



[VIEW THE DRONE VIDEO](#)



OFFICE SPACE FOR LEASE

465 W Warren Avenue, Longwood, FL 32750

PROPERTY HIGHLIGHTS

- **First time on the market!**
- Well maintained, single-user building.
- Dedicated monument signage available.
- Efficient layout with exceptional interior/exterior finishes.
- **Vacant land directly adjacent to building potentially for on-site storage, vehicular parking and overflow parking.**
- Proximity to Longwood's downtown corridor including City Hall, Farmer's Market, Reiter Park, and SunRail Station.
- **Walking distance of Orlando Health's re-imagined, new state-of-the-art Healthcare Hub (pictured below) and planned site redevelopment.**
- Minutes from W SR-434, Interstate 4, & Ronald Reagan Blvd.

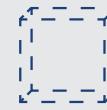


Two-Story Office Building and
Adjacent Vacant Land Located in
the Heart of Longwood



RENTAL RATE:

Call for Details



SQUARE FOOTAGE:

Building: $7,822 \pm$ USF

Lot Size: $2.93 \pm$ AC



ZONING:

Neighborhood Commercial



PARKING:

31 surface spaces available



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

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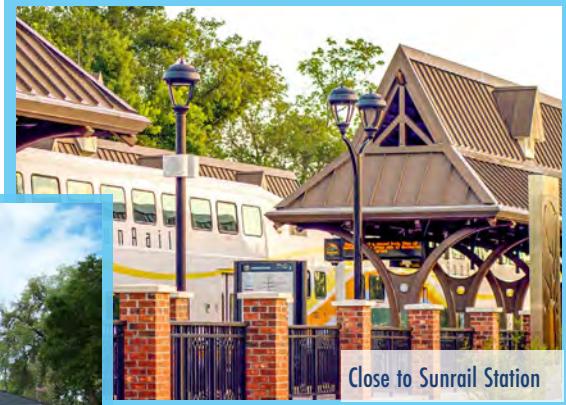
AERIAL



Steps from New Orlando Health Campus



Located Near Downtown Longwood



Close to Sunrail Station



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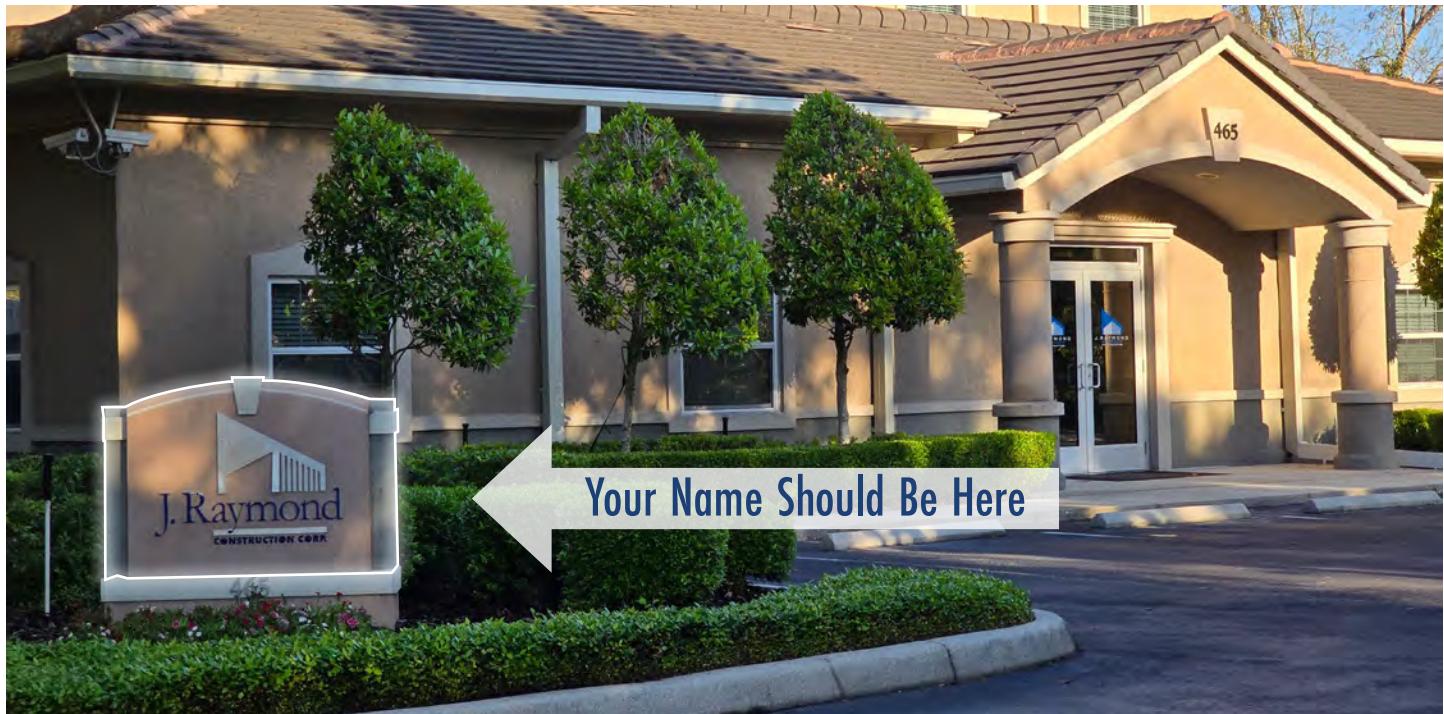
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AERIAL



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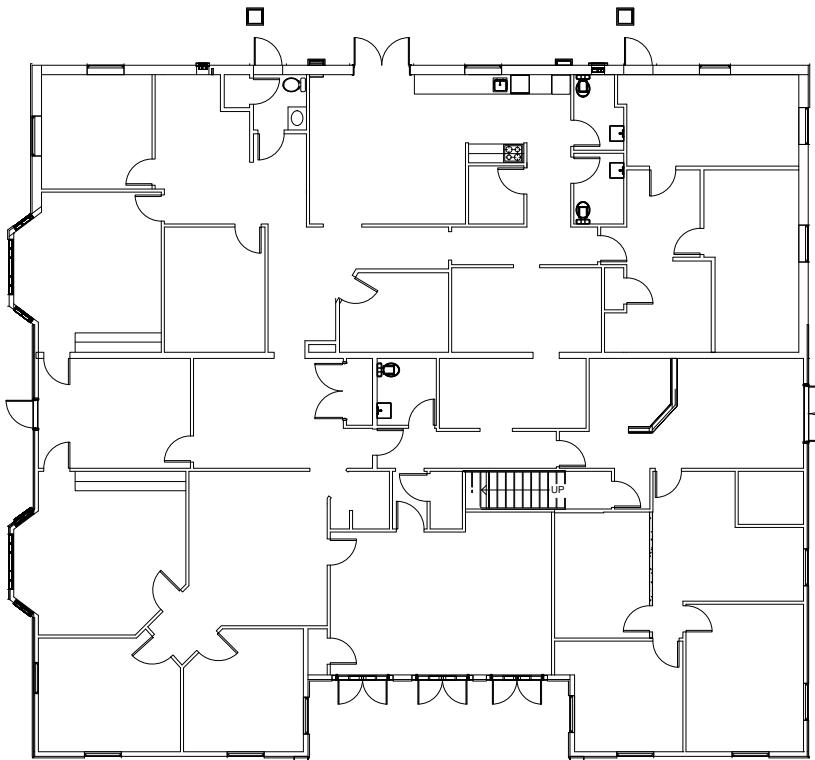
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FLOOR PLAN/PICTURES

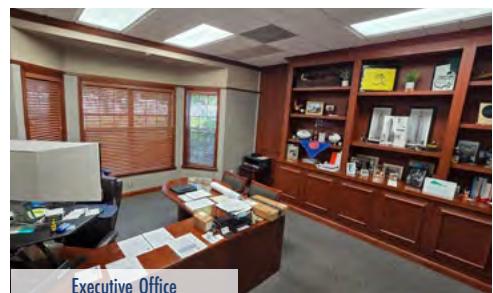
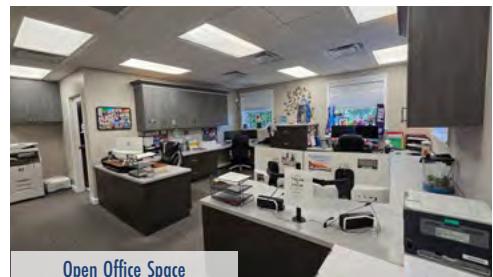
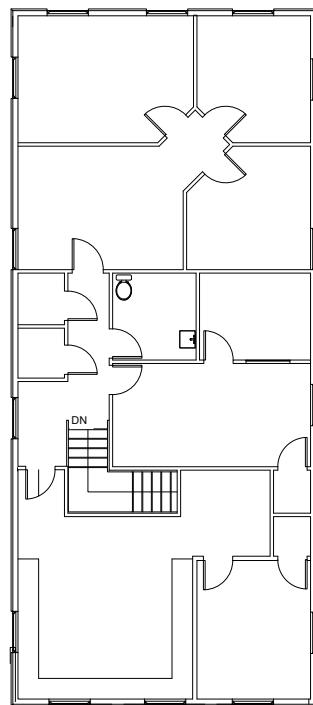
FIRST FLOOR

*Approximately 5,921 USF



SECOND FLOOR

*Approximately 1,901 USF



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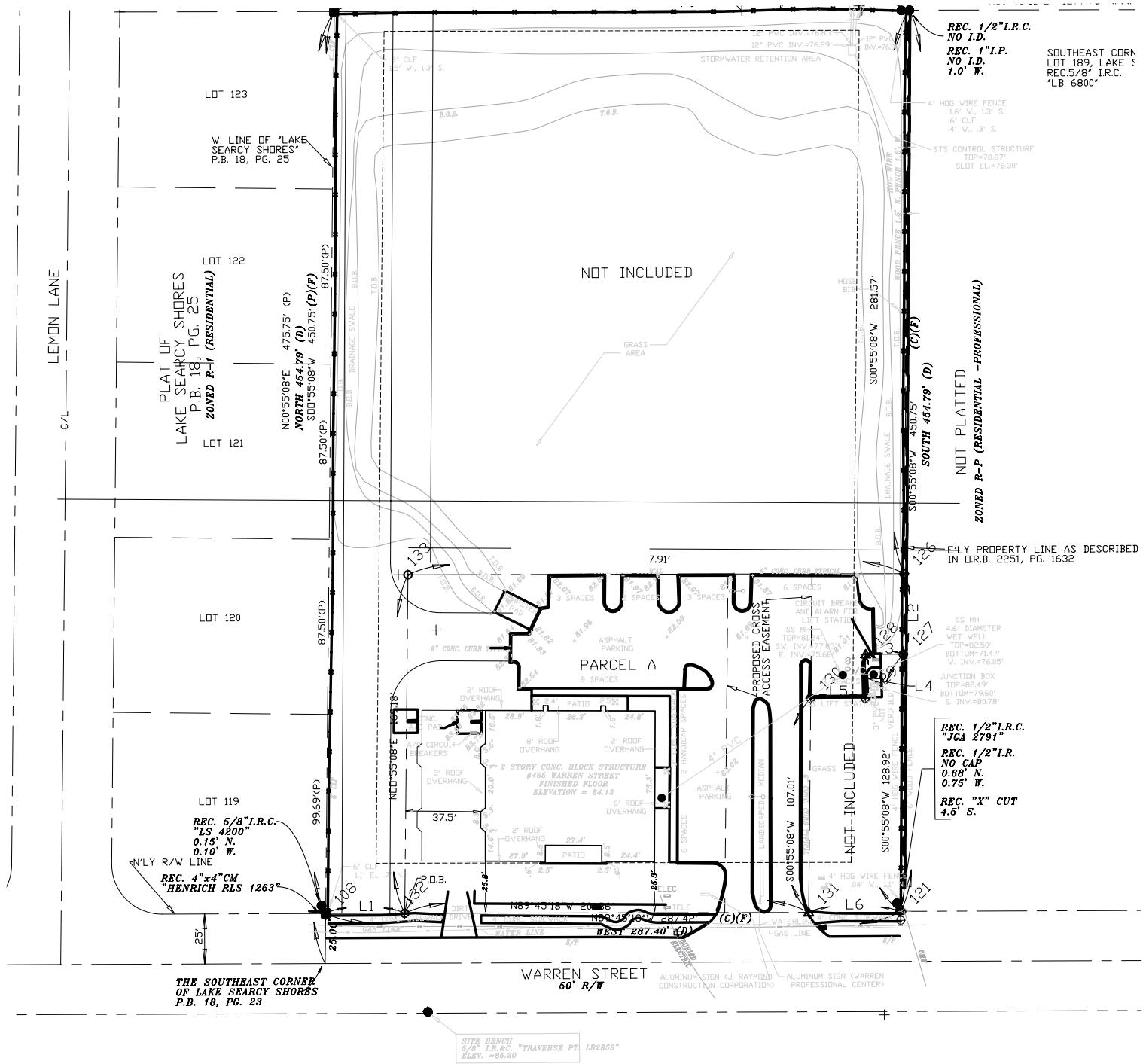
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SITE PLAN



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PROPERTY PHOTOS



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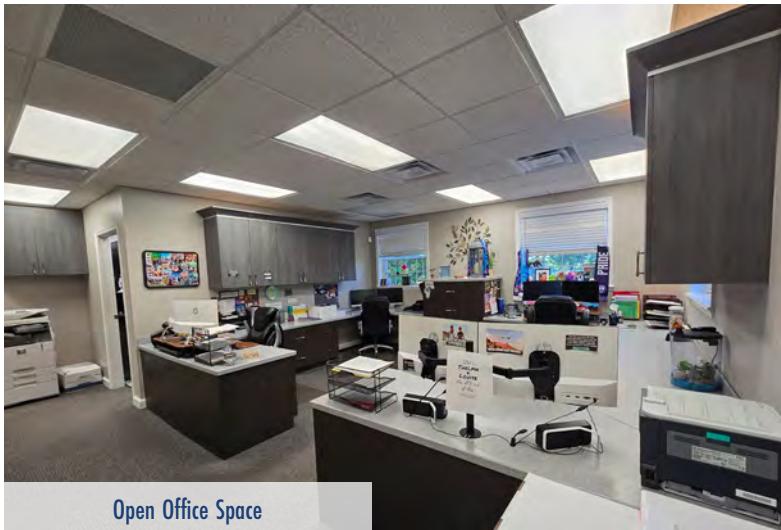
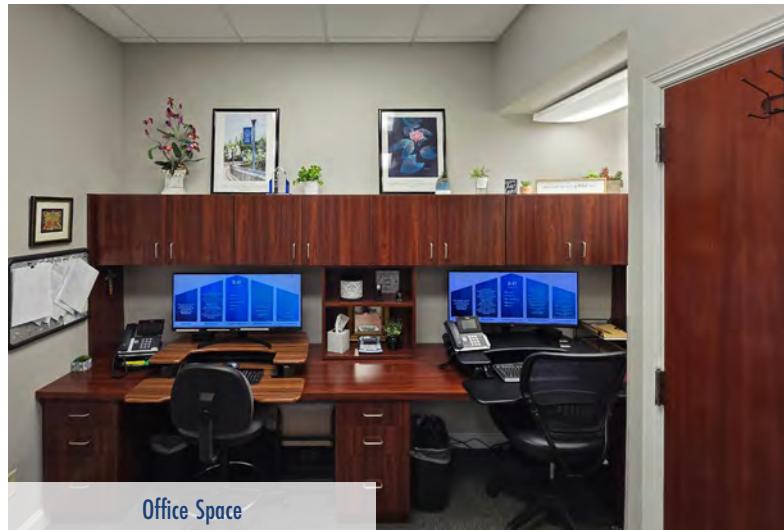
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INTERIOR PHOTOS



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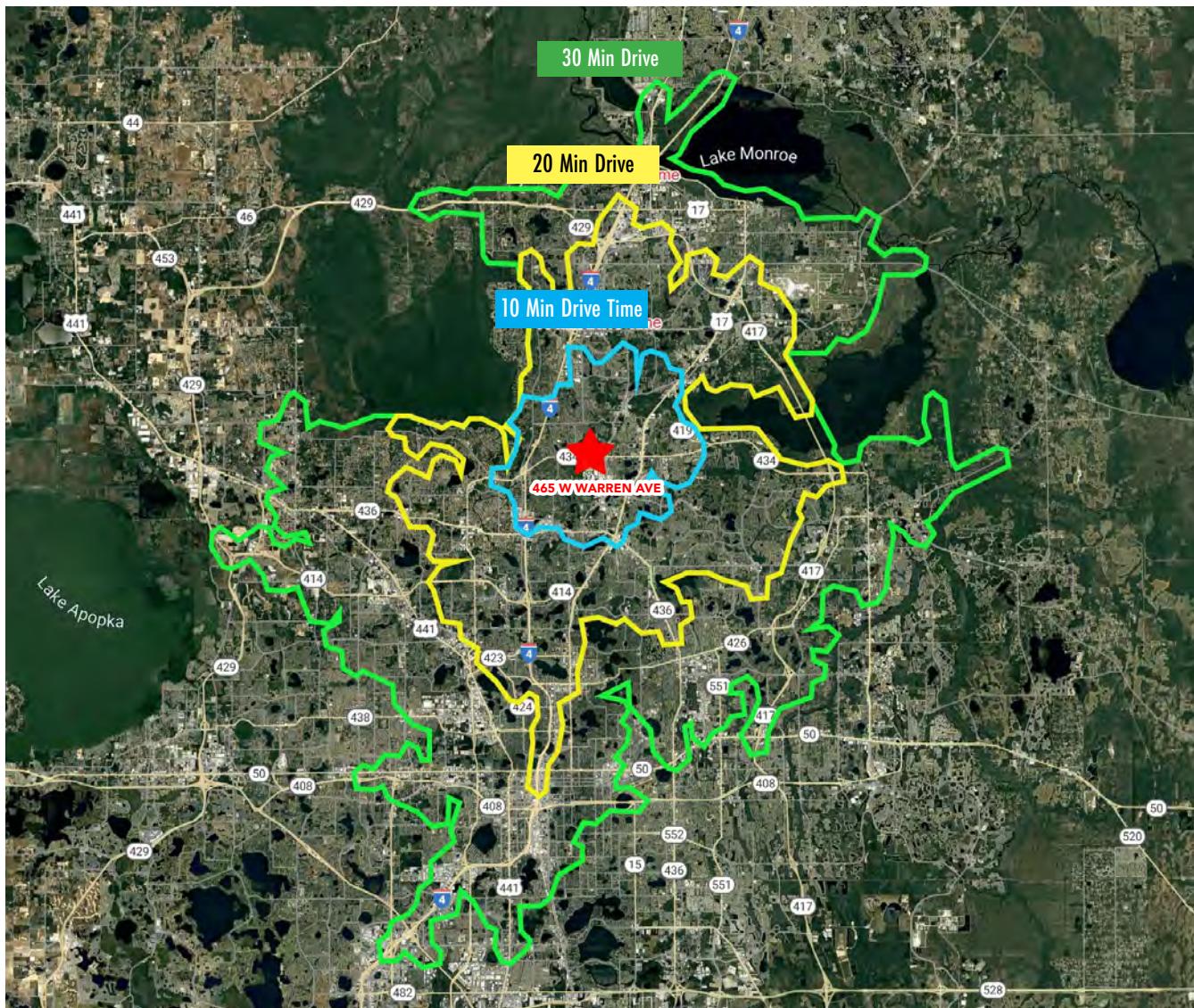
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DRIVE TIMES



<5 MIN

<10 MIN

<20 MIN

30+ MIN

1 minute

Reiter Park

Orlando Health Campus

2 minutes

Longwood City Hall

3 minutes

Longwood SunRail Station

Winn-Dixie Shopping Plaza

2 minutes

W SR 434

7 minutes

Interstate 4 (I-4)

8 minutes

to N US Hwy 17-92

17 minutes

SFB
(Orlando Sanford
International Airport)

30 minutes

Orlando Executive Airport

35 minutes

MCO
(Orlando International
Airport)



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