

PREPARED FOR:

**SAA**

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# rent analysis - mkt for SOE

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12/4/2025

PREPARED BY:



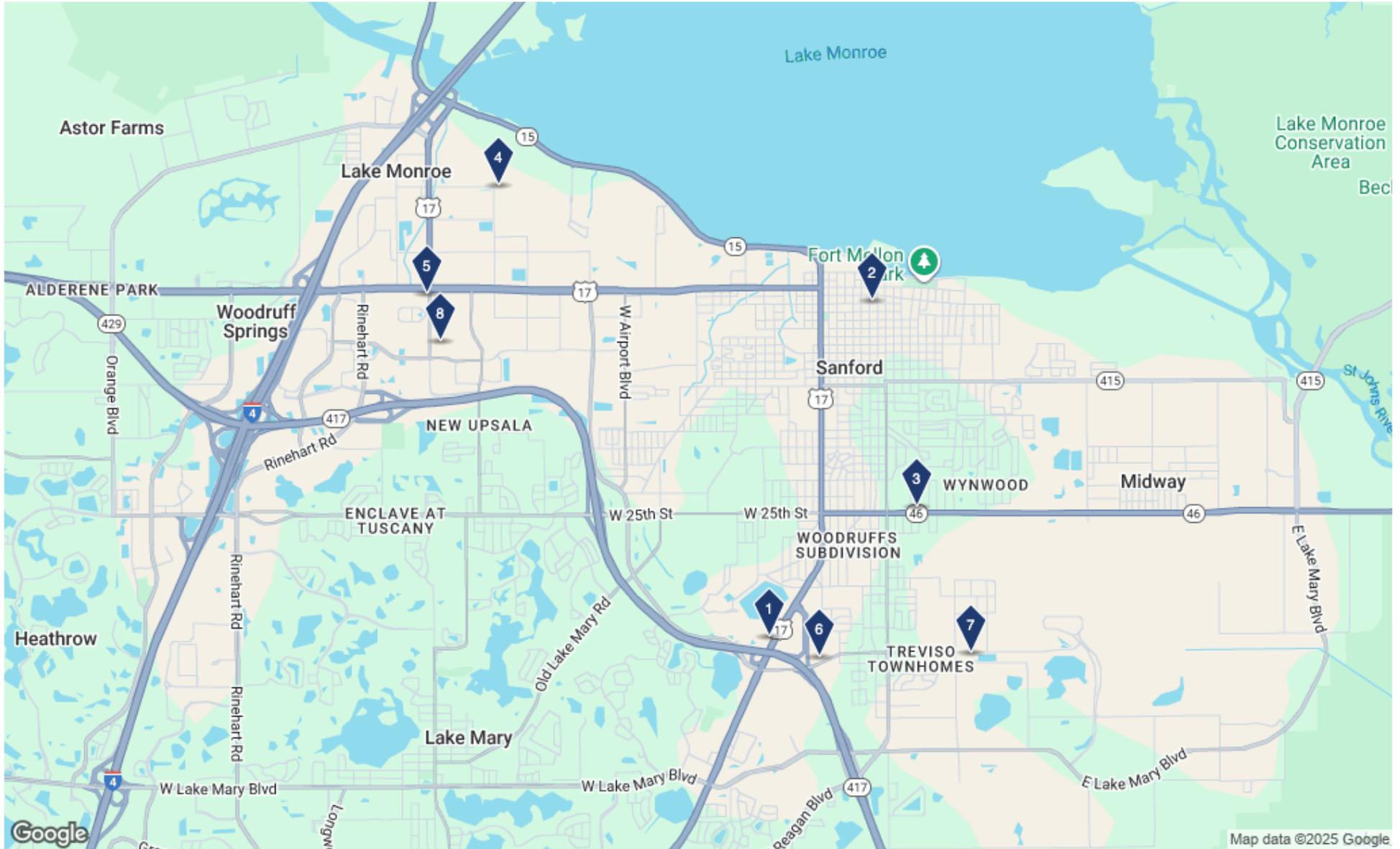
**NAI Realvest**

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# Property Map Overview





## 2910 S Orlando Ave

Sanford, Florida 32773 (Seminole County) - Sanford Submarket



Office

### Property Summary

RBA (% Leased)	20,680 SF (0.0%)	Tenancy	Single
Built	1974	Available	10,340 - 20,680 SF
Stories	2	Max Contiguous	20,680 SF
Elevators	1 passenger	Asking Rent	Withheld
Typical Floor	10,340 SF		
Parking Spaces	6.82/1,000 SF; 141 Surface Spaces; Covered Spaces Available		



#### Leasing Companies:

Colliers: Matthew McKeever (407) 927-2006, Rick Solik (407) 529-5908



## 203 E 3rd St - Westerfield Building

Sanford, Florida 32771 (Seminole County) - Sanford Submarket



Office

### Property Summary

RBA (% Leased)	4,930 SF (86.8%)	Tenancy	Multiple
Built	1974	Available	650 SF
Stories	2	Max Contiguous	650 SF
Elevators	None	Asking Rent	\$21.00 SF/Year/NNN
Typical Floor	2,465 SF		
Parking Spaces	4.06/1,000 SF; 20 Surface Spaces; Covered Spaces Available		



#### Primary Leasing Company:

Collison Capital: Taylor Collison (407) 462-1532



## 806 E 25th St

Sanford, Florida 32771 (Seminole County) - Sanford Submarket



Office

### Property Summary

RBA (% Leased)	2,037 SF (0.0%)	Available	2,037 SF
Built/Renovated	1952/1988	Max Contiguous	2,037 SF
Stories	1	Asking Rent	\$20.62 SF/Year/NNN
Typical Floor	2,037 SF	For Sale	\$450,000 (\$220.91/SF)
Parking Spaces	3.44/1,000 SF; Covered Spaces Available; 7 Surface Spaces		



#### Primary Leasing Company:

Diversified Realty Holdings: James Broadus (321) 439-0753



## 644 Trestle Pt

Sanford, Florida 32771 (Seminole County) - Seminole County Submarket



Warehouse

### Property Summary

RBA (% Leased)	27,000 SF (93.2%)	Asking Rent	\$18.00 SF/Year/MG
Built	2019	Clear Height	18'
Tenancy	Multiple	Drive Ins	2 total
Available	1,850 SF	Docks	1 exterior
Max Contiguous	1,850 SF	Levelers	None



#### Primary Leasing Company:

CRE Advisors LLC: WM. Tyler Doggett (407) 496-1081, David Hammett (407) 865-0468



## 1256-1280 Upsala Rd - Legacy Park

Sanford, Florida 32771 (Seminole County) - Sanford Submarket



Office

### Property Summary

RBA (% Leased)	23,700 SF (83.2%)	Tenancy	Multiple
Built/Renovated	2004/2019	Available	1,975 - 3,975 SF
Stories	3	Max Contiguous	2,000 SF
Elevators	1 passenger	Asking Rent	\$18.00 SF/Year/NNN
Typical Floor	7,900 SF		
Parking Spaces	4.70/1,000 SF; 104 Surface Spaces		



#### Primary Leasing Company:

NAI Realvest: Stian Funk (407) 949-0747

### Property Notes

Minutes from I-4, 417 Greenway, Lake Mary Blvd, Sanford/Orlando

Airport, shopping, restaurants, and banking institutes. Ample Parking. 3 story building with elevator.

The Upsala Executive Centre is a 23,700 SF, 3 story office building that gives potential office tenants the opportunity to take advantage of a well located building that has the capacity to service high tech occupants. The 3rd floor comes equipped with state of the art security and motion detection sensors that can be activated as soon as you step off of the elevator. The spaces can easily accommodate medical and professional office tenants.

Located right off of Sanford's Route 46 and is less than 1 mile away from Highway I-4. It is positioned in the Seminole Towne area that is surrounded by multifamily, single family, and retail developments



## 500 E Airport Blvd

Sanford, Florida 32773 (Seminole County) - Sanford Submarket



Office

### Property Summary

RBA (% Leased)	7,765 SF (100%)	Tenancy	Single
Built	1961	Available	7,765 SF
Stories	1	Max Contiguous	7,765 SF
Typical Floor	7,765 SF	Asking Rent	\$17.56 SF/Year/NNN



#### Leasing Companies:

Absolute Realty Group: Courtney Davis (407) 493-8329



## 1701 E Airport Blvd

Sanford, Florida 32773 (Seminole County) - E Seminole Outlying Submarket



Office

### Property Summary

RBA (% Leased)	2,654 SF (0.0%)	Tenancy	Multiple
Built	1988	Available	2,654 SF
Stories	1	Max Contiguous	2,654 SF
Typical Floor	2,654 SF	Asking Rent	\$17.00 SF/Year/NNN



#### Leasing Companies:

NAI Realvest: Paul P. Partyka (407) 341-0805



## 201 Specialty Pt - Upsala Business Park

Sanford, Florida 32771 (Seminole County) - Seminole County Submarket



Showroom

### Property Summary

RBA (% Leased)	5,961 SF (0.0%)	Asking Rent	\$16.00 SF/Year/NNN
Built	2007	Clear Height	18'
Tenancy	Multiple	Drive Ins	2 total
Available	5,961 SF	Docks	None
Max Contiguous	5,961 SF	Levelers	None
Parking Spaces	3.19/1,000 SF; 19 Surface Spaces		



#### Leasing Companies:

Alpha Equity: Mac Jaffer, CCIM (516) 554-5775, Tati K (407) 668-8534

### Property Notes

- 4,200 square feet of office
- 1,800 square feet of warehouse
- 8 private offices
- 1 large workstation area
- Large showroom / conference room
- Reception & lobby
- File & work room
- Large break room
- 4 bathrooms
- 2 - 12' x 16' overhead doors. 1 power operated Server room & LAN wired Security system including cameras
- Keyless entry
- Make an offer!

# Face Rent Analysis Report

City: Sanford, FL

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office									
Modified Gross	1	\$18.00	\$18.00	\$18.00	0	-	-	-	\$18.00
TBD	2	-	-	-	0	-	-	-	-
Triple Net	7	\$16.00	\$17.54	\$21.00	0	-	-	-	\$17.54

## Grand Totals

	DIRECT SPACES				SUBLET SPACES				TOTAL
	# Spaces	Min	Avg	Max	# Spaces	Min	Avg	Max	Avg
Office									
Modified Gross	1	\$18.00	\$18.00	\$18.00	0	-	-	-	\$18.00
TBD	2	-	-	-	0	-	-	-	-
Triple Net	7	\$16.00	\$17.54	\$21.00	0	-	-	-	\$17.54

# Report Criteria

## location

Geography **User Defined Polygon Search**

## space

Space Use **Office**

Space Type **Direct, Direct, Sublet**

Available Space **up to 30,000 SF - Contiguous in Building**

Exclusions / Inclusions **Exclude If Not For Lease**

## add/rmv properties

**\* This result set has been amended with criteria to add and/or remove records.**