



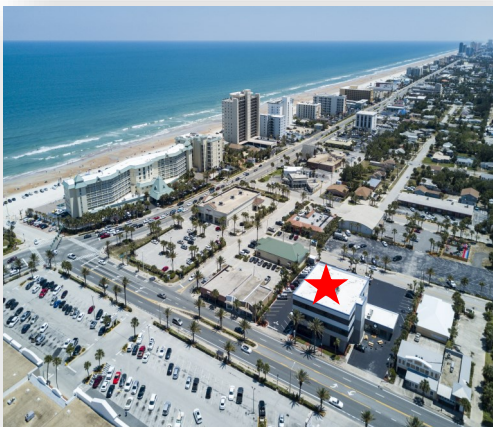
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**SELBY  
REALTY**

## OFFICE SPACE FOR LEASE GRANADA BEACHSIDE

200 E. Granada Blvd., Suite 207  
Ormond Beach, FL 32176  
(386) 238-4456 O.  
(386) 238.8377 F.



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### ***200 E. Granada Blvd., Suite 206, Ormond Beach, FL 32176***

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#### ***Property Highlights***

- 200 East Granada— Beachside Multi-tenant Building
- High ceilings, large windows
- Move-in ready
- In the downtown Ormond Beach walkable corridor

#### ***Property Details***

- Site:** Property is 200 yards from the Atlantic Ocean and features 200 ft. of frontage on Granada Blvd.
- Building:** Three-story, multi-tenant office building. Join Donnie's Donuts, Salty Church, REMAX Signature, Selby Realty, Burt & Scheld, & Sprout Media Lab
- Parking:** On-site parking spaces
- Suite 206:** 2,806 SF of move-in ready space on the second floor. \$18/SF Modified Gross
- Signage:** Monument sign included. Building signage negotiable
- Zoning:** B-4, Central Business, City of Ormond Beach
- Traffic:** 20,200 (AADT 2016)
- Modified Gross:** (includes water and sewer) Electric—\$0.15/SF per month
- Parcel ID:** 4214-12-01-0050
- Location:** Granada Blvd (St. Rt. 40), 1 block West of A1A
- Food Nearby:** Jimmy Hula's, Peach Valley, Larry's Subs, Starbucks, Sushi99, Lucky's Market, Outback Steakhouse, Lulu's Oceanside Grill

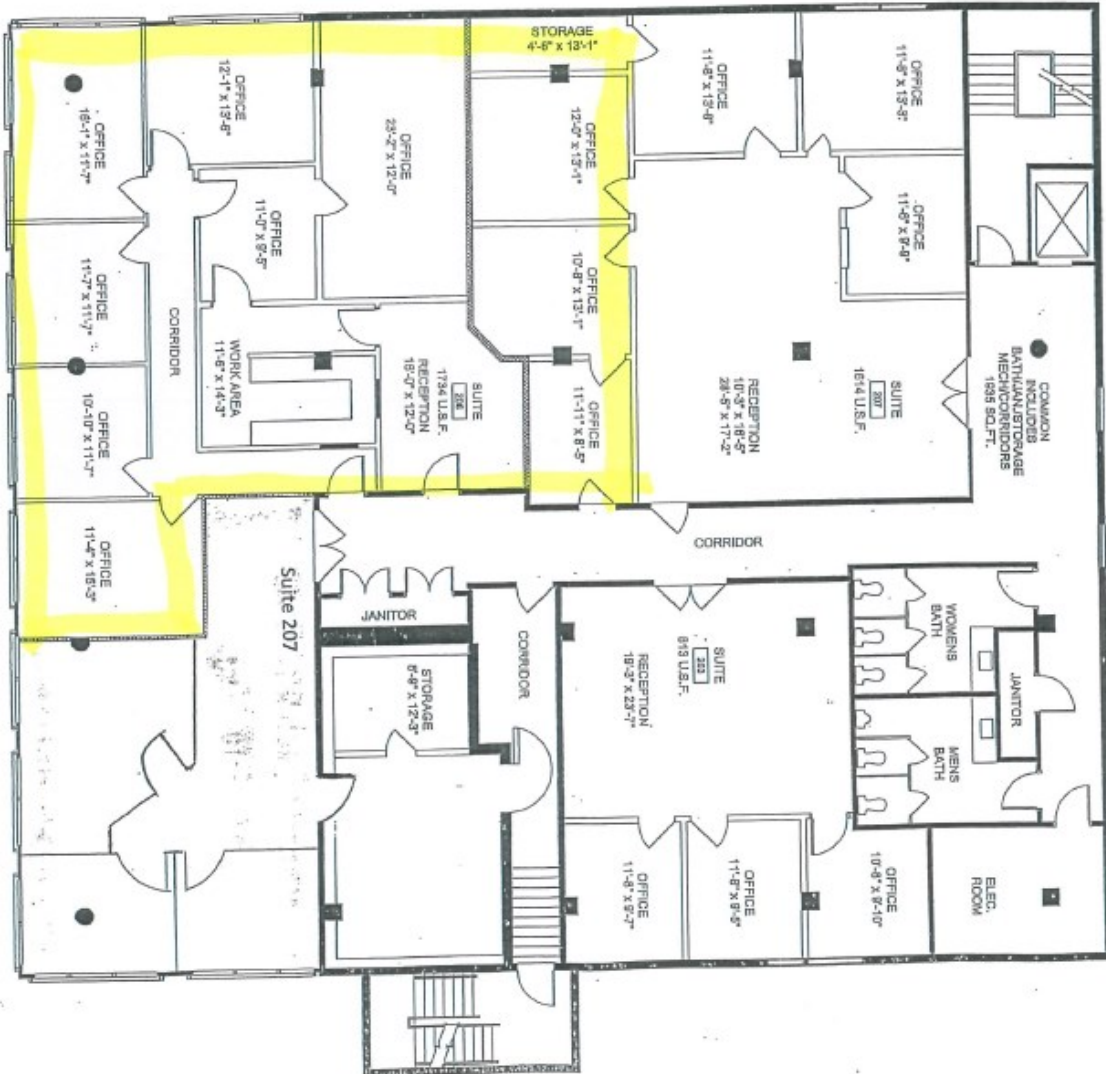
# SUITE 206 FLOOR PLAN



2,806 SF

Suite 206

Exhibit A



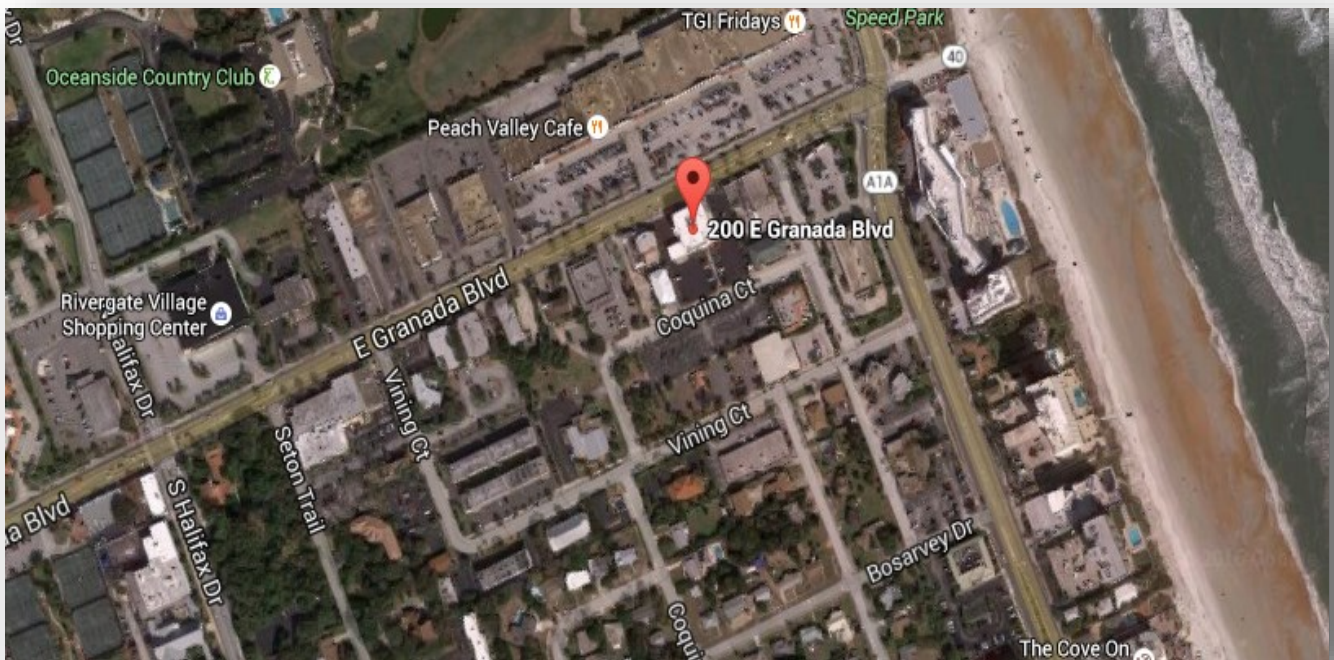
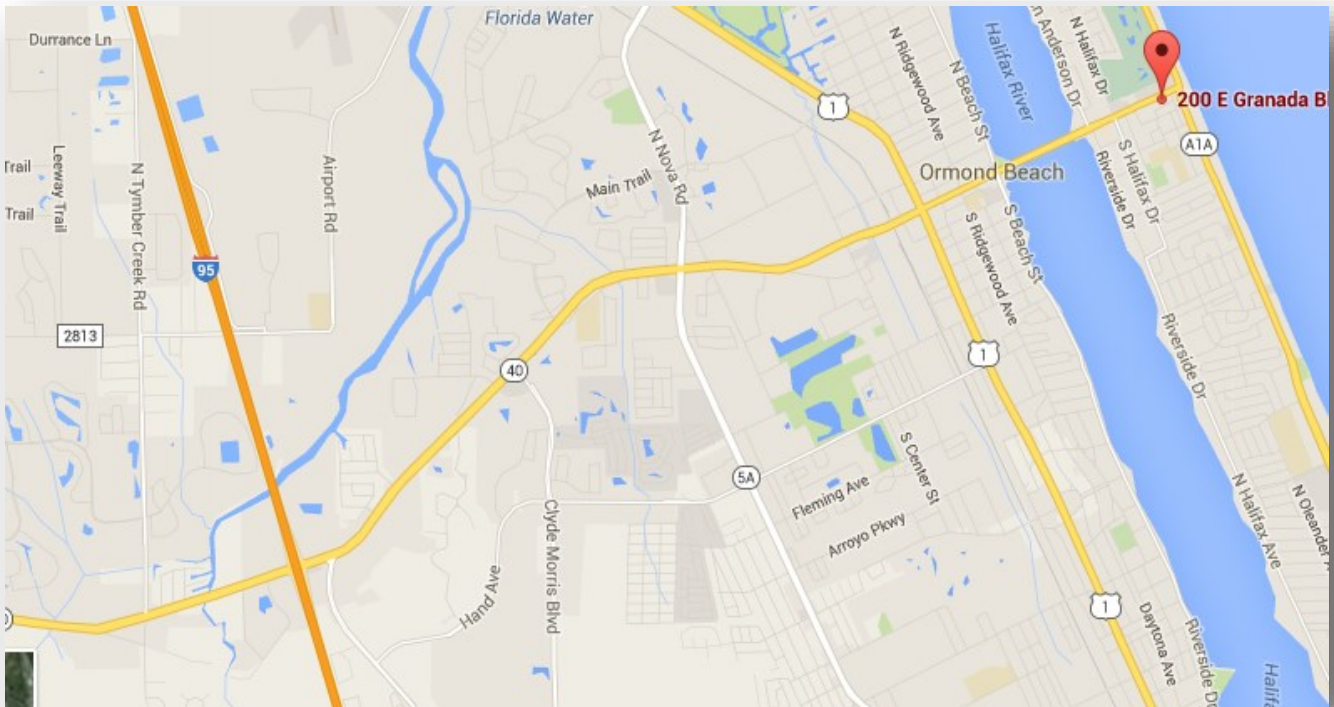
# SUITE 206 INTERIOR PICTURES



# 200 E. GRANADA PROPERTY MAP



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REALTY**



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