

Your Name Here

OFFICE SPACE FOR LEASE

604 Courtland Street, Orlando, FL 32804

Full floor opportunity
available up to 24,942± RSF

AMERICAN PIONEER III - PROPERTY HIGHLIGHTS

- 3-story office building totaling 72,214± 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



ASKING RATE:

\$20.00/SF Full Service



SQUARE FOOTAGE:

Suite 100: 3,520 SF
Suite 131: 1,504 SF
100-131 Contiguous: 5,024 SF
Suite 145: 2,487 SF

Suite 200: 16,839 SF
Suite 202: 4,078 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



TRAFFIC COUNTS:

125,500± AADT on I-4



HARBERT
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For More Information: HarbertRealty.com

2450 Maitland Ctr Pkwy, Suite 200, Maitland, FL 32751

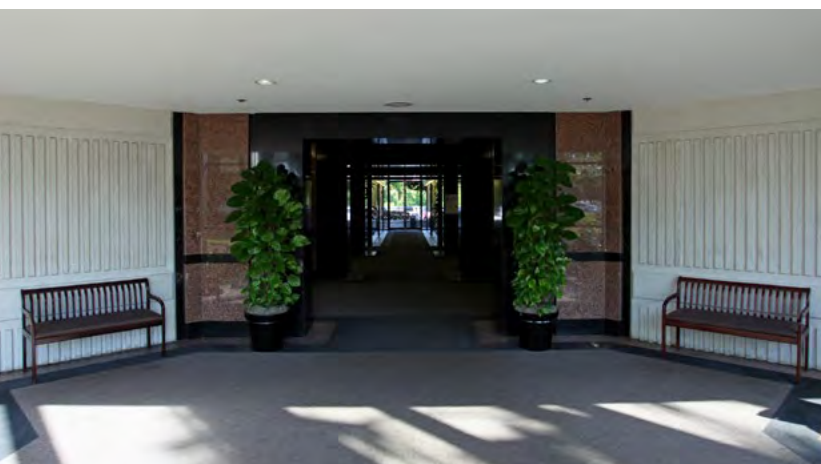
View the
Drone Video



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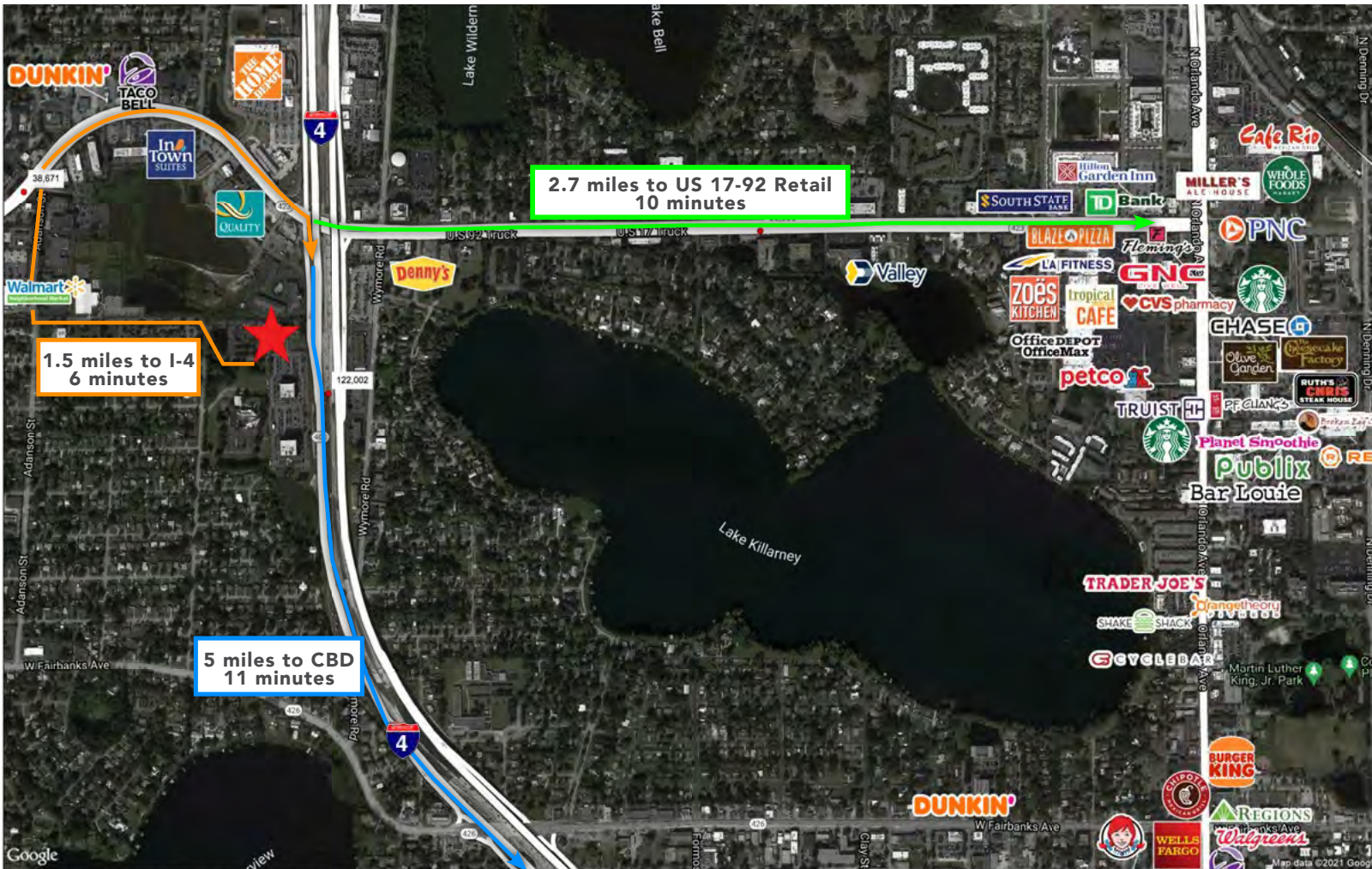
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