



HARBERT
REALTY SERVICES

OFFERING MEMORANDUM

ALTAMONTE OAKS

Multi-Tenant Office Property For Sale

📍 460 E. Altamonte Dr, Altamonte Springs, FL 32701

INVESTMENT OR REDEVELOPMENT OPPORTUNITY

460 E. Altamonte Dr, Altamonte Springs, FL 32701

Altamonte Oaks is a premier 31,635 SF Class A medical/retail building offering significant upside for investors or owner-users. Located on SR 436, the property benefits from massive traffic counts and proximity to major demand drivers like AdventHealth. Anchored by an investment-grade Bank of America branch, the building features modern 2022 renovations, an attractive atrium lobby, and high-density medical build-outs on the upper floors. With a generous parking ratio and easy SunRail access, this property is perfectly positioned for long-term tenant retention.

Address	460 E Altamonte Drive
City	Altamonte Springs, FL 32701
Parcel ID	12-21-29-5BE-0000-5640
Building Size	±31,635 SF
Acres	±2.96 AC
Zoning	C-G (General Commercial)
Year Built/Renovated	1989/2022 - parking lot / landscaping / hardscape renovations
Future Land Use	Regional Business Center

*Want to view the
full Offering
Memorandum?*

To view sensitive financial information,
click the below link to sign the
Confidentiality Agreement.



**SIGN THE
CONFIDENTIALITY
AGREEMENT**

DAMIEN MADSEN

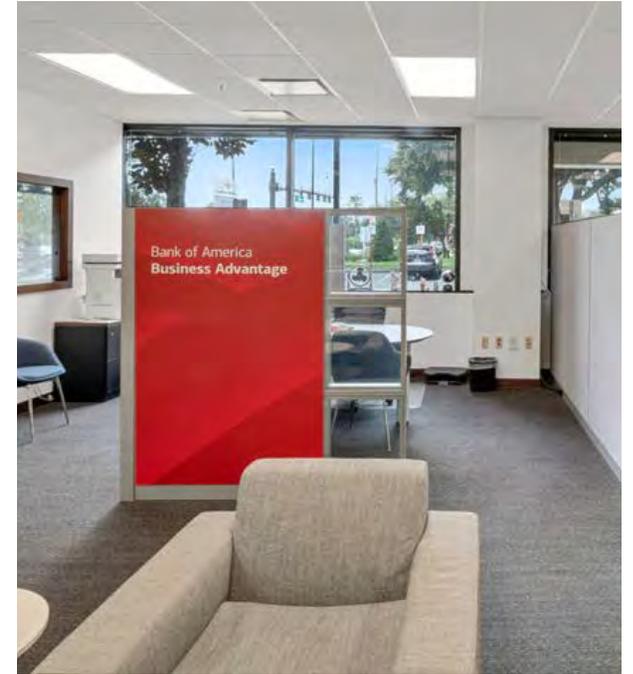
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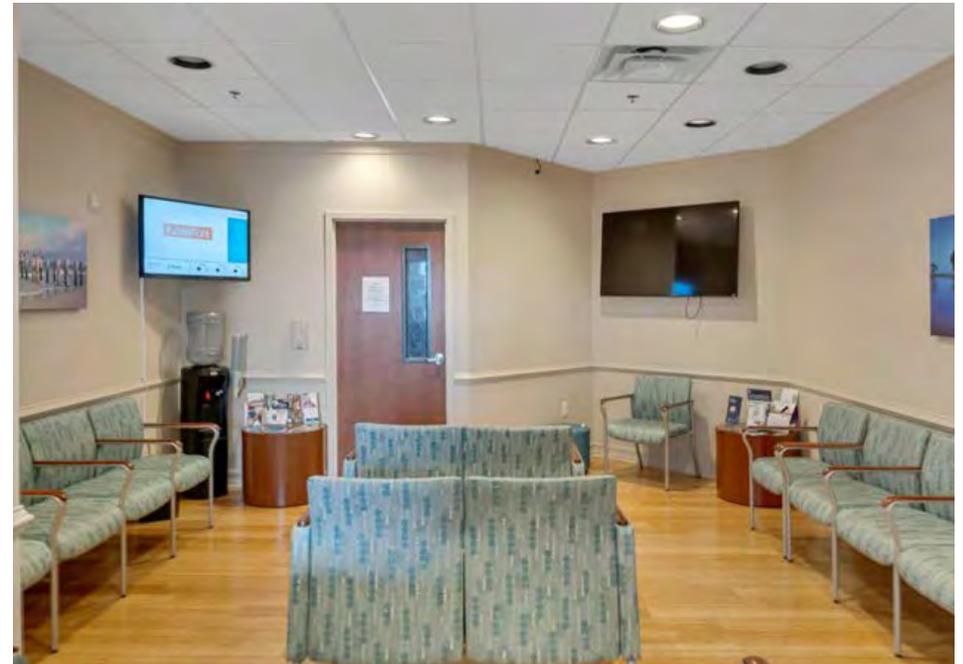
Vice President
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EXTERIOR AND FIRST FLOOR PHOTOS



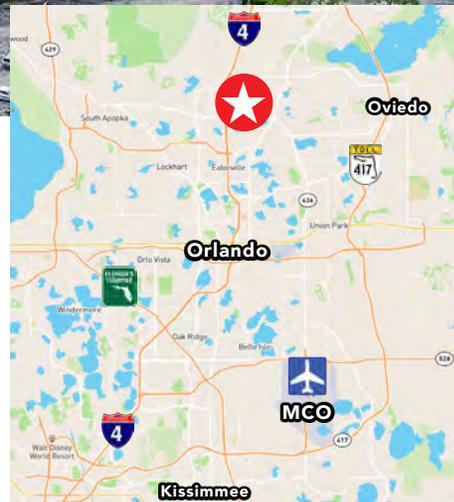
SECOND FLOOR PHOTOS





Altamonte Oaks is a premier, three-story Class A office building at 460 East Altamonte Drive

Situated in the heart of Altamonte Springs, the property offers high visibility from I-4 (179,000 AADT) and immediate access to AdventHealth, Altamonte Mall, and Cranes Roost Park. It is the ideal location for professionals seeking a vibrant “live-work-play” environment.



Significant Distances

Interstate 4	0.7 mi
SR 408	8.7 mi
Orlando International Airport (MCO)	8.4 mi
Orlando/Sanford Airport (SFB)	11.2 mi
Downtown Orlando	8.7 mi
Downtown Tampa	82.9 mi



AdventHealth Altamonte Springs Campus

The AdventHealth Altamonte Springs campus serves as the primary healthcare anchor for Seminole County, centered around a 398-bed acute care hospital that treats over 200,000 patients annually. As a leading medical destination, the campus features a comprehensive range of high-acuity services, including a Level II NICU (the only one in the county), the nationally recognized Heart, Lung and Vascular Institute, and a state-of-the-art Cancer Center. The campus is a major employment hub, bolstered by the presence of AdventHealth's corporate headquarters and its 200,000-square-foot Solution Center, which houses the system's IT and business operations. This high-density medical and corporate environment generates a robust daytime population and a consistent referral pipeline, making the surrounding submarket a premier destination for medical office, retail, and professional services.

BANK OF AMERICA 

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