



CITY COMMERCIAL

FOR SALE: PRIME WINTER PARK OFFICE/FLEX BUILDING
4122 Metric Drive
Winter Park, FL 32792

TWO UNIQUE OPPORTUNITIES WITH FORTUNE 100 TENANT
Investor with value-add vacancy upside
- OR -
± 16,365 SF for Owner/User with existing in-place income

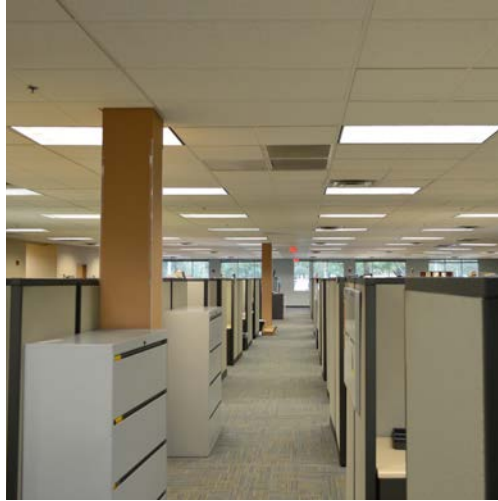


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CITY COMMERCIAL
1101 Symonds Ave.
Suite 600
Winter Park, FL 32789

www.CITYcommercial.com



Property Highlights

Building Highlights

- Professional multi-tenant flex building
- $\pm 37,221$ total SF
- Pre-cast concrete panel construction
- Presently demised at $\pm 21k$ and $\pm 16k$ SF
- Well maintained and new seal & stripe
- Historically low operating expenses
- Fully sprinklered
- Zoned I-2/I-3 Uninc Orange County
- Ceiling heights: office 9', storage 12' & deck 18'
- Two 8 x 10' roll up doors
- ± 160 parks (4.3/1000)
- Located at signalized intersection of University Blvd. and Metric Dr.
- Easy access to UCF, 417, OIA and 436

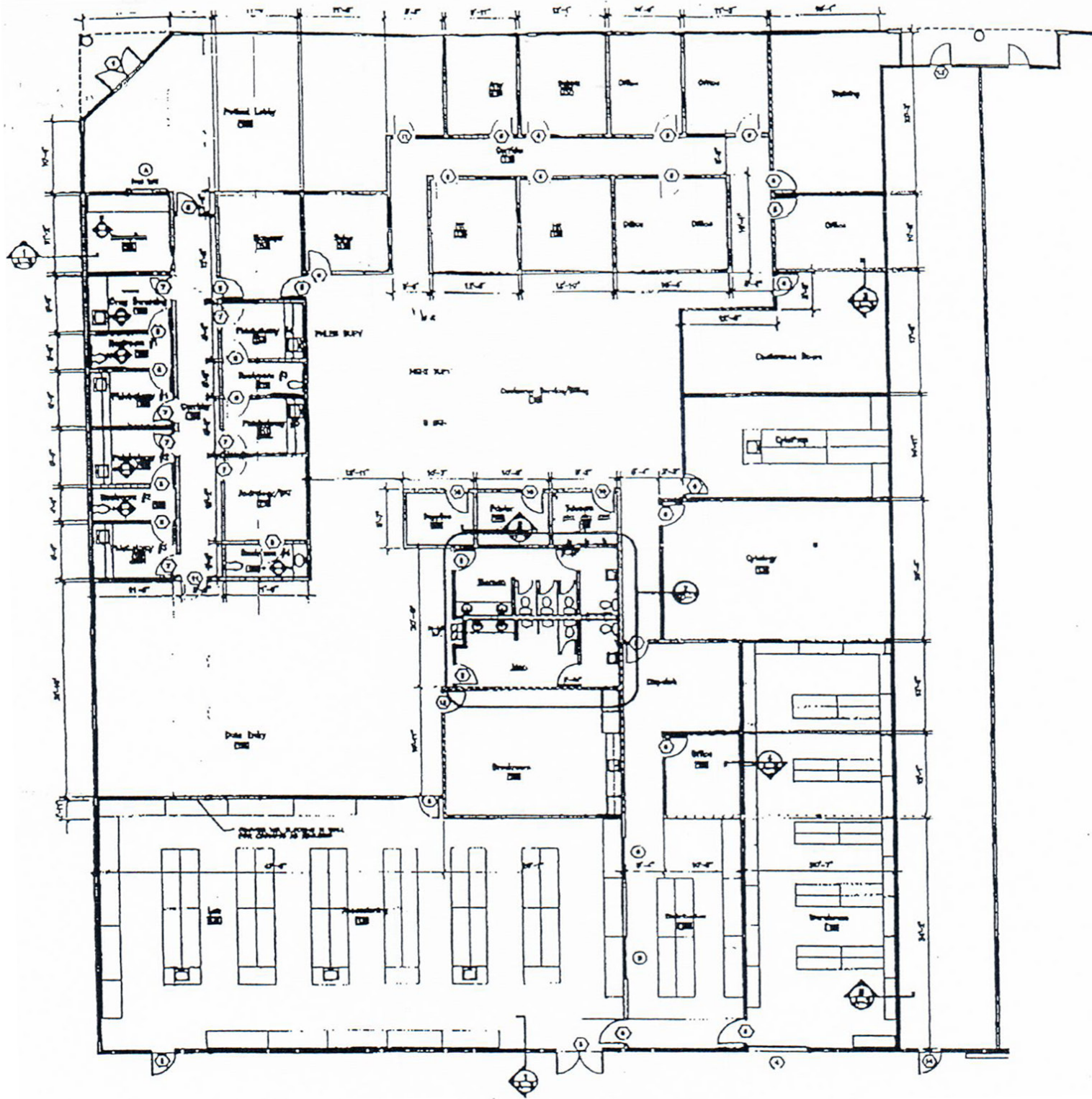
Space Specifics

- Suite 100: $\pm 20,592$ SF
 - Siemens Building Technologies in-place lease
 - Approx. \$259K NOI
 - New 5 year term
 - Siemens Corporate Guaranty
- Suite 800: $\pm 16,365$ SF
 - Vacant for user or investor upside
 - Combo of classrooms, cubes and labs
 - 100% HVAC including storage areas

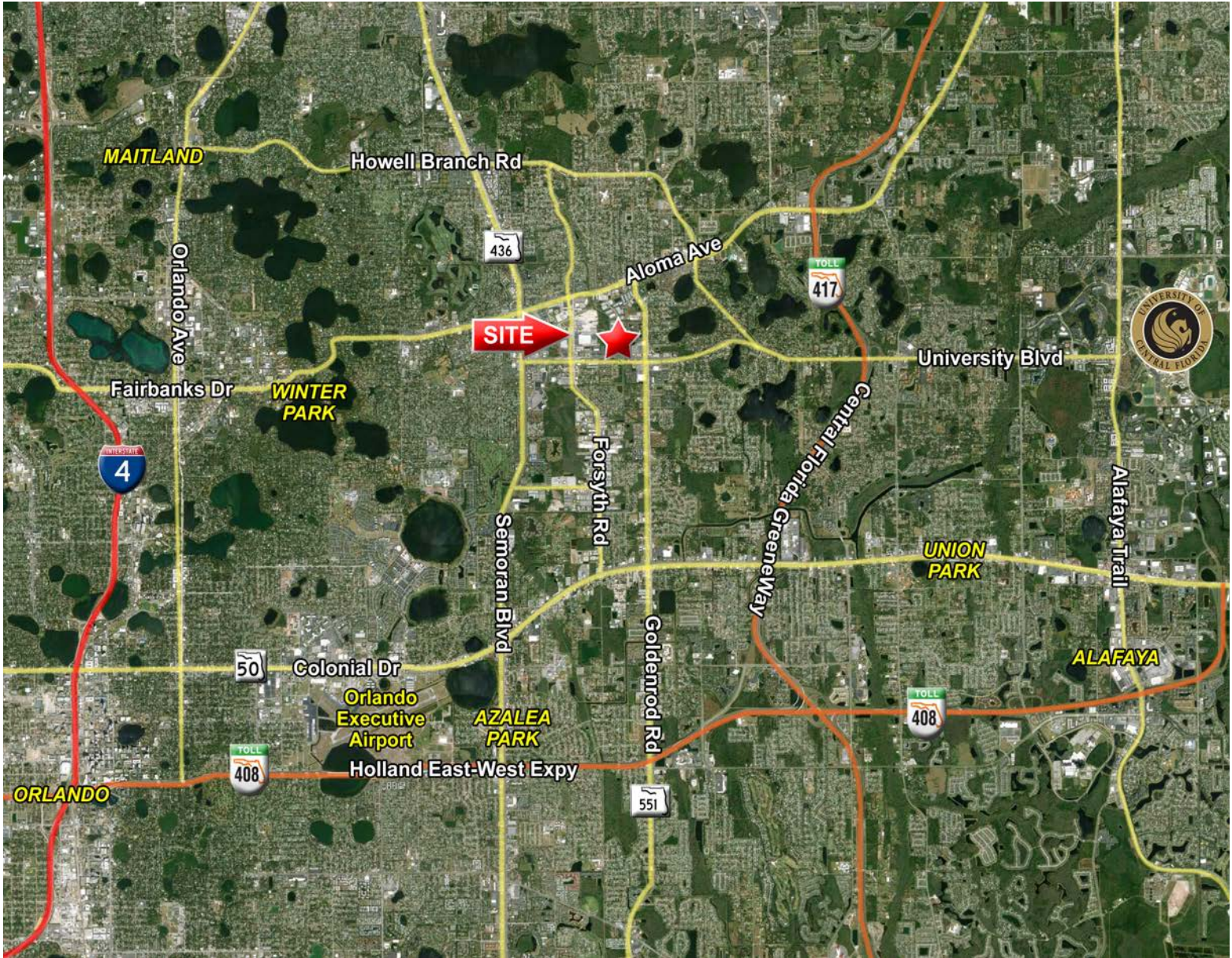
Space Plan | Suite 100



Space Plan | Suite 800



Market Aerial



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