- Tenant improvement package available.
- Located directly across from City Hall and the Winter Springs Town Center with an abundance of restaurants, retail and banking.
- High visibility frontage on SR 434 with easy access to SR 417.
- Co-tenants are Physician Associates, Ability Rehab, and Allen Dyer.



ASKING RATE:

\$25.00/SF NNN



AVAILABLE SUITES:

Suite 3001 - 3,958± SF

- 2nd generation professional
- Cubicles in place
- Available 1/1/2026



ZONING:

Town Center; PD



PARKING:

4/1,000 SF



YEAR BUILT:

2008



JOSH SMITH

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For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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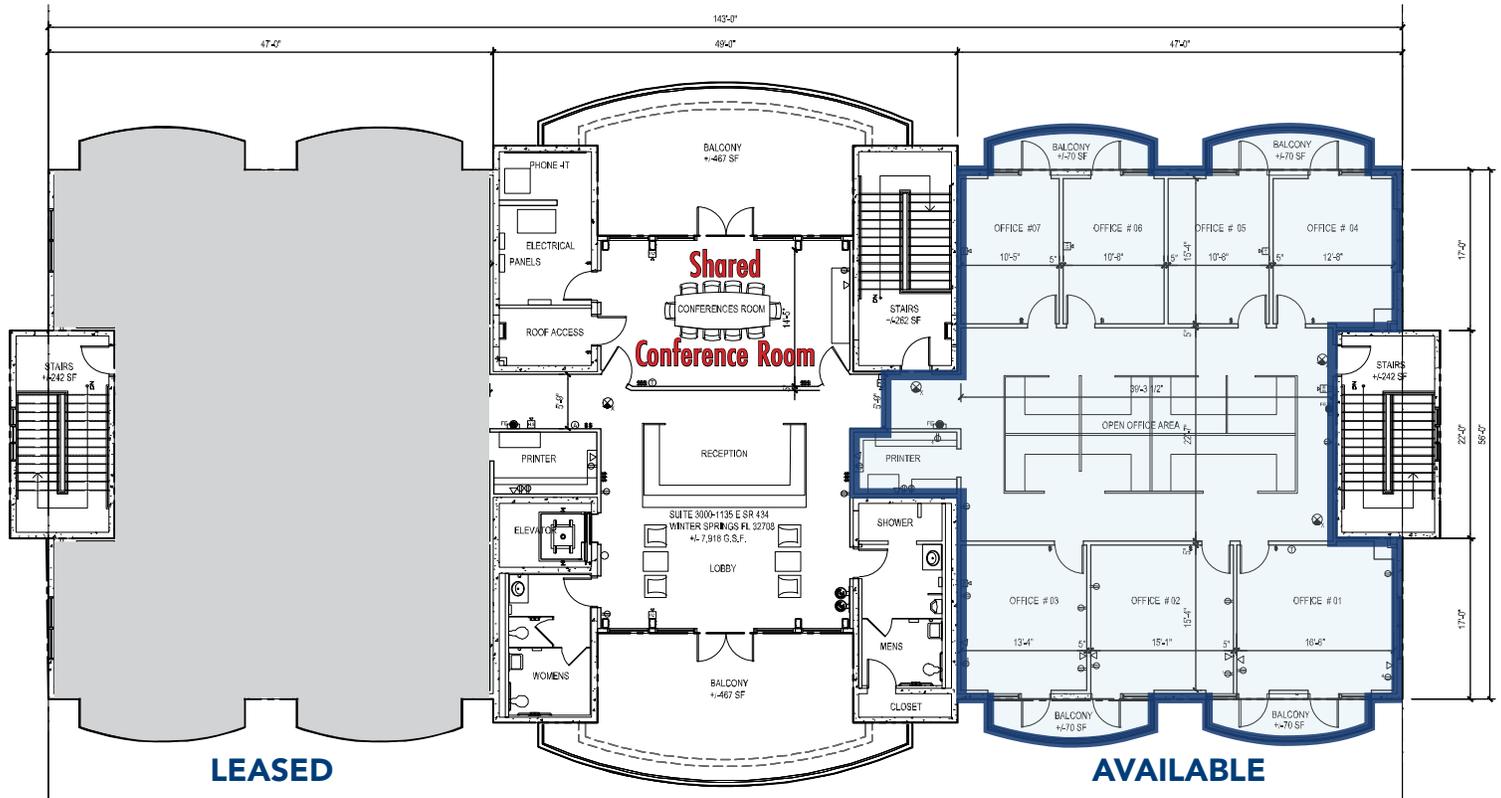
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THIRD FLOOR

Second generation office space
Shared conference room serving third floor
Cubicles in place
Available 1/1/2026

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