

For Lease

UniCenter Corporate Building

1211 State Road 436

Casselberry, FL 32707



973 - 37,087± sf available

Close to restaurants and retail
Minutes From Winter Park Residential & Retail

**AVISON
YOUNG**

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Introduction

1211 State Road 436 is a premier multi-tenant office property strategically positioned along the highly traveled S.R. 436 (Semoran Boulevard) corridor in Casselberry, one of Central Florida's most established business submarkets. The approximately 80,000-square-foot office building sits on a 12.88± acre campus and offers a professional environment designed to accommodate a wide range of office users, including corporate, professional services, healthcare, and medical practices. The property is undergoing significant renovations, featuring an upgraded lobby, modern common areas, enhanced interior finishes, and refreshed landscaping, creating an attractive workplace for tenants and visitors alike.

PROPERTY HIGHLIGHTS

OVER \$1 MILLION IN RENOVATIONS

REDESIGNED LOBBY WITH LED LIGHTING

**LED LIGHTING & ELECTRONIC VAV CONTROLS
IN TENANT SUITES**

**NEWLY SURFACED PARKING LOT AND
UPDATED LANDSCAPING**

24/7 SURVEILLANCE SECURITY

**OUTDOOR AMENITY PARK AND COMMON
BREAK ROOM WITH VENDING MACHINE**

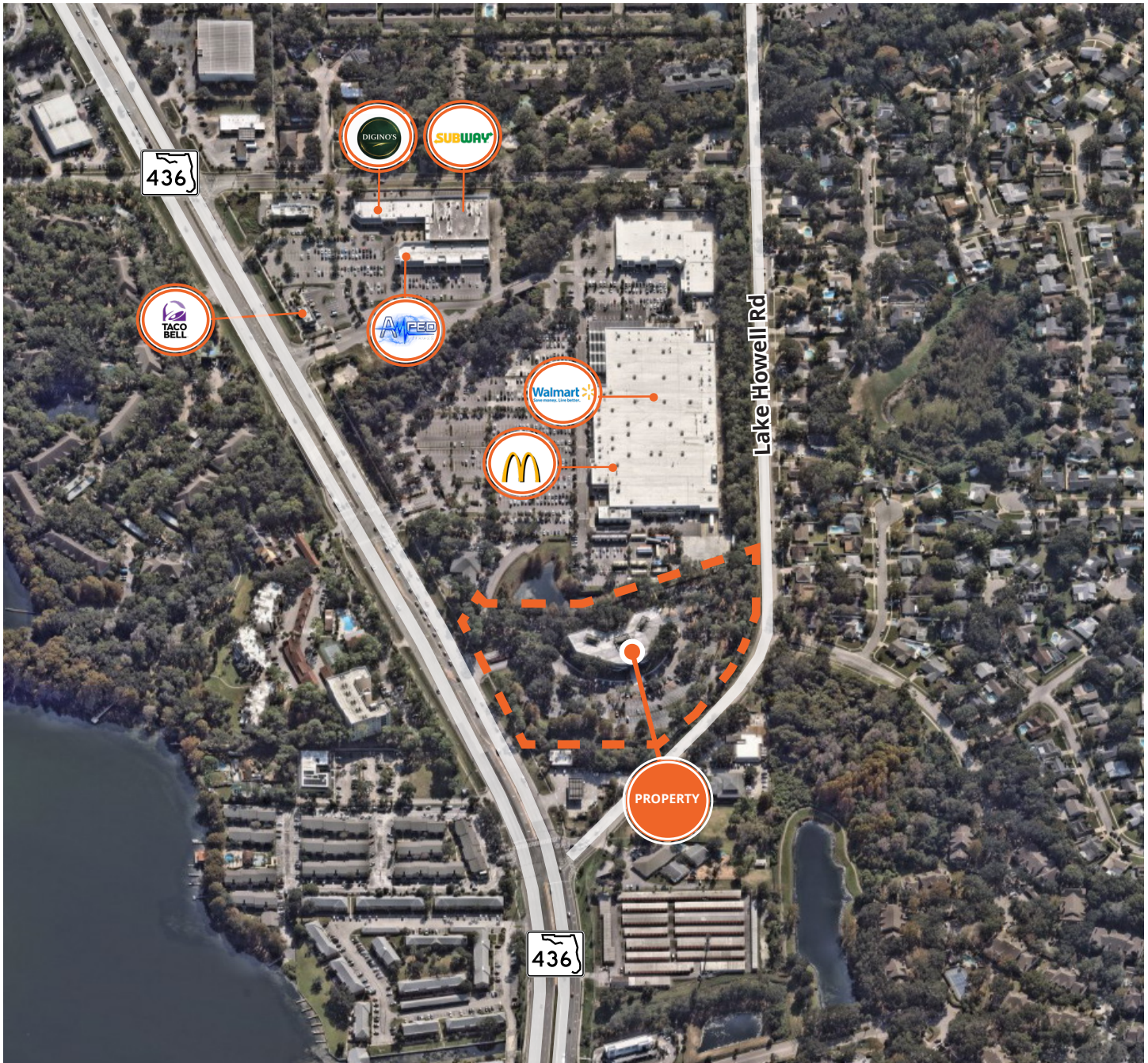
**SITUATED 5-MILES FROM I-4 AND A
10-MINUTE DRIVE TO S.R. 417**

PARKING RATIO: 4.00/1,000

MONUMENT SIGNAGE AVAILABLE

**MINUTES FROM DOWNTOWN WINTER PARK
AND THE CITY OF MAITLAND**





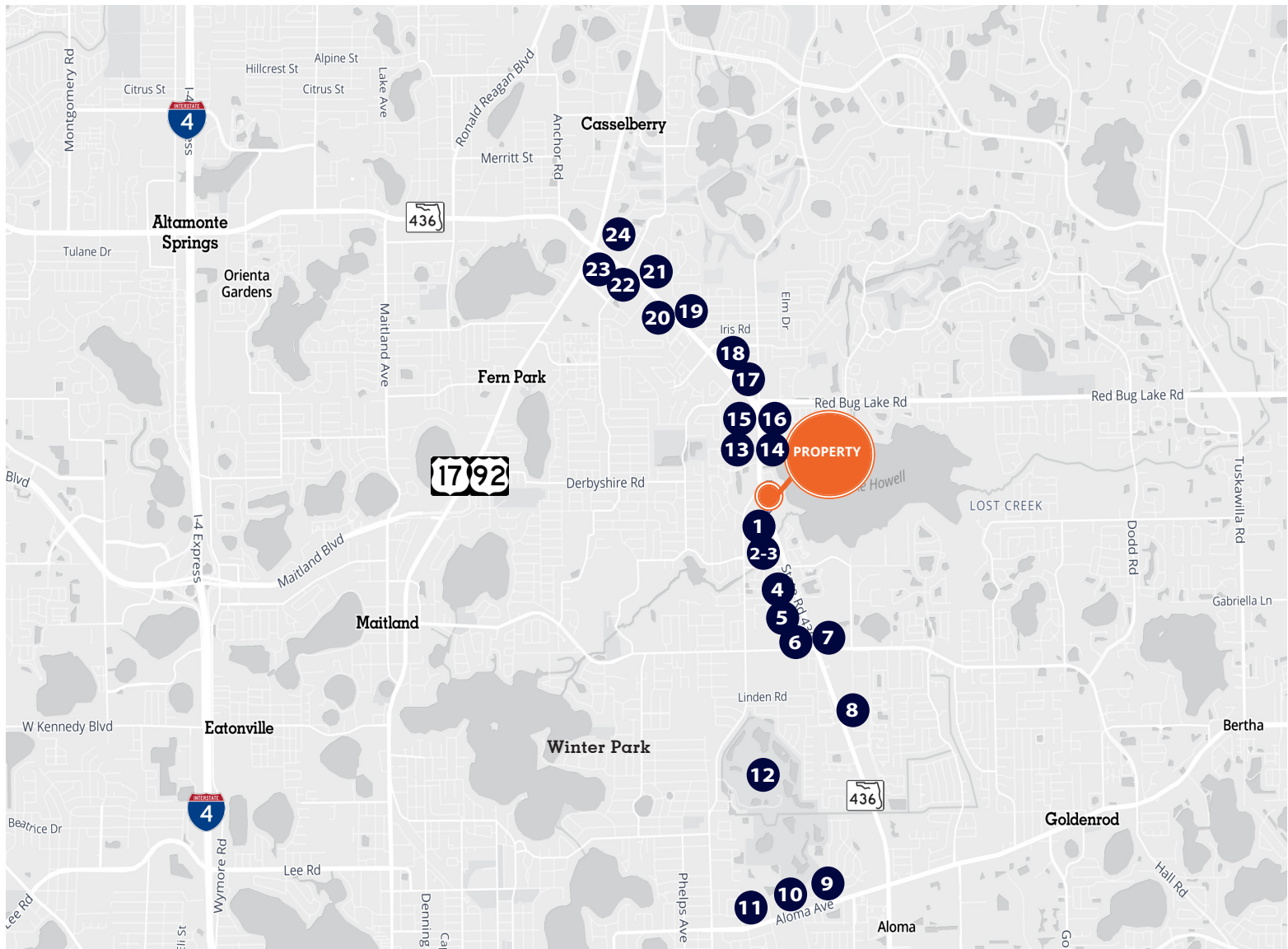
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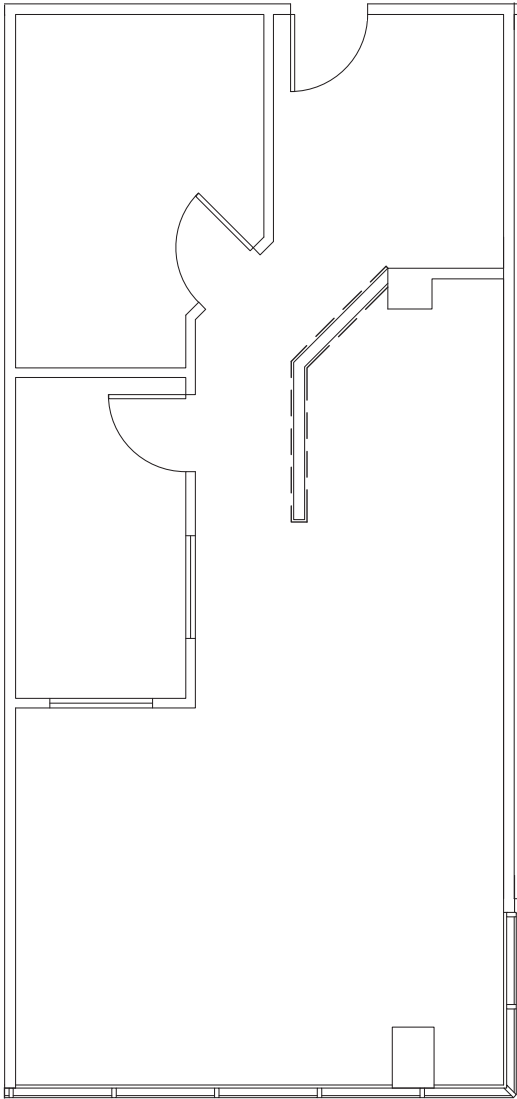
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- | | | |
|---------------------|-----------------------------|---------------------------|
| 1 Walmart | 10 Dunkin | 19 Charley's Cheesesteaks |
| 2 McDonald's | 11 Sprouts Farmer's Market | 20 Bob Evan's |
| 3 Taco Bell | 12 Interlachen Country Club | 21 Waffle House |
| 4 Chipotle | 13 Wawa | 22 Chik-Fil-A |
| 5 Metro Diner | 14 Crunch Fitness | 23 Chipotle |
| 6 Starbucks | 15 Tijuana Flatts | 24 BJ's Wholesale |
| 7 7-Eleven | 16 Colorado Fondue Company | |
| 8 Papa John's Pizza | 17 Walgreen's | |
| 9 CVS | 18 Buffalo Wild Winds | |

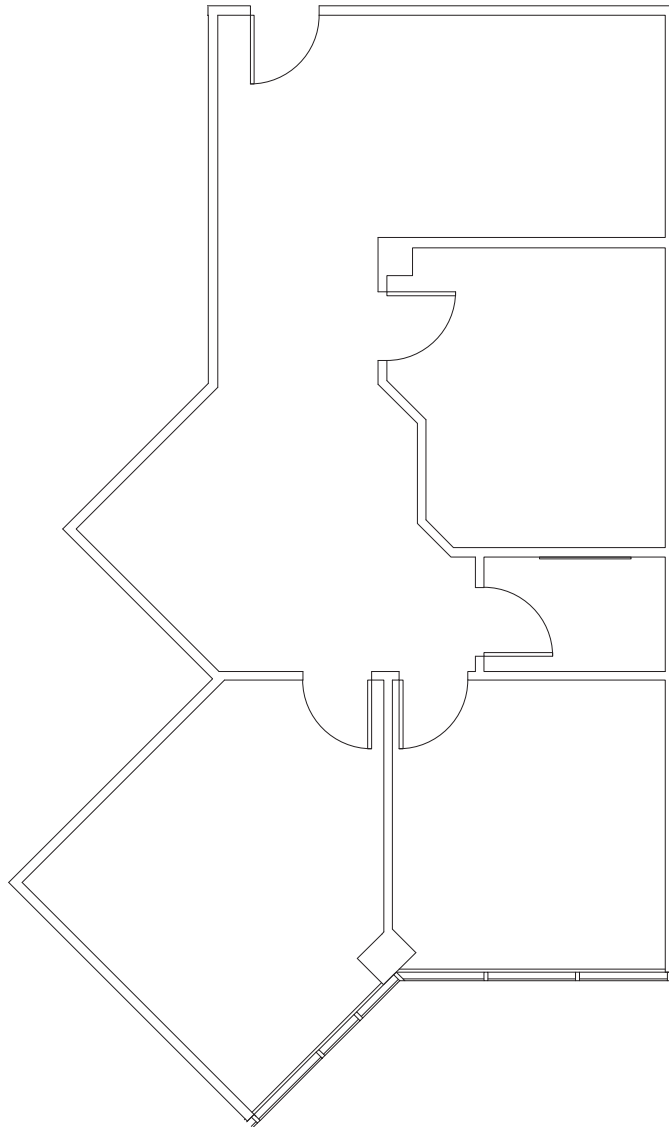
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Suite 127 - 973± SF
Available in 30-days



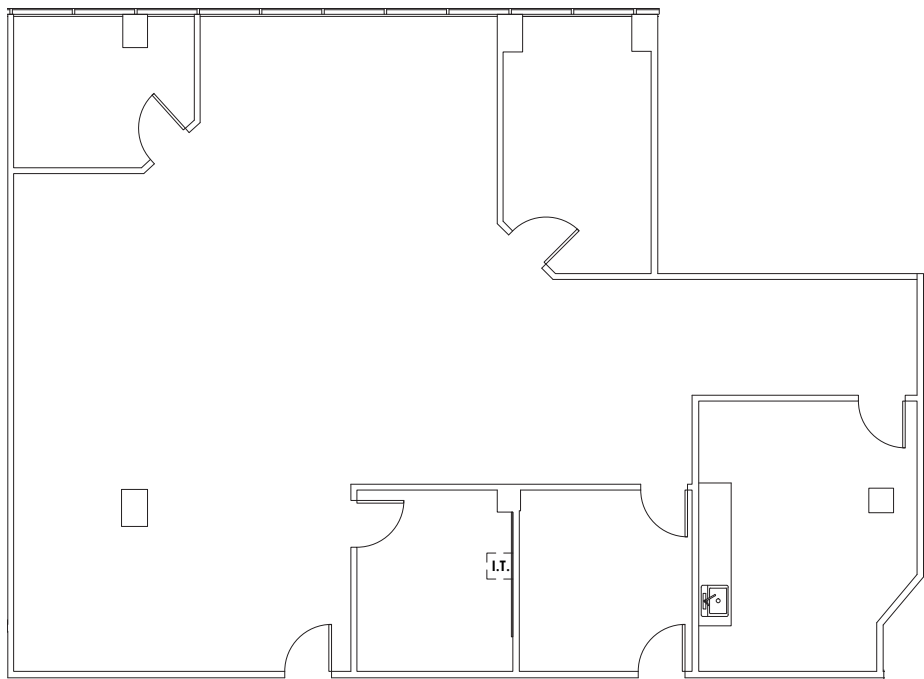
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Suite 143 - 1,164± SF
Available Now



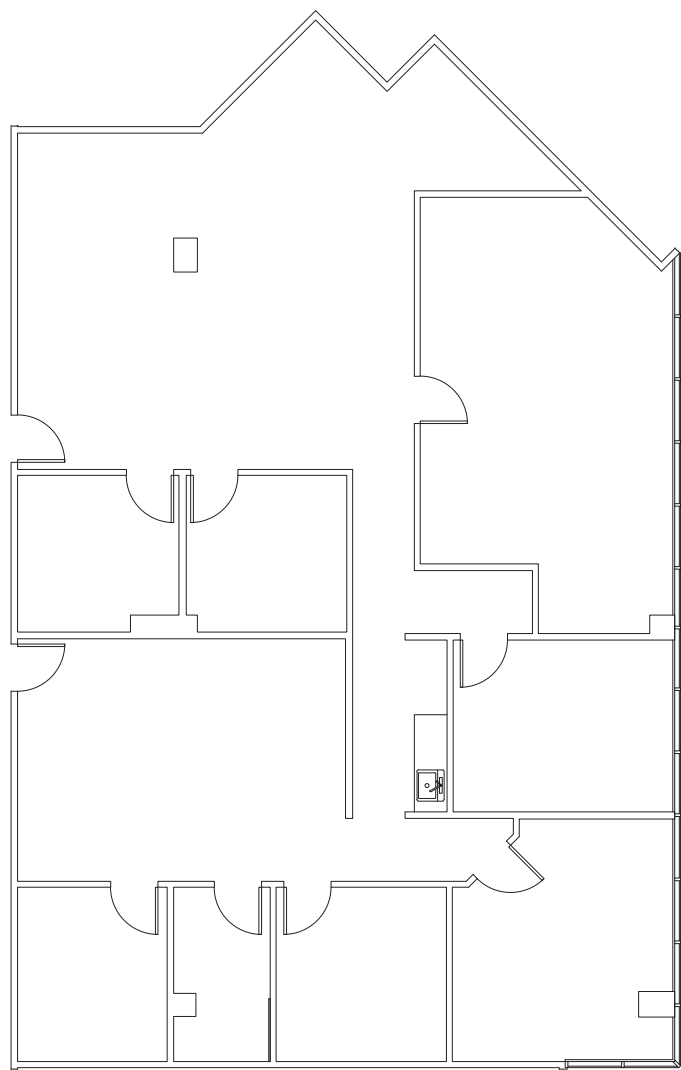
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Suite 150 - 2,556± SF
Available Now



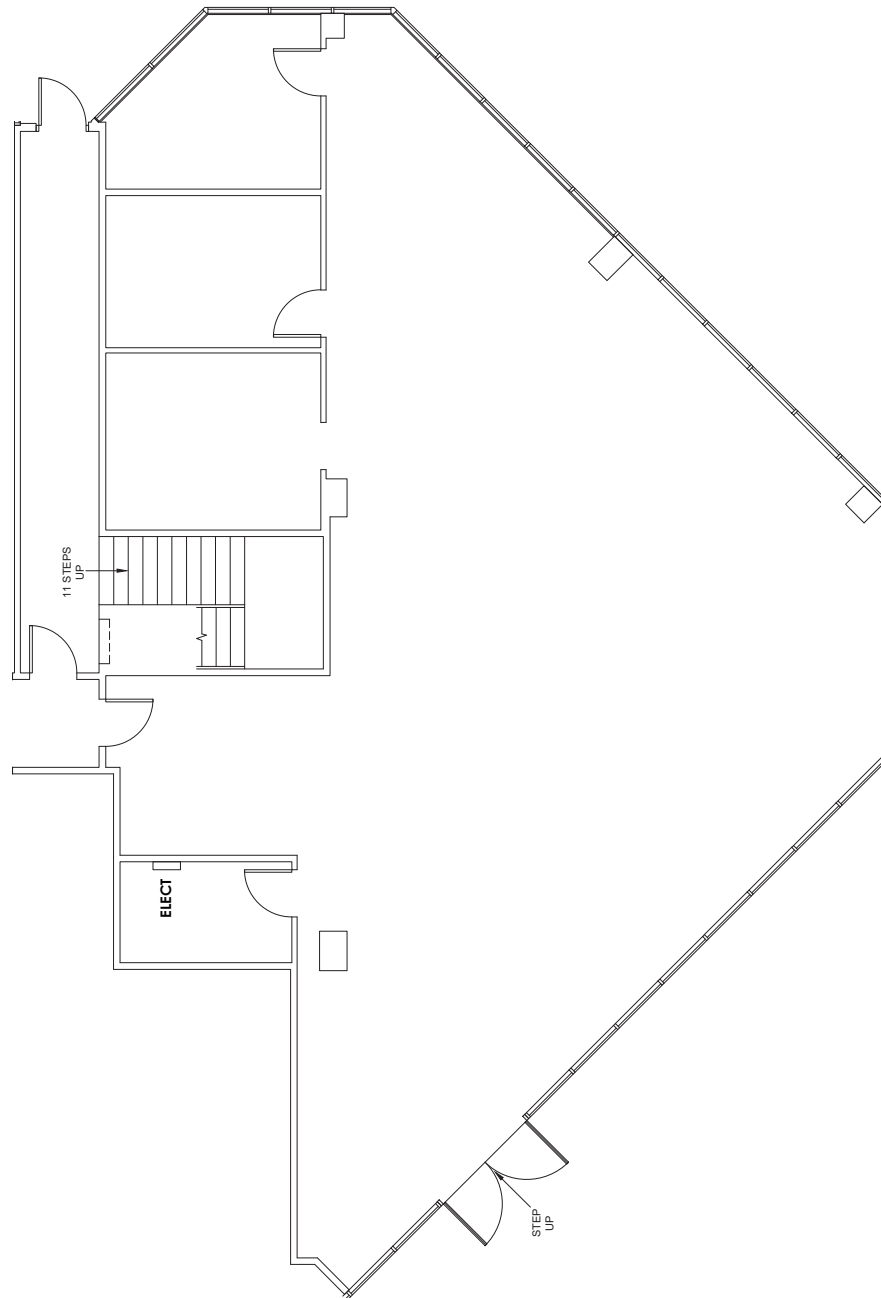
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Suite 171 - 3,013± SF
Available Now



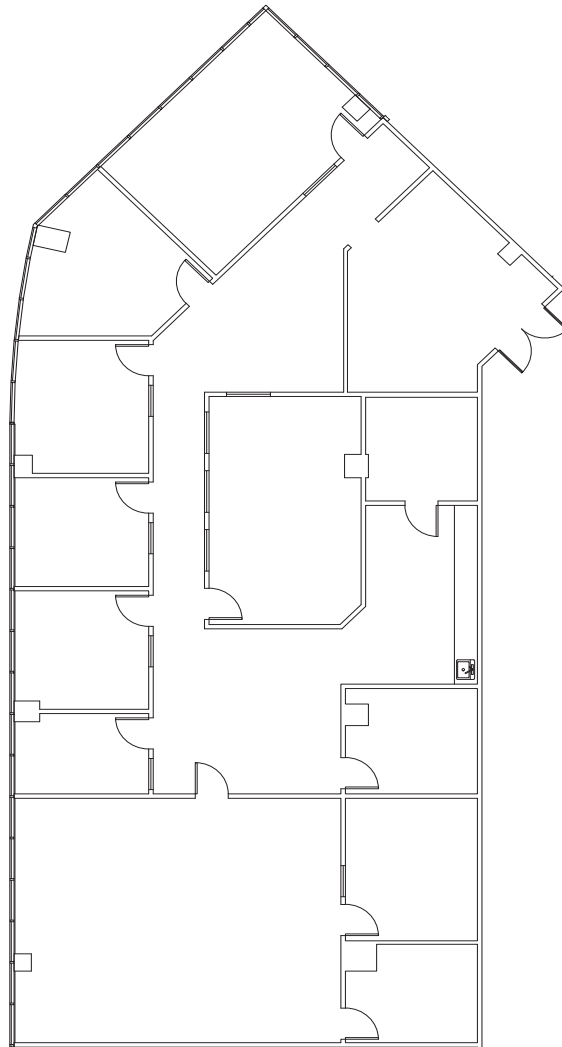
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Suite 196 - 3,077± SF Available Now



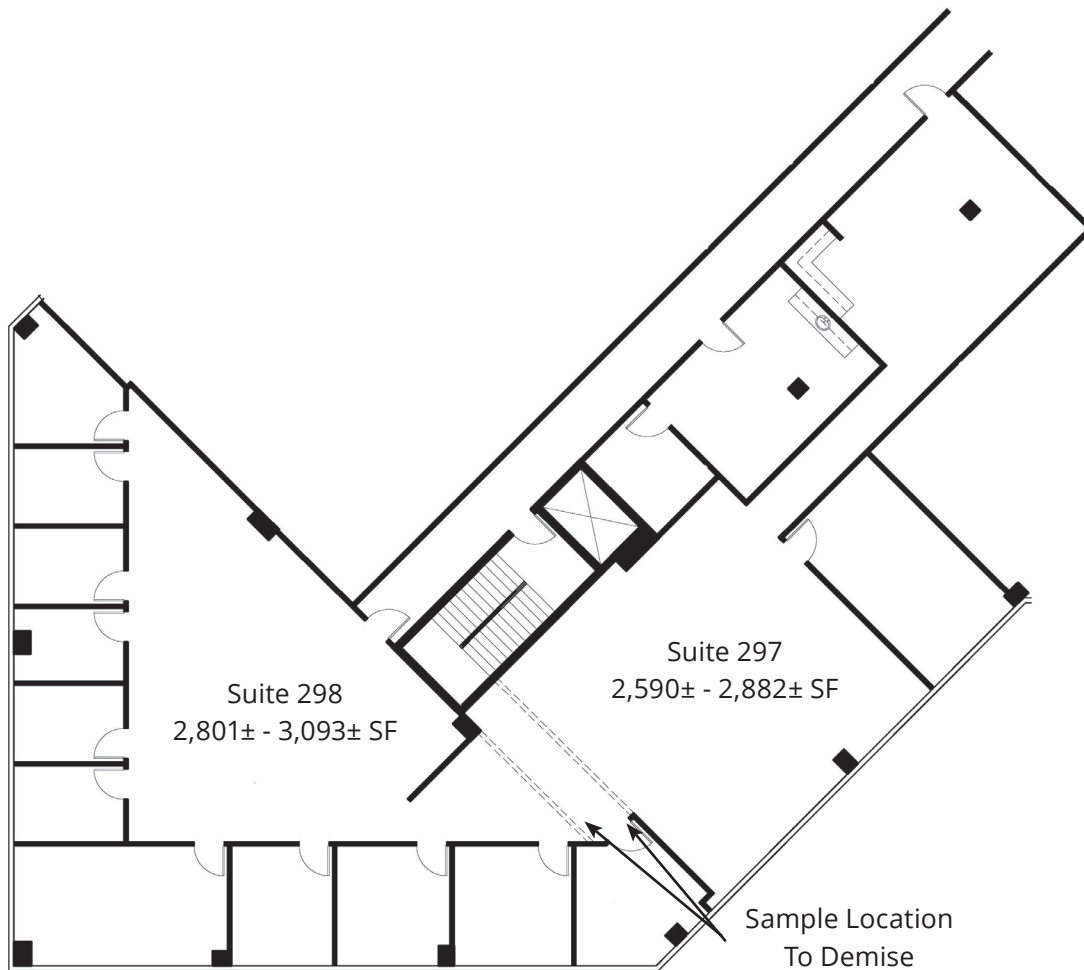
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Suite 295 - 4,595± SF
Available Now



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Suite 297 and 298 - 5,683± SF Available Now



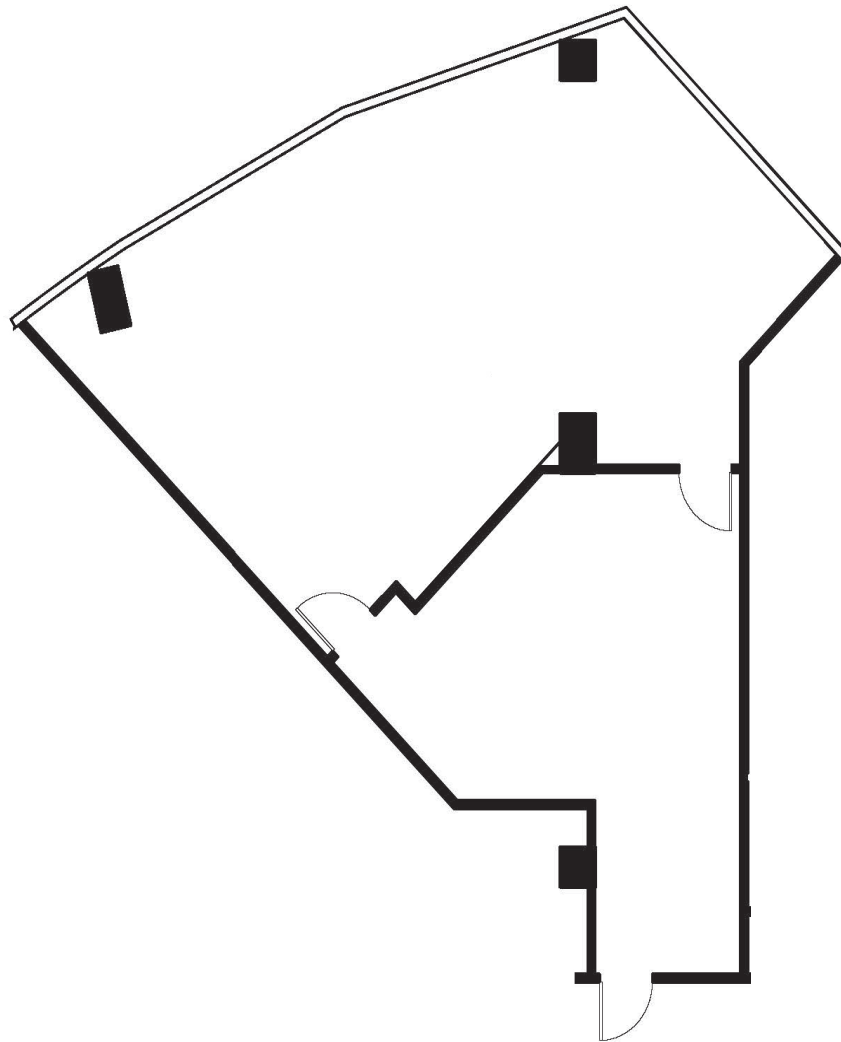
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Third Floor - 16,086± SF Available Now



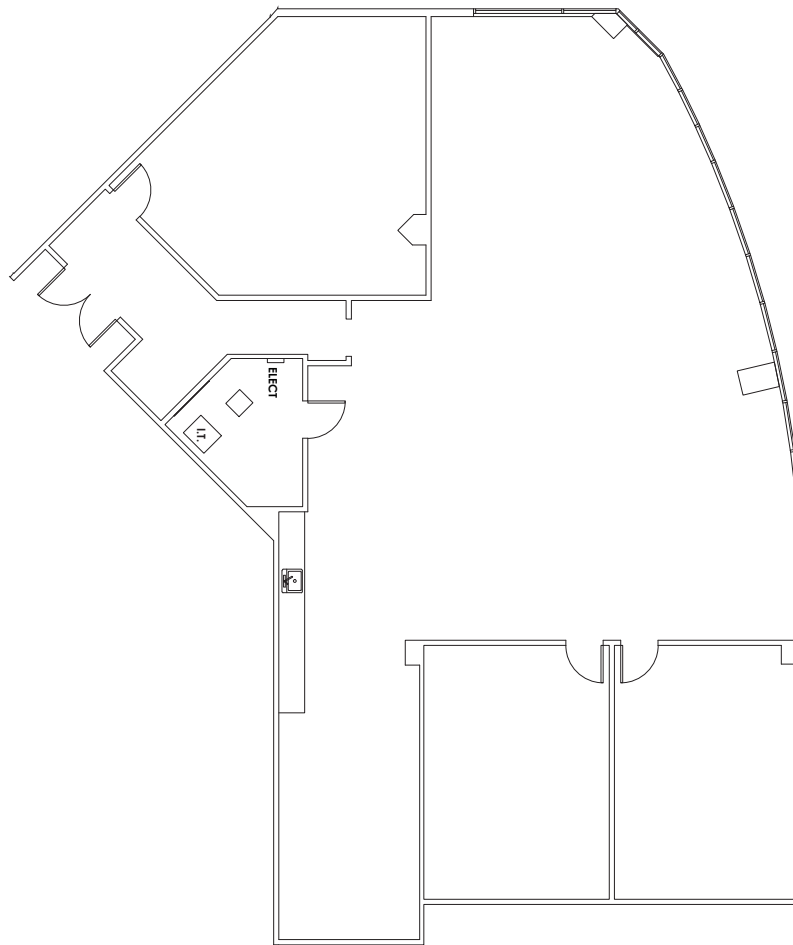
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Suite 305 - 1,458± SF
Available Now



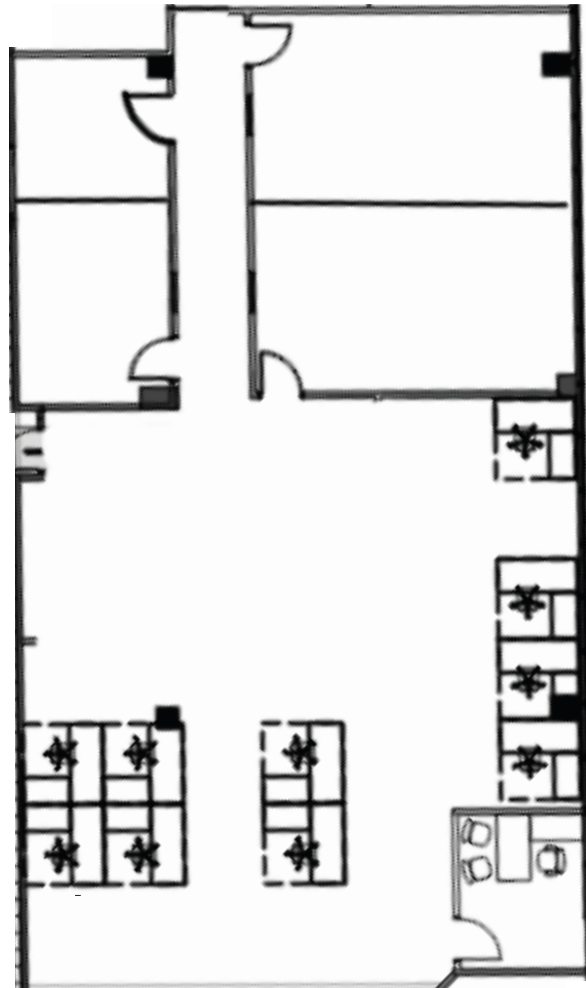
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Suite 315 - 3,956± SF
Available Now



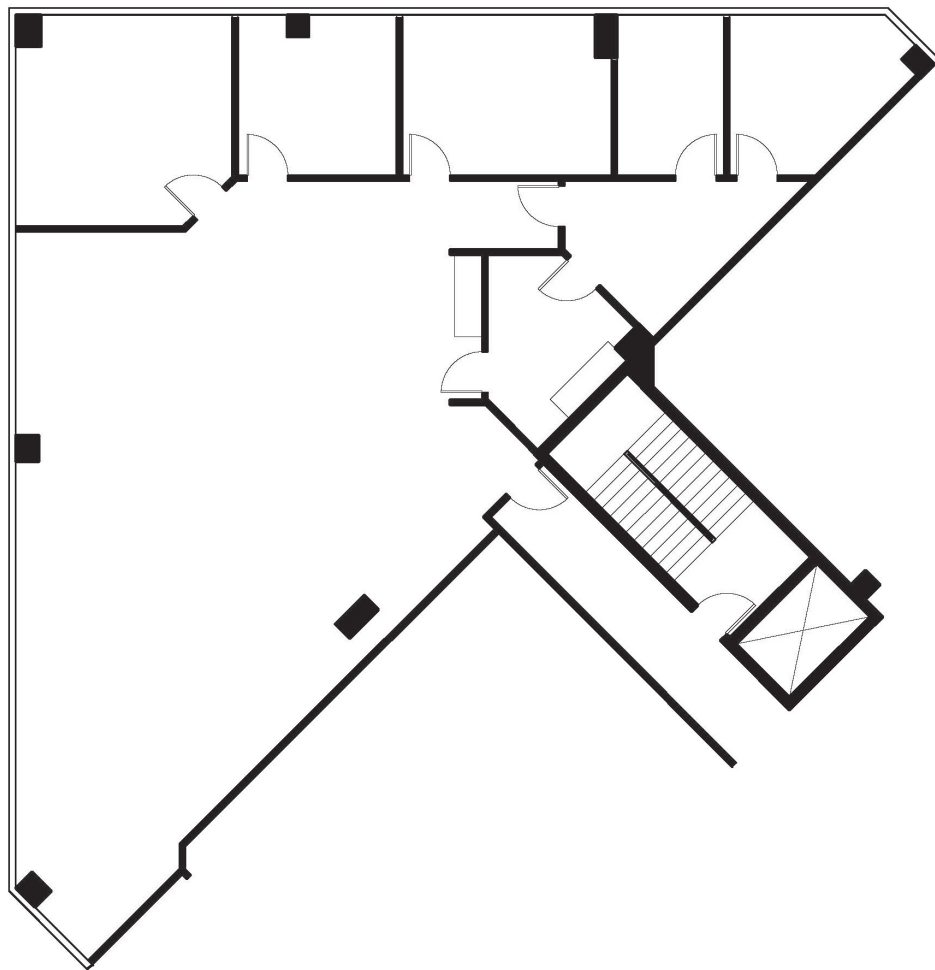
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Suite 325 - 3,677± SF
Available Now



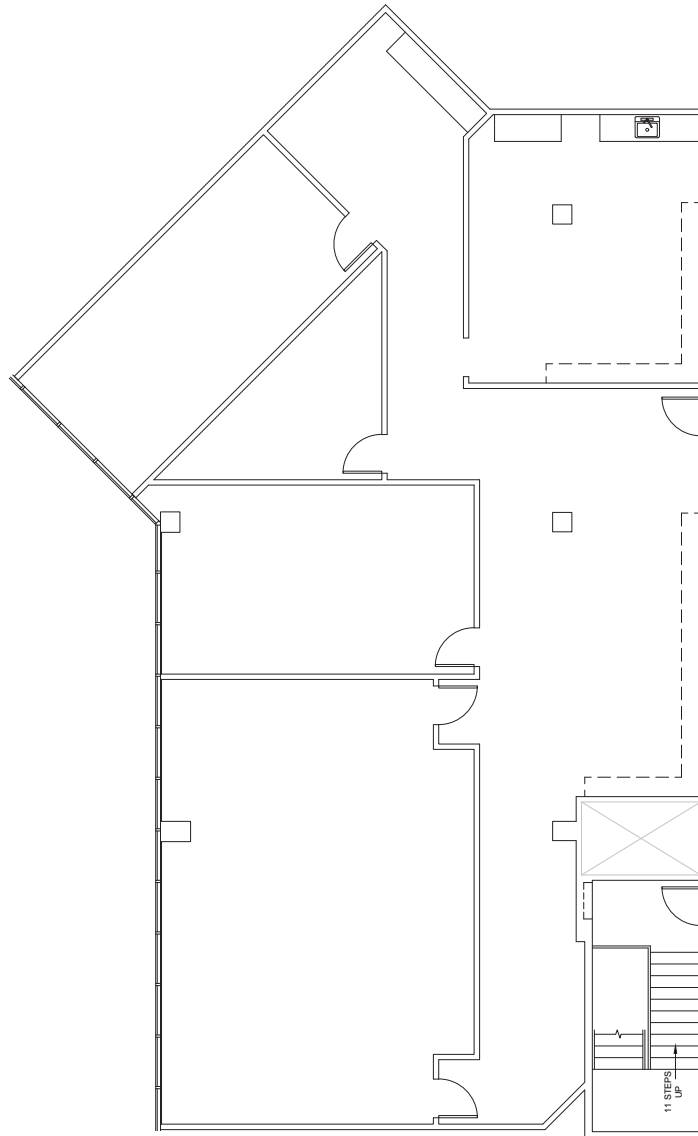
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Suite 335 - 3,073± SF
Available Now



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Suite 345 - 3,862± SF
Available Now



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**If you would like more information about this property,
please get in touch.**

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