



LONGWOOD OFFICE/MEDICAL BUILDING

587 E SR 434
LONGWOOD, FL 32750

Gail Bowden
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Property Summary



LEASE RATE

NEGOTIABLE

OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	5.98 Acres
Year Built:	1984
Building Size:	75,720 SF
Renovated:	2019
Zoning:	Office
Market:	Longwood
Submarket:	Orlando
Traffic Count:	41,489

PROPERTY OVERVIEW

Build to Suit Office Suites in rapidly expanding Longwood, Florida, one mile from South Seminole Hospital. Three-story building with two elevators, ample parking, monument signage, and less than a mile to the SunRail station. The landlord will participate in buildout on a case-by-case basis, depending on the lease terms and negotiations.

LOCATION OVERVIEW

SR 434 - one mile from South Seminole Hospital, 3 miles to I4 and 1/2 mile to Hwy 17

PROPERTY HIGHLIGHTS

- Build to suit Office Suites
- One mile from South Seminole Hospital
- Less than a mile to the Longwood SunRail station
- Three-story building; three elevators
- Ample parking
- Monument signage
- Landlord buildout participation

Additional Photos



Aerial Maps



Aerial Maps



Available Spaces

LEASE TYPE

| -

TOTAL SPACE

| -

LEASE TERM

| Negotiable

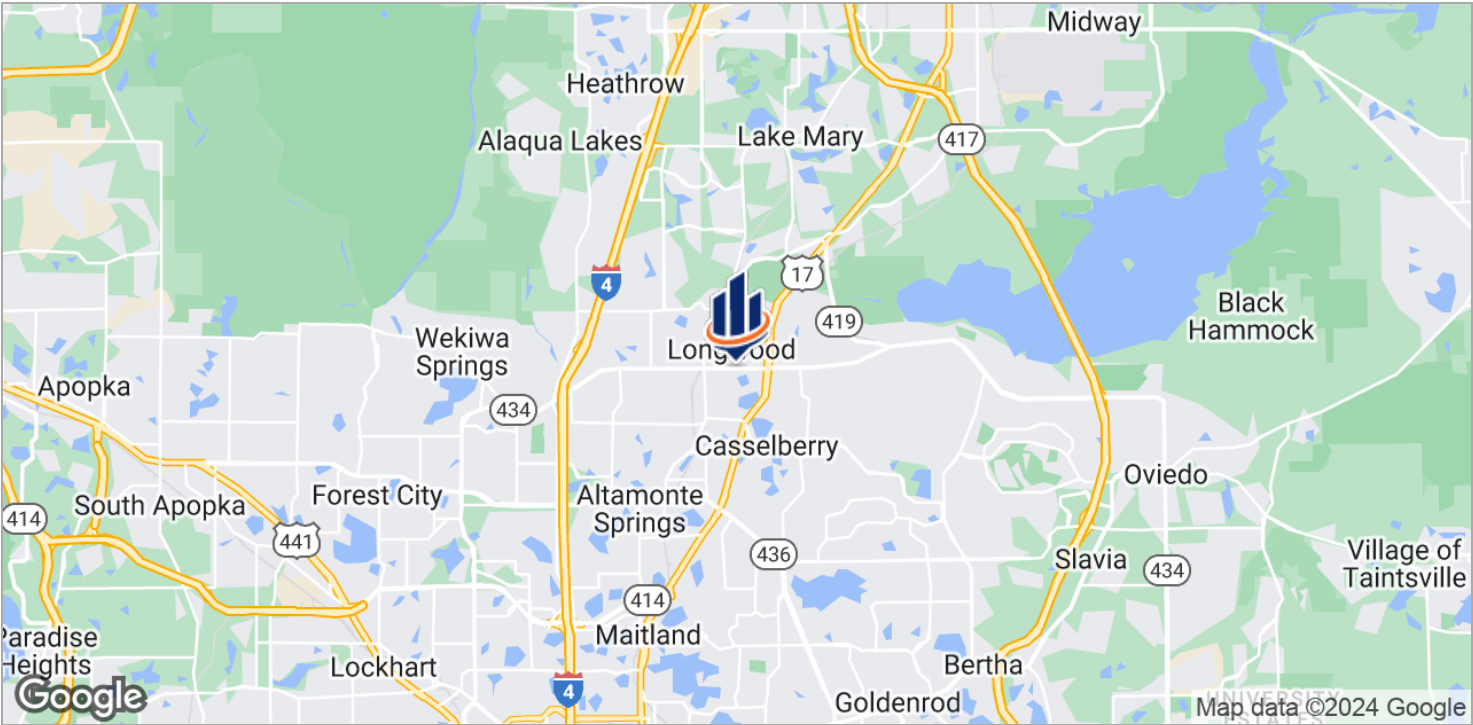
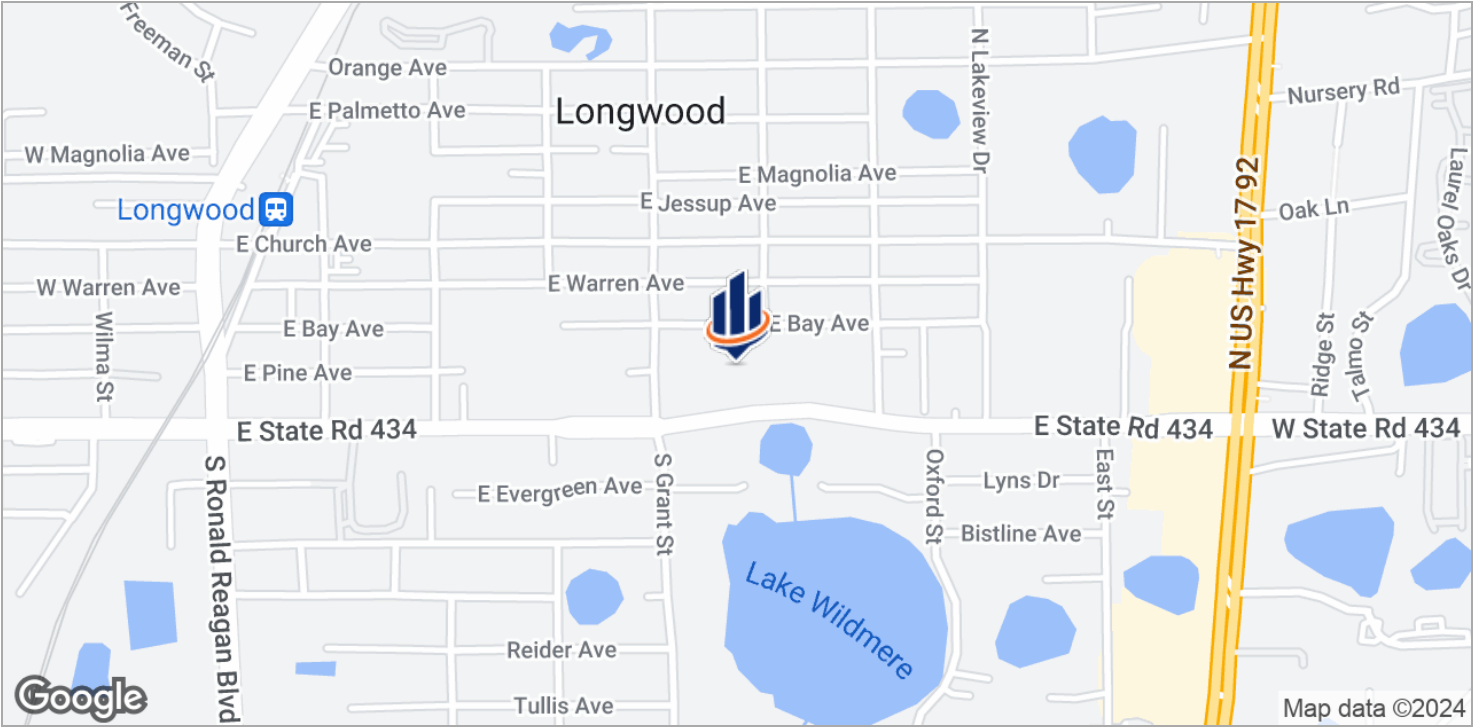
LEASE RATE

| Negotiable

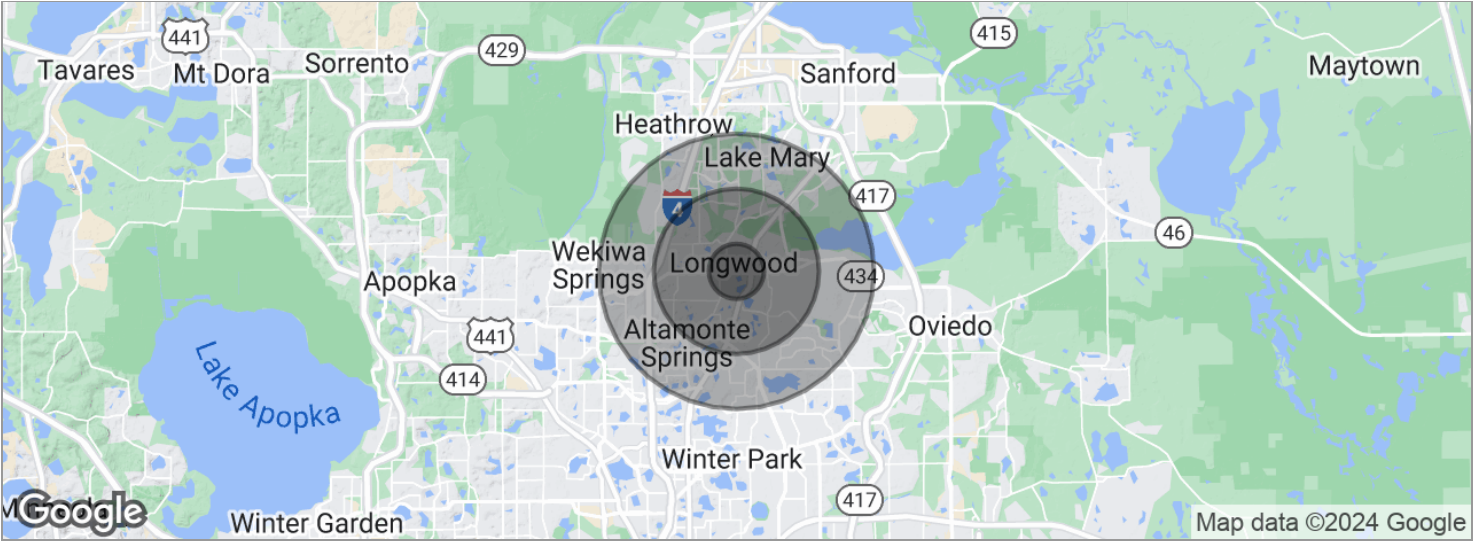


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor	-	2,500 - 25,000 SF	NNN	\$24.00 SF/yr	-
Third Floor	-	25,000 SF	NNN	\$24.00 SF/yr	-
First Floor	-	2,500 SF	NNN	\$24.00 SF/yr	-

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,543	68,887	185,632
Median age	39.6	38.1	38.8
Median age [Male]	38.6	36.7	37.2
Median age [Female]	42.2	39.8	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,300	25,252	70,585
# of persons per HH	2.8	2.7	2.6
Average HH income	\$62,798	\$64,395	\$73,422
Average house value	\$254,147	\$292,472	\$297,511

* Demographic data derived from 2020 ACS - US Census

Rent Comps



★ Subject Property

587 E SR 434, Longwood, FL 32750

Lease Rate: Negotiable **Space Size:**
Bldg Size: 75,720 SF **Year Built:** 1984
Lot Size: 5.98 Acres **No. Units:**



Build to Suit Office Suites in rapidly expanding Longwood, Florida, one mile from South Seminole Hospital. Three-story building with two elevators, ample parking, monument signage, and less than a mile to the SunRail station. The landlord will participate in buildout on a case-by-case basis, depending on the lease terms and negotiations.

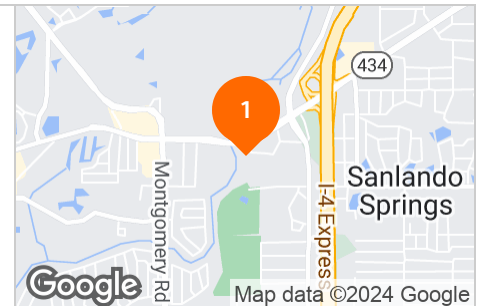


1

2170 W State Road 434

Longwood, FL 32779

Lease Rate: \$18.00 / SF / yea **Lease Type:** Full Service
Space Size: 5,185 SF **Year Built:** 1984
Bldg Size: 108,000 SF **Lease Term:** 62 months



2

2101 W State Road 434

Longwood, FL 32779

Lease Rate: \$19.00 / SF / year **Lease Type:** Full Service
Space Size: 1,016 SF **Year Built:** 1985
Bldg Size: 32,934 SF



3

880 E State Road 434

Longwood, FL 32750

Lease Rate: \$16.50 / SF / yea **Lease Type:** Modified Gross
Space Size: 1,820 SF **Year Built:** 1984
Bldg Size: 1,820 SF



Rent Comps



581 E State Road 434

Longwood, FL 32750

Lease Rate:	\$14.00 / SF / year	Lease Type:	Modified Gross
Space Size:	3,000 SF	Year Built:	1983
Bldg Size:	6,040 SF	Lease Term:	36 months



Rent Comps Summary



SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
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Longwood Office/Medical Building
587 E SR 434
Longwood, FL 32750

\$0.00

0 SF

75,720 SF

-

-

RENT COMPS

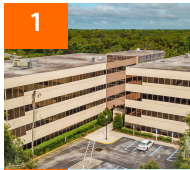
PRICE/SF/YR

AVAILABLE SF

BLDG SF

OF UNITS

OCCUPANCY %



1

2170 W State Road 434
Longwood, FL
32779

\$18.00

5,185 SF

108,000
SF

-

-



2

2101 W State Road 434
Longwood, FL
32779

\$19.00

1,016 SF

32,934 SF

-

-



3

880 E State Road 434
Longwood, FL
32750

\$16.50

1,820 SF

1,820 SF

-

-



4

581 E State Road 434
Longwood, FL
32750

\$14.00

3,000 SF

6,040 SF

-

-

PRICE/SF/YR

AVAILABLE SF

BLDG SF

OF UNITS

OCCUPANCY %

Totals/Averages

\$16.88

2,755 SF

37,199 SF

0

0%

Rent Comps Map



SUBJECT PROPERTY

587 E SR 434, Longwood, FL 32750



2170 W STATE ROAD 434
Longwood, FL
32779



880 E STATE ROAD 434
Longwood, FL
32750



2101 W STATE ROAD 434
Longwood, FL
32779



581 E STATE ROAD 434
Longwood, FL
32750

Advisor Bio 1



GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT LEASE TRANSACTIONS

- LEASED | Orlando, FL [Lake Nona area] | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq ft | 5 Year Lease



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