



# MEDICAL/OFFICE SPACE FOR LEASE

1135 E State Road 434, Winter Springs, FL 32708

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



**ZONING:**  
Town Center; PD



**PARKING:**  
4/1,000 SF



**YEAR BUILT:**  
2008



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**For More Information: HarbertRealty.com**  
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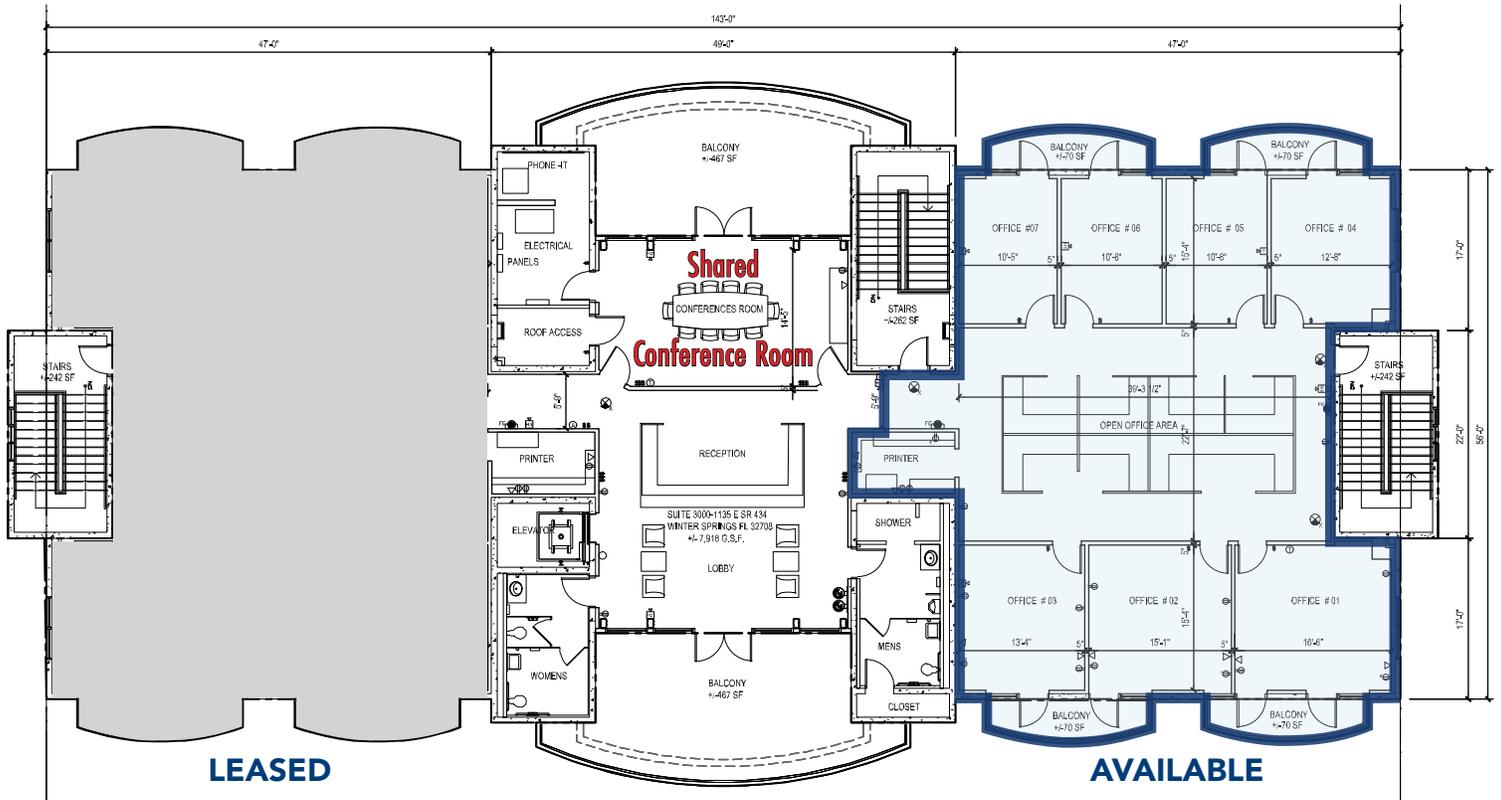
# MEDICAL/OFFICE SPACE FOR LEASE

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THIRD FLOOR

Second generation office space  
Shared conference room serving third floor  
Cubicles in place

**SUITE 3001 - 3,958± SF**  
**\$25.00/SF NNN**



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