

## OFFICE SPACE FOR LEASE

**SUITE 110 - 3,970 SF - Available**  
**SUITE 130 - 5,011 SF - Available**

- Class "A" office building
- 3 large private perimeter offices with large open cubicle area, IT room, small conference
- Furniture and Cubicles in place
- Monument Signage
- Ample Parking (5.25 spaces per 1,000 SF)
- Direct access to SR 408 (East West Expressway)
- Multiple Shared Amenities (Conference rooms, training rooms, fitness center, break lounge)
- Asking Rent: \$26.00 PSF FS

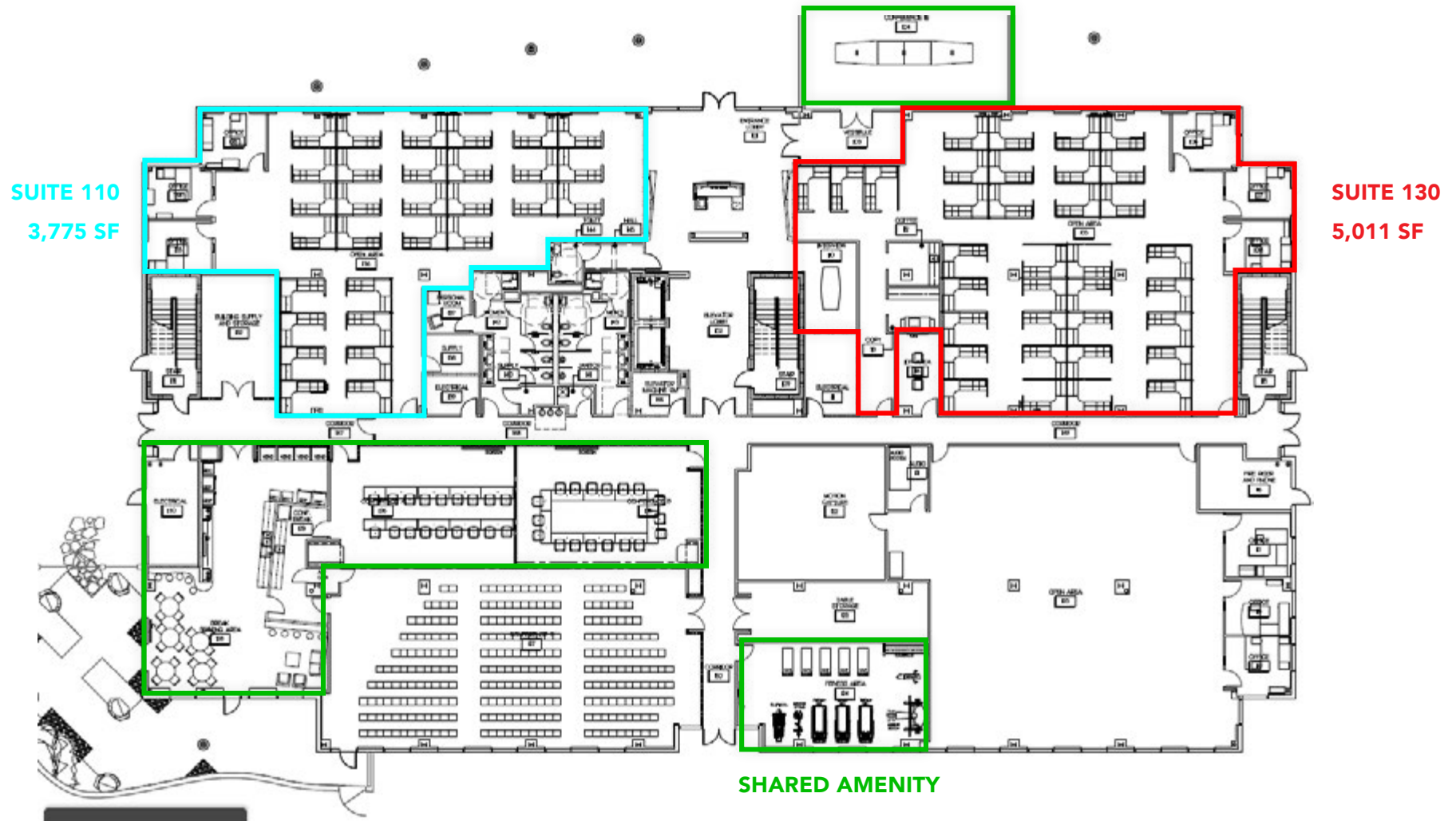


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**Josh Smith**  
jsmith@harbertrealty.com  
407.377.4050

**Justin Walker**  
jwalker@harbertrealty.com  
407.377.4042

HarbertRealty.com  
407.377.4050  
2450 Maitland Center Pkwy  
Suite 200  
Maitland, FL 32751







#### **BREAK ROOM**

Tenants will have access to the first-floor break room which offers soft comfortable seating, creating a true on-site lounge. The break room offers additional high-top seating and access to the outdoor patio area for a relaxed environment. Tenants can make use of the microwaves, dishwasher, four full-size refrigerators, and vending machines. The break-room also contains a television and speakers with audio input.

#### **FLEXIBLE CONFERENCING, CORPORATE EVENTS & TRAINING**

Tenants shall have access to the building's large training, event, & conference center. This shared amenity seats up to 350 people and can be demised and configured in multiple ways to accommodate large and break-out sessions of a variety of sizes. Tenants can conduct large scale assemblies and corporate events utilizing a full audiovisual package complete with three 164-inch projection screens, podium, and a suite of wireless microphones. An attached kitchen and food prep/staging area with refrigerators is ideal for hosting corporate or catered events.



#### **OUTDOOR PATIO**

In addition to the break room, Tenants can relax in the connected outdoor patio. The patio is ideal for enjoying breaktime in a peaceful outdoor environment of trees, landscaping, water feature, and plenty of seating within this unique paved patio space.

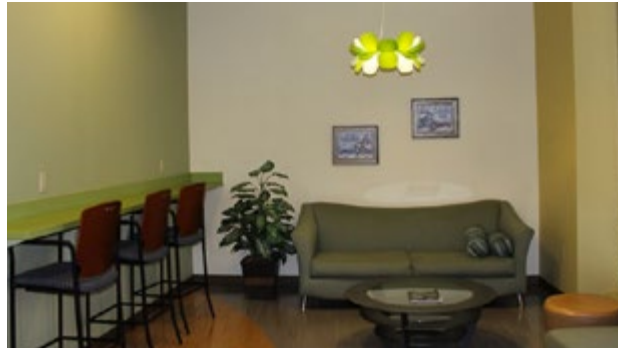
#### **EXECUTIVE CONFERENCING**

Tenants with executive-level conference needs or C-level meetings may utilize this state-of-the-art, first-floor Executive conference room, which can accommodate up to 25 people. A fully-furnished conference room, it includes audio-visual elements such as overhead speakers and a 110 inch framed projector screen, in addition to plush leather seating, glass writing board, and side counters, cabinetry, and mini-fridge for staging refreshments. A vestibule entry directly from the first floor lobby can accommodate food and refreshments outside of the conference room space.





**CORPORATE EVENT CENTER**



**BREAK ROOM**



**EXTERIOR**



**CORPORATE EVENT CENTER**



**RECEPTION**



**EXTERIOR**