

OFFICE SPACE FOR LEASE

- 3-Story Office Building totaling 72,214± RSF
- Full Floor Opportunity Available up to 24,942± RSF
- Building Signage Available with I-4 Exposure
- Park-like setting with mature trees and water feature
- Easy Access to I-4 within minutes of Downtown Orlando, Winter Park and Maitland Center
- Abundance of Restaurants, Retail, Banking and Hotels nearby
- Ample parking at 4.25/1,000 RSF
- Rental Rate: \$20.00 per SF Full Service



AVAILABILITIES

- **Suite 100: 3,520 SF**
- **Suite 131: 1,504 SF**
- *100-131 Contiguous: 5,024 SF*

- **Suite 200: 16,839 SF**
- **Suite 202: 4,708 SF**
- **Suite 220: 3,395 SF**
- *200-220 Contiguous: 24,942 SF*

- **Suite 327: 1,486 SF**
- **Suite 330: 1,336 SF**
- *327-330 Contiguous: 2,822 SF*



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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