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## OFFICE / RETAIL SPACE FOR LEASE—GRANADA BEACHSIDE



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







200 E. Granada Blvd., Suite 101 & Mezzanine Ormond Beach, FL 32176

#### **Property Highlights**

- 200 East Granada— Beachside Multi-tenant Building
- High ceilings, large windows
- Build out according to your needs
- 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 101:	2,272 SF space on the first floor. \$18/SF
Mezzanine:	1,810 SF space on the mezzanine. \$14/SF
Signage:	Monument sign included
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 101 PHOTOS**





# **MEZZANINE PHOTOS**







#### N 82 RENROOM 3 8 ELECTRIC. 11 INCLUDED) 5 Nor -CATWALK 5 41 1,5 28 42 1-2.5 (48) 01 62 ~ 11 MEZZANINE 00 26 INCLURED 81 HVAC 1810 10 N 2 10 Ó Not 6 41 c4 8 4 -----52

**MEZZANINE FLOOR PLAN** 



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