



**FOR LEASE**  
**LEASE RATE: \$18-21**



## 1645 EAST HIGHWAY 50, CLERMONT, FL 34711

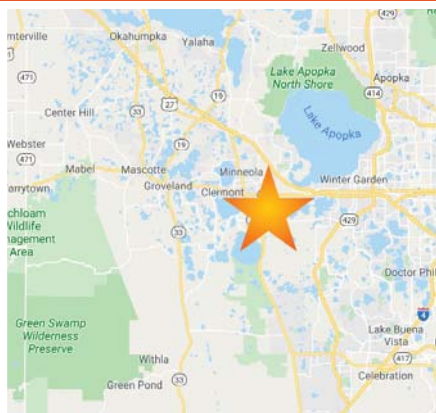
### CLERMONT OFFICE BUILDING

For More Information:

**Bobby Bridges**

407 616 1025

bobby@v3capgroup.com



### PROPERTY HIGHLIGHTS

- Three-story building (+/-25,000 SF)
- Easily accessible near the intersection of E Hwy 50 and US Hwy 27
- Part of a three-building office complex with ample parking
- Naming rights available
- 1,700 SF suite available immediately
- 3,500 SF suite available in July 2020

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Population</b>	5,636	44,547	75,503
<b>Households</b>	2,078	16,772	27,797
<b>Avg HH Income</b>	\$55,106	\$71,955	\$78,361



[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**CONFIDENTIAL LISTINGS:  
PLEASE DO NOT APPROACH TENANTS AND  
DIRECT ALL INQUIRIES TO LISTING BROKER**

## FRONT VIEW



## REAR VIEW



## AVAILABILITY SUMMARY

SUITE	SF	FLOOR	DATE AVAILABLE
303	1,700	3 <sup>rd</sup>	Immediately
302	3,500	3 <sup>rd</sup>	July 2020

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**Bobby Bridges**  
407 616 0125  
[bobby@v3capgroup.com](mailto:bobby@v3capgroup.com)

# SUITE 302

**LEASE RATE:** \$18-21/SF  
**SIZE:** +/-3,500 SF  
**AVAILABLE:** July 2020

- Located on the third floor
- Waiting room with reception desk
- Open office space
- Three large meeting rooms
- Shared common area includes lobby, bathrooms, and break room

# SUITE 303

**LEASE RATE:** \$18-21/SF  
**SIZE:** +/-1,700 SF  
**AVAILABLE:** IMMEDIATELY

- Located on the third floor
- Open floor plan
- Previously a training room
- Shared common area includes lobby, bathrooms, and break room

