

## SUBLEASE OPPORTUNITIES

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**2170 West State Road 434  
Longwood, Florida**

### **BUILDING**

4-Story, 108,000 Sq Ft. Class B Office Building constructed in 1984

### **AVAILABLE SPACE**

SUITE 494: 3,883 sf

SUITE 460: 3,131 sf

### **ADVANTAGES**

- 1/4 mile from I-4 and 1/3 mile from Wekiva Spring Road
- Traffic light entry to property
- Newly renovated lobby
- Parking ratio 4/1,000 rsf
- On-site Management Office
- Small Conference Room available
- Two elevator banks
- Walking distance to restaurants & banking

**For Further Information, Contact Exclusive Broker**

**The Acclaim Group, LLC  
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