

# LEASE

## ORMOND BEACH PROFESSIONAL CENTER

298 S Nova Rd Ste E & Ste G Ormond Beach, FL 32174



298 S. Nova Road, Ormond Beach, FL 32174

Lease Rate

**\$12 - 14 SF/YR**

### OFFERING SUMMARY

NNN:	\$6.60/SF/YR
Available SF:	2,006 - 2,070 SF
NNN:	\$6.60/SR/YR
Lot Size:	2,002 SF
Cap Rate:	0%
NOI:	\$0
Year Built:	2006
Zoning:	PBD

### PROPERTY OVERVIEW

Two spaces available... 2,070 SF of office space. Formerly used as medical office. Nicely built out with offices, break room, two spacious bathrooms, reception area and more. AND Fully built-out former hair salon available for lease, complete with all FF&E and ready for immediate operation. The space includes six hair stations, three wash stations, two nail technician stations, two pedicure chairs, and one private esthetician room, along with one restroom, a kitchen/breakroom area, and a dedicated storage room. A washer and dryer are also included, providing full operational functionality. Units are located in a busy professional center with plenty of parking. Conveniently located next to Dunkin Donuts, in a location with high traffic volume.

### LOCATION OVERVIEW

Located on busy Nova Road south of Granada Boulevard. Next to Dunkin Donuts, in a location with high traffic volume.

### PROPERTY HIGHLIGHTS

- 2 Spaces Available
- Former Salon Space
- Former Medical Space
- Great Location

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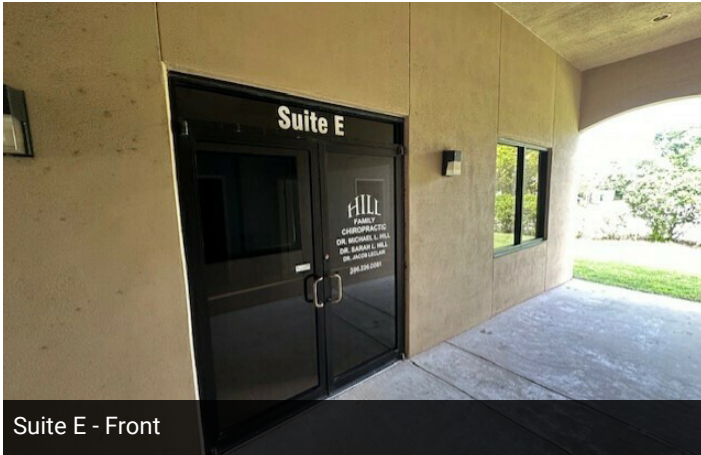


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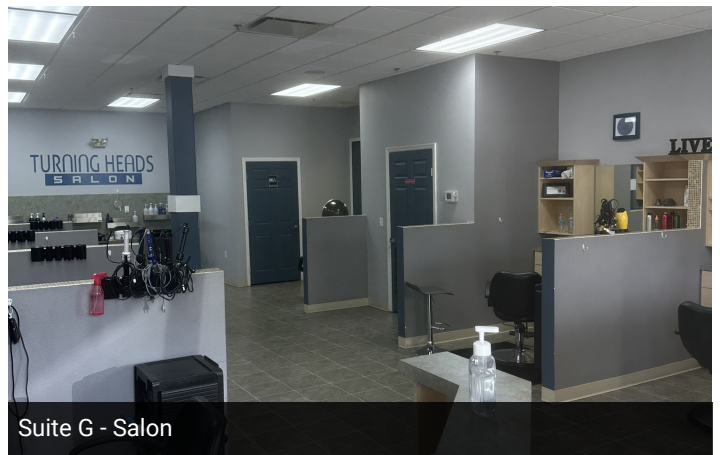
Suite E - Front



Suite E - Medical



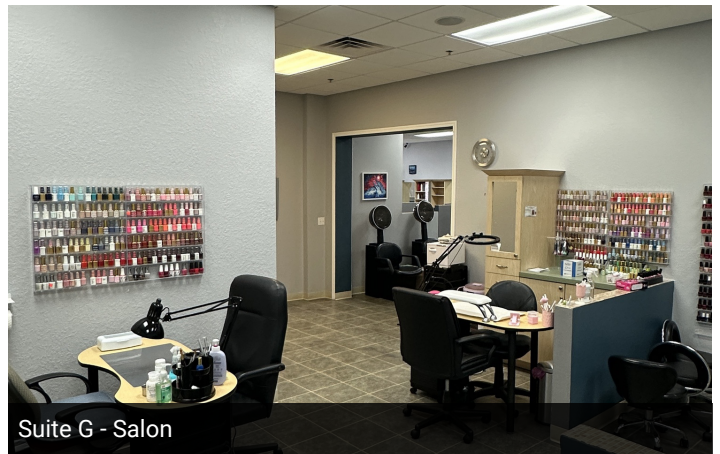
Suite G - Salon Front



Suite G - Salon



Suite G - Salon



Suite G - Salon

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