



Ethnos360 Office Space

312 W. FIRST ST, SANFORD, FL 32771



Property Highlights

- Lease includes Utilities!
- Gorgeous views of the South, East and West of downtown Sanford, FL
- <5 miles from Seminole Town Center
- Walking distance to multiple restaurants
- Minutes from Orlando Sanford International Airport
- Convenient access to I-4

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

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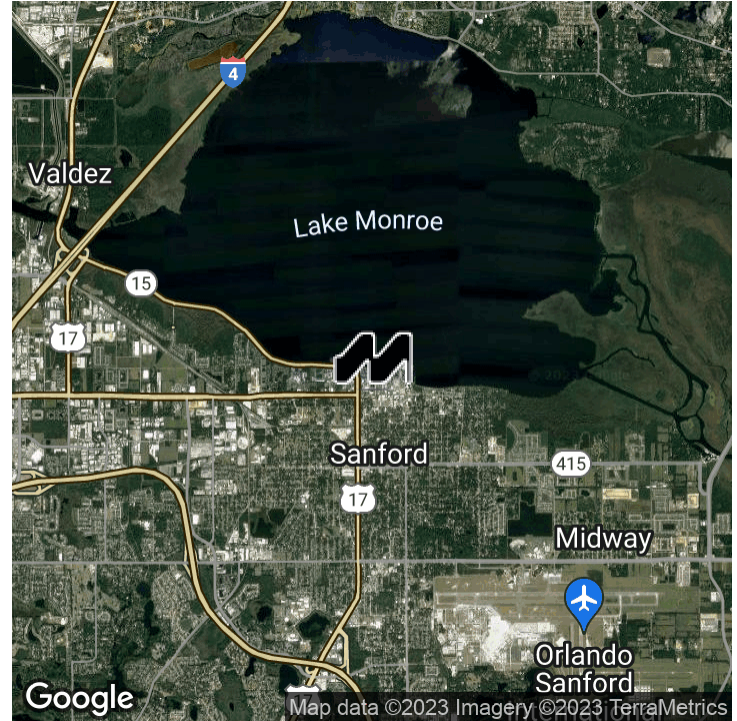
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EXECUTIVE SUMMARY

312 W. FIRST ST, SANFORD, FL 32771

Ethnos360 Office Space



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$24.00 SF/yr (MG) |
| Building Size: | 51,634 SF |
| Available SF: | 1,697 SF |
| Lot Size: | 2.05 Acres |
| Year Built: | 1974 |
| Renovated: | 2016 |
| Zoning: | SC3 |
| Traffic Count: | 18,300 |

PROPERTY OVERVIEW

Located on the south-side of this 6-story tower, these pristine office suites can be leased individually or combined. Each suite includes immaculate views, 8+ private offices, access to two employee break rooms, an IT room and a large conference room.

LOCATION OVERVIEW

Located in downtown Sanford, minutes from Lake Monroe, this Class A office space is perfect for those looking for an optimum location, layout and interior look both for their clients and staff. Easy access to from US17/92 or State Rd 46 via Interstate-4, this multiple-office space is the perfect location for meeting a your commercial office needs.

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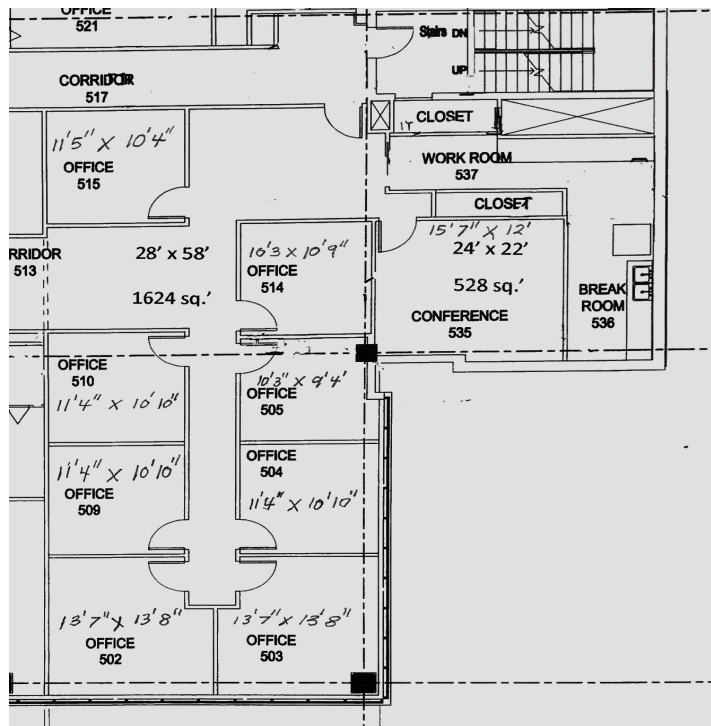
OFFICE BUILDING

For Lease

LEASE SPACES

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LEASE INFORMATION

| | | | |
|--------------|----------|-------------|---------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 1,697 SF | Lease Rate: | \$24.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------------------|-----------|-----------|----------------|---------------|---|
| Quite Corner Office | Available | 1,697 SF | Modified Gross | \$24.00 SF/yr | Corner Unit Office Space with 8 individual offices and access to common area. Can be combined with additional suite. Modified Gross lease includes taxes, insurance, CAM and Utilities! |

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ADDITIONAL PHOTOS

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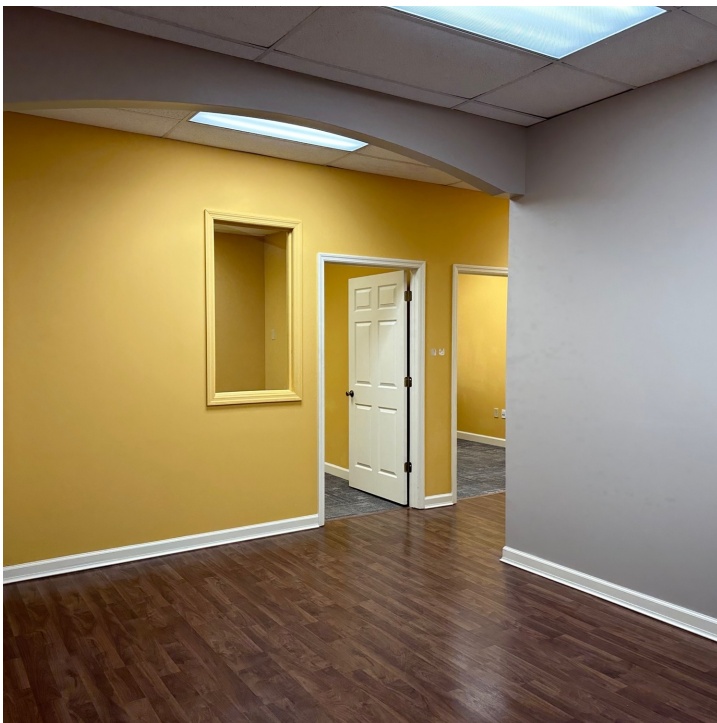
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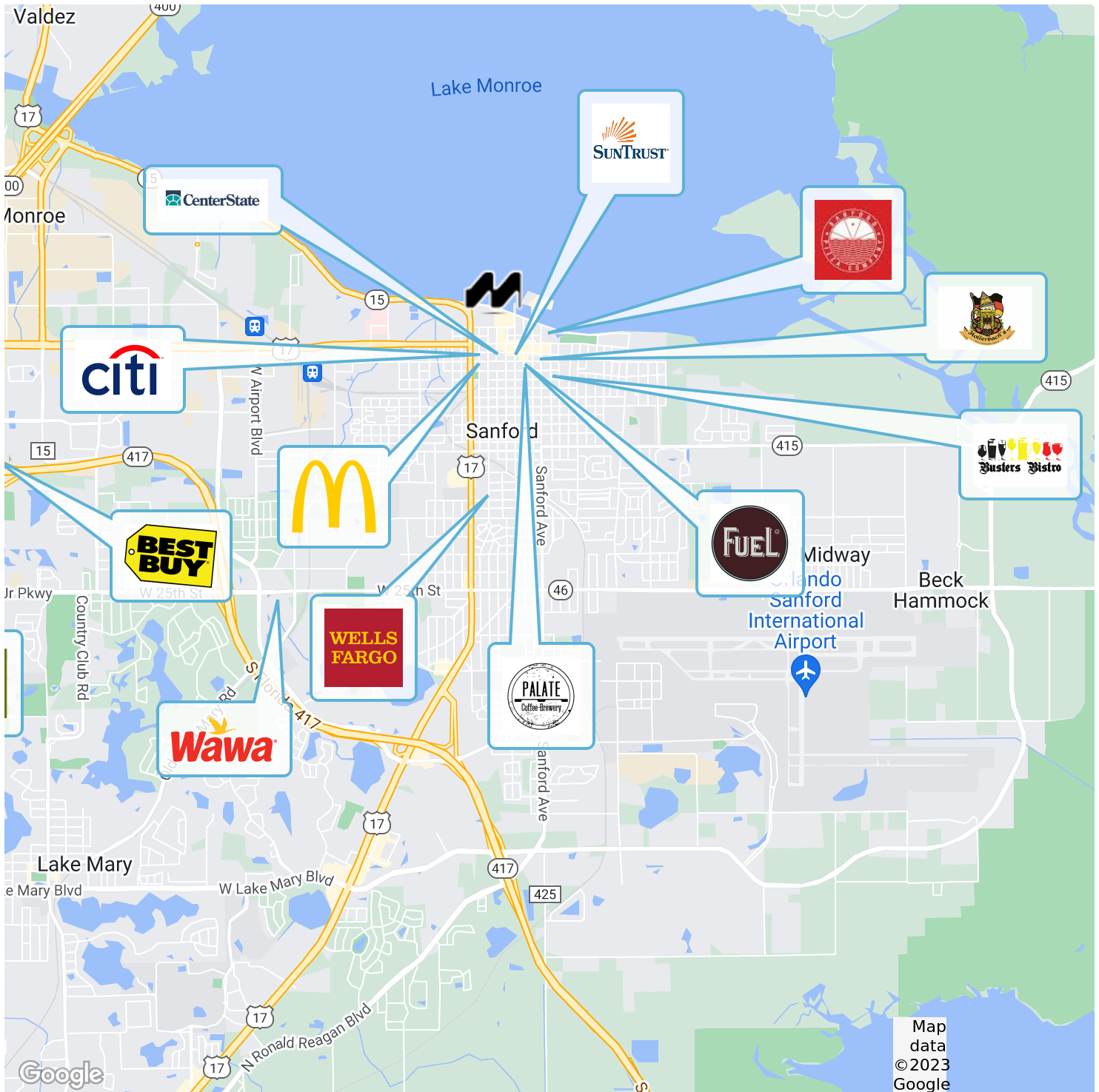
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LOCATION MAPS

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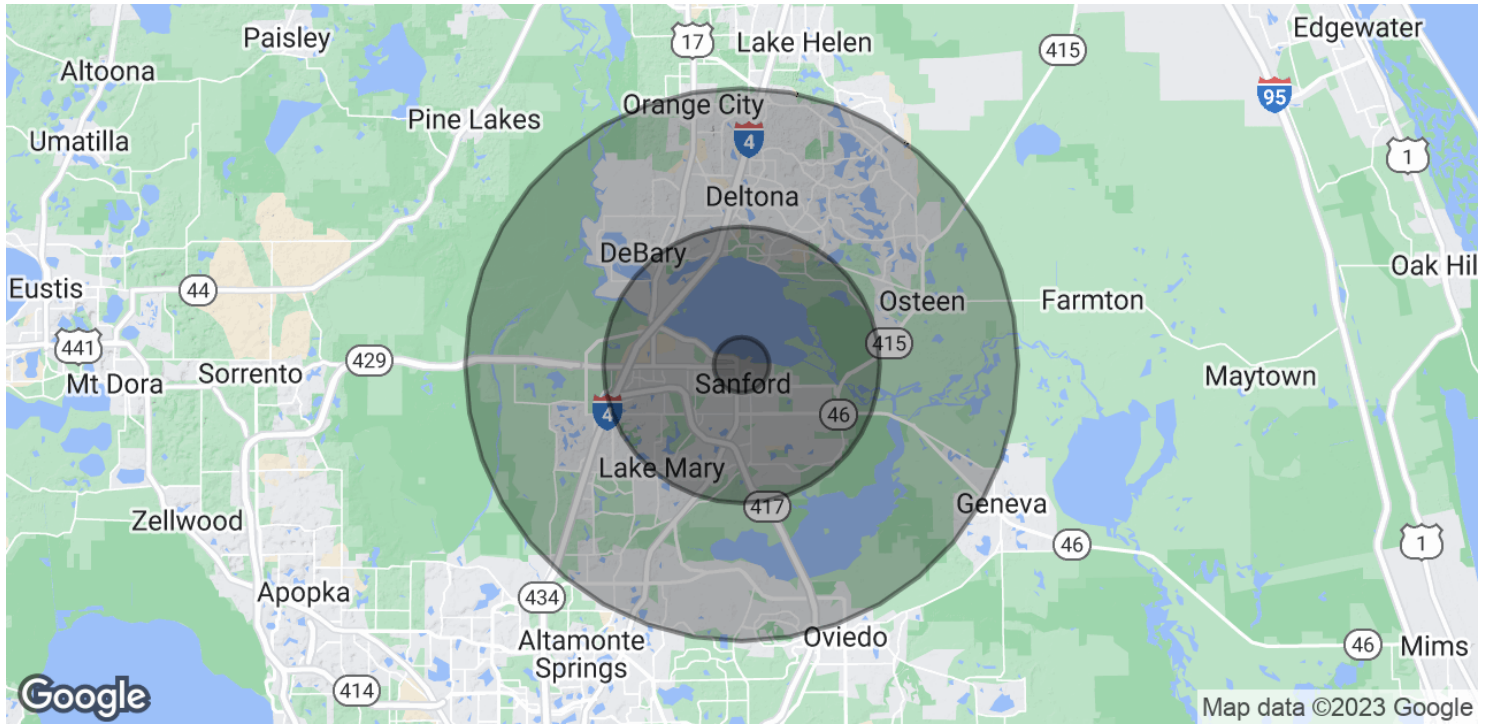
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DEMOGRAPHICS MAP & REPORT

312 W. FIRST ST, SANFORD, FL 32771

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POPULATION

1 MILE

5 MILES

10 MILES

| | | | |
|---------------------|-------|--------|---------|
| Total Population | 4,818 | 81,514 | 298,460 |
| Median age | 42.2 | 37.9 | 40.9 |
| Median age (Male) | 39.0 | 36.3 | 39.3 |
| Median age (Female) | 46.3 | 39.4 | 42.1 |

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total households | 2,358 | 32,175 | 120,264 |
| # of persons per HH | 2.0 | 2.5 | 2.5 |
| Average HH income | \$51,117 | \$69,221 | \$79,877 |
| Average house value | \$293,285 | \$278,115 | \$277,985 |

* Demographic data derived from 2020 ACS - US Census

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