



## Clermont Property Management Building

16345 SR 50, Clermont, FL 34711

### **Otto Fetterhoff**

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Exterior Entry

# Clermont Property Management Building

Negotiable

Class A existing corporate office, medical office, or retail building suite is available for lease in East Clermont. The existing 3,206 square foot suite was built in 2006 and is in excellent like-new condition.

UNMATCHED VALUE: Lease rate is Negotiable/SF/year, CAM \$4.00/SF/year, plus 7% sales tax. CAM includes; grounds maintenance, building insurance, property taxes, community association dues, water and dumpster. Tenant is responsible for utilities, janitorial, and security system. Zoning is CP, Planned Commercial. Deed restrictions apply. Formally a new branch bank converted to an office, the additional security features include; walk-in bank vault and deposit box storage (Duel Control and Duel Logged), safes, pre-wired security and camera system, secure server room, a document destruction area and lighted parking.

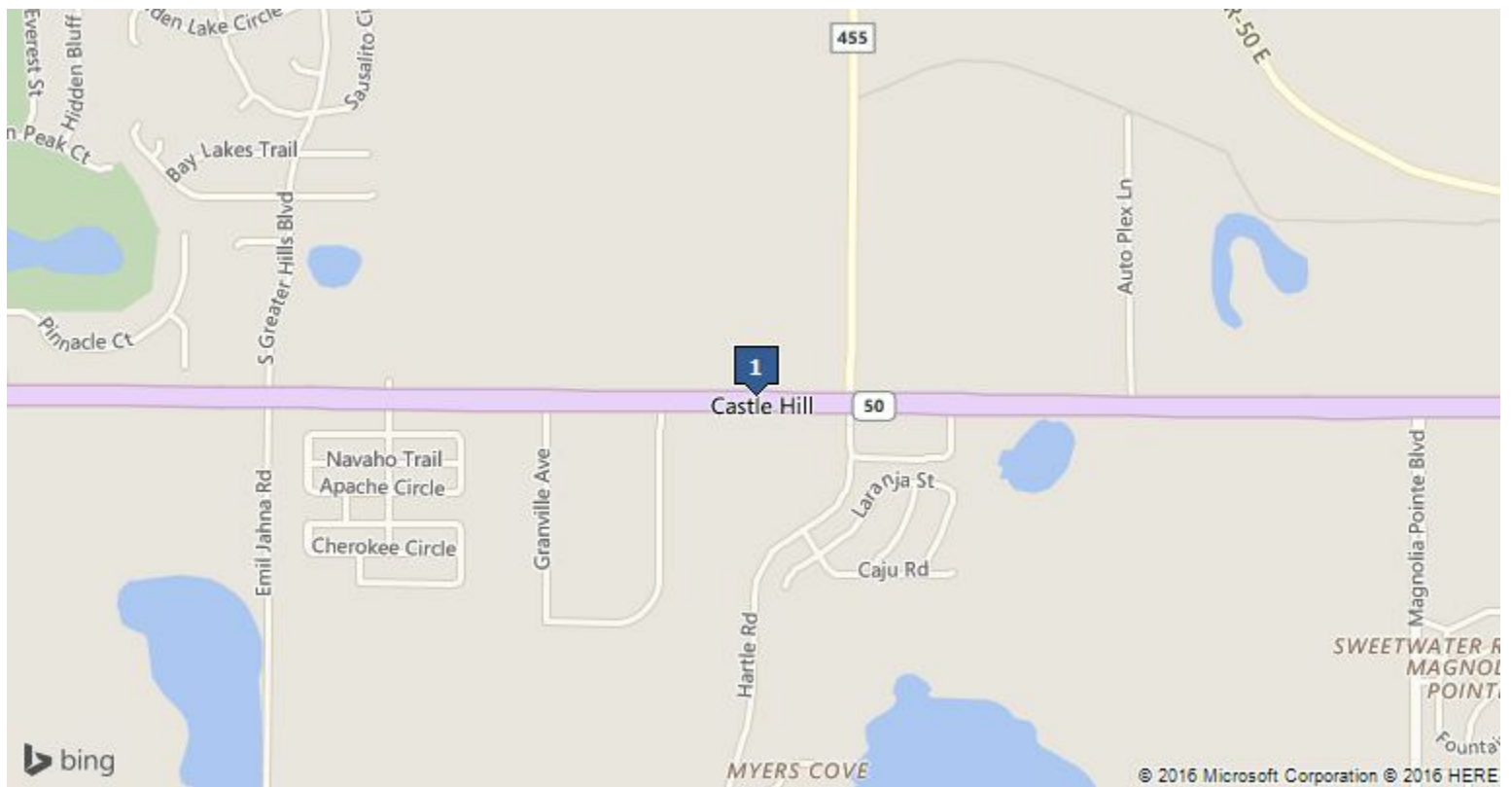
|                        |   |
|------------------------|---|
| Total Space Available: | 3,206 SF  |
| Rental Rate:           | Negotiable  |
| Max. Contiguous:       | 6,726 SF  |
| Property Type:         | Office  |
| Property Sub-type:     | Office Building                                   |
| Additional Sub-types:  | Retail-Pad (land), Medical Office, Retail (Other) |
| Building Size:         | 4,796 SF  |
| Building Class:        | A   |
| Year Built:            | 2006  |
| Lot Size:              | 1.17 AC   |



Space 100

|                              |  |
|------------------------------|--|
| Space Available              | 3,206 SF   |
| Rental Rate                  | Negotiable                                       |
| Space / Lot Type             | Office Building                                  |
| Additional Space / Lot Types | Retail (Other),Free Standing Bldg,Medical Office |
| Max. Contiguous              | 6,726 SF   |
| Lease Type                   | Other  |
| Lease Term                   | 60 Months  |
| No. Parking Spaces           | 27   |

IMPRESSIVE IMAGE: This bright, open and architecturally inspiring office is ready to move in and includes 12' high ceilings, large executive offices, flex space areas, a conference room with a serving counter, kitchen and copy room.



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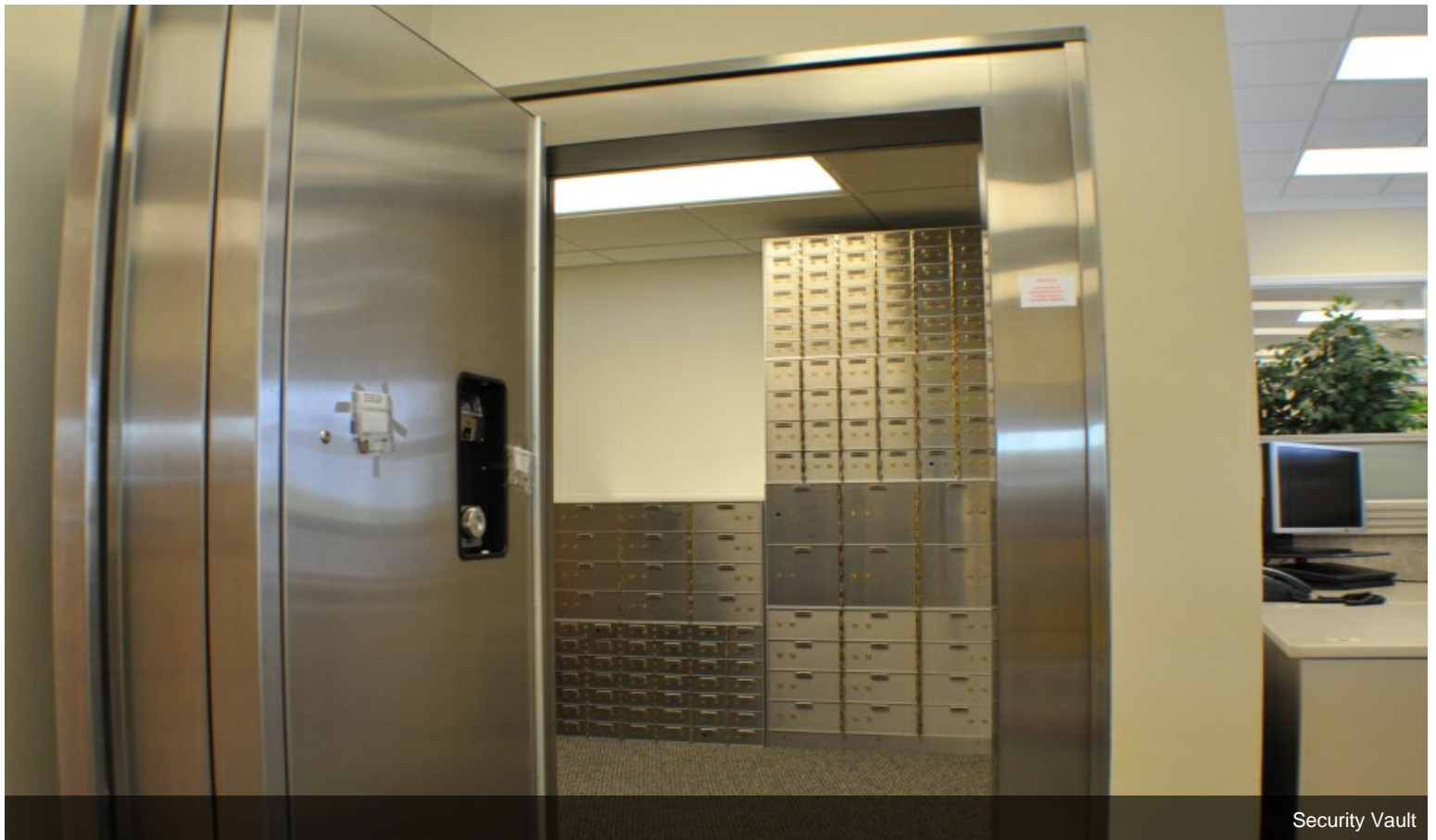
**EXCEPTIONAL LOCATION:** This property is located in East Clermont on the North side of State Road 50 at the intersection of County Road 455 (Address: 16345 State Road 50, Suite 100, Clermont FL 34711). There are 13 national brands including the East Town Center Publix Plaza currently located at the same intersection as this property. With 60,500 car trips per day at your front door, this high energy location is unlike any other in the southeast Lake County market. The property is directly accessible via both eastbound and westbound turning lanes on SR 50 and a perimeter road connecting to CR 455 for instant client and customer access. This property is conveniently located near Florida Turnpike exit 272 for Clermont/Oakland/Winter Garden. With easy access to Orlando, your business will be in the heart of the newest and fastest growing East Clermont / West Orange business district. Copyright © 2016 Clermont Property Management, Inc. All rights reserved



## Property Photos



Offices



Security Vault



## Property Photos

