

OFFICE FOR SUBLEASE

- Sublease Available in within 30 Days
- Lease Expiration: May 31, 2021
- ±3,116 RSF 1st Floor Move-in Ready Office Space
- Double door entry, reception, kitchen, glass lined offices and wide open working space
- Located near beautiful Baldwin Park and the Orlando Fashion Square Mall
- An abundance of restaurants, retail, banking and postal services nearby
- Easy access to SR 50 within minutes of I-4 and downtown Orlando.
- **SUBLEASE RATE: \$19.80 FULL SERVICE**



DEMOGRAPHICS:

POPULATION

1 mile	12,736
3 miles	111,855
5 miles	302,765

DAYTIME BUSINESS POPULATION

1 mile	11,054
3 miles	129,885
5 miles	269,517

TRAFFIC COUNTS

+/-19,300 vehicles/day
Maguire Blvd
+/-12,000 vehicles/day
Benett Rd

AVERAGE HH INCOME

1 mile	\$ 93,174
3 miles	\$ 67,422
5 miles	\$ 60,412



