

NEW CONSTRUCTION CLASS-A OFFICE

495

office building

# 495 MONTGOMERY

ALTAMONTE SPRINGS, FL

± 1,400 - 4,200 SF AVAILABLE



## PROPERTY FEATURES

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STATUS

**Delivered February 2024**

CONSTRUCTION BUILDOUT

**Custom build available  
dependent on Lease Terms**

PROPERTY TYPE

**Office Building**

BUILDING SIZE

**1,400 - 4,200 SF**

PARKING RATIO

**5/1000**

ZONING

**MOR-2, Altamonte Spgs.**

PRICING

**Contact Broker**

STORIES

**1**

SITE SIZE

**0.19 Acres**

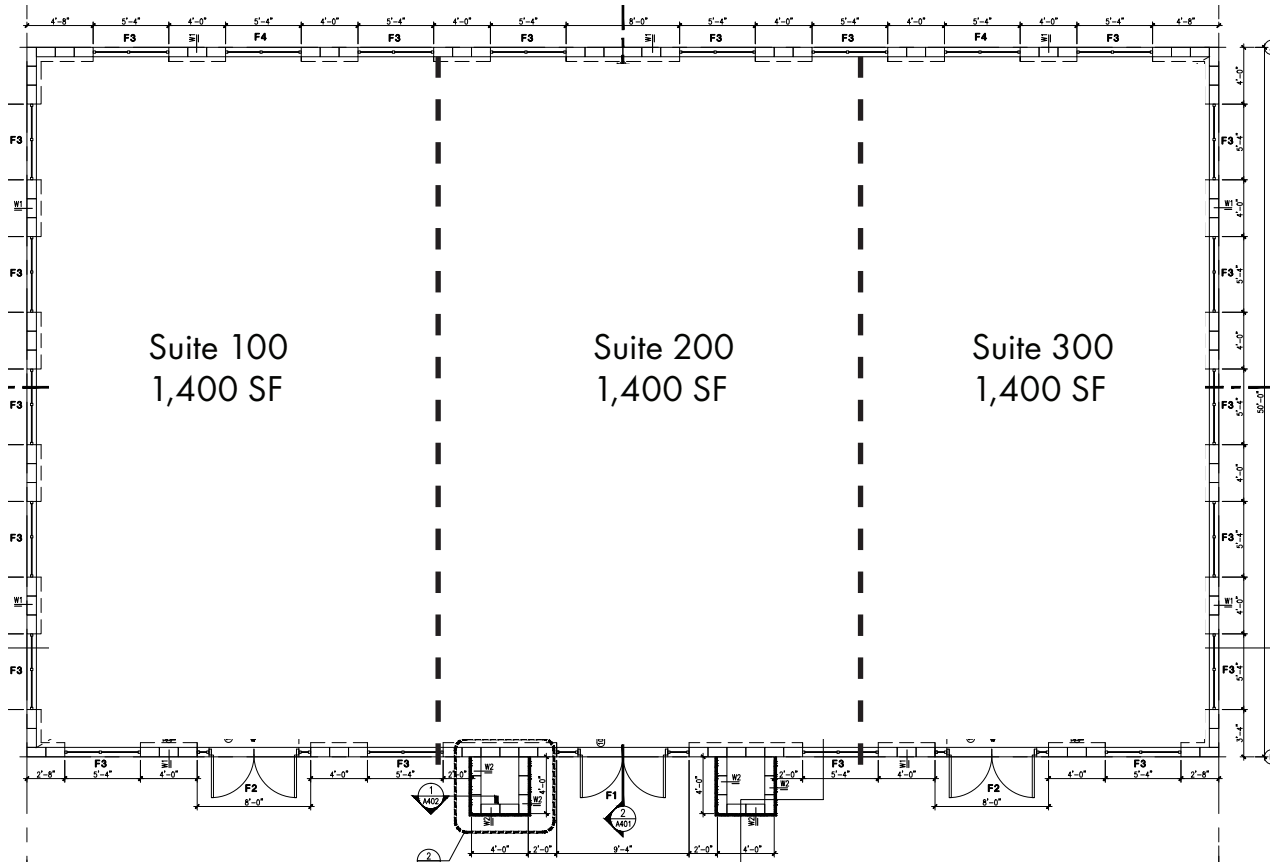
PARCEL IDS

**21-29-15-521-0000-00G0**

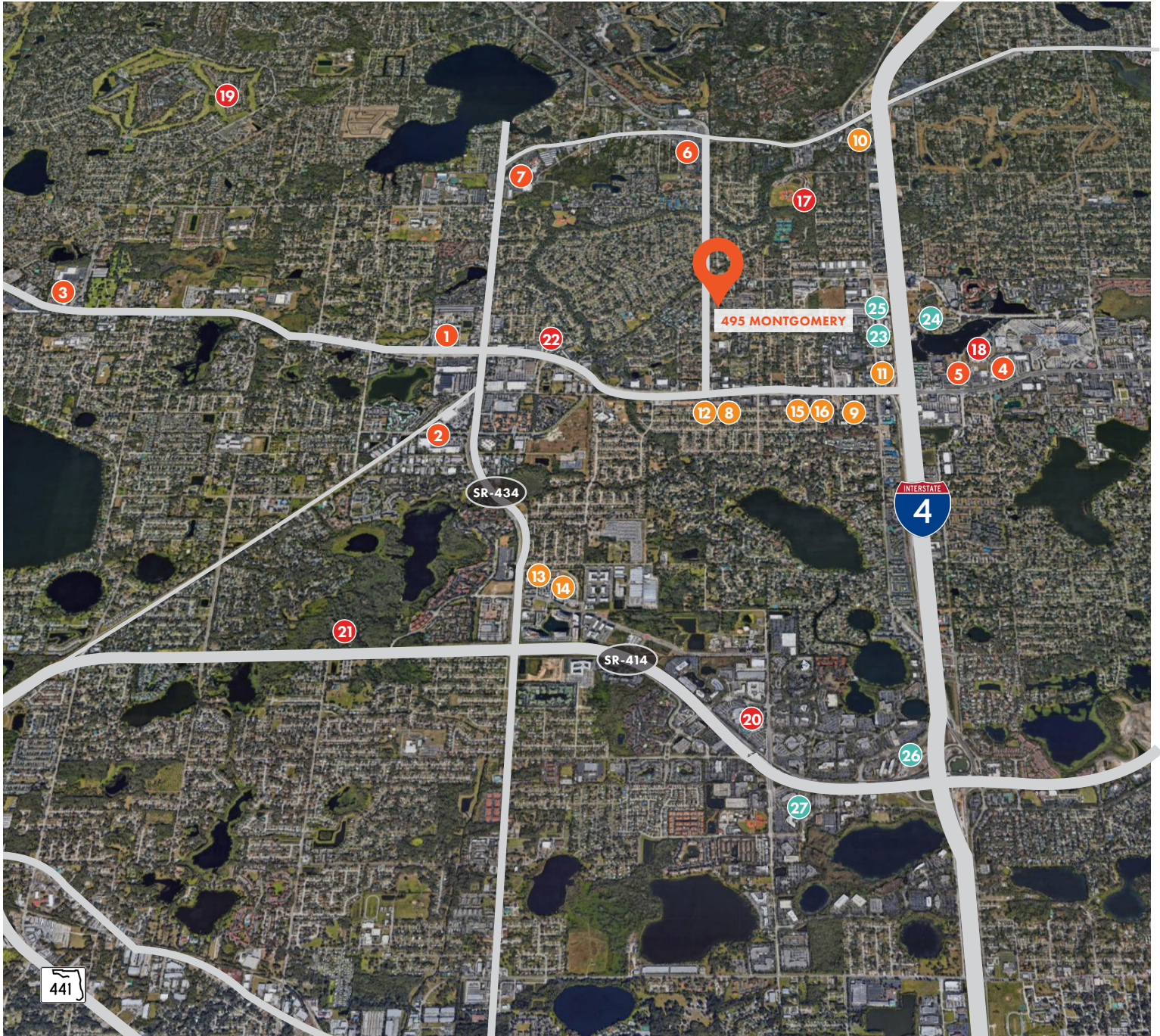
# FLOOR PLAN

1,400 - 4,200 SF

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## NEARBY AMENITIES

SHOPPING / CONVENIENCE

1. Wawa
2. Walmart
3. Publix
4. Altamonte Mall
5. Whole Foods
6. Wells Fargo
7. Chase Bank

RESTAURANTS

8. Kobe Steakhouse
9. Chick-Fil-A
10. Santiago's Bodega
11. Longhorn Steakhouse
12. Tibby's New Orleans
13. Quickly Bistro
14. Jimmy Johns
15. Red Lobster
16. Olive Garden

RECREATION

17. Altamonte Park
18. Cranes Roost
19. Wekiwa Golf
20. RDV Sportsplex
21. Lake Lotus Park
22. Seminole Wekiwa Trail

HOTELS

23. Towne Place Suites
24. Embassy Suites
25. Hampton Inn
26. Sheraton Orlando North
27. Courtyard by Marriott

**CONTACT US**

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office building

**FOUNDRY**  
COMMERCIAL

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