

Your Name Here

OFFICE SPACE FOR LEASE

604 Courtland Street, Orlando, FL 32804

Full floor opportunity
available up to 25,000± rsf

AVAILABILITIES

Suite 140: 1,590± rsf Suite 150: 4,229± rsf
Suite 145: 2,487± rsf Suite 200: 24,942± rsf
140-145 Contiguous: 4,077± rsf

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
- Abundance of restaurants, retail, banking and hotels nearby



ASKING RATE:

\$19.00-\$23.00/sf Full Service



AVAILABLE SPACE:

1,590± rsf - 24,942± rsf



LOCATION:

Easy access to I-4 within minutes of Downtown Orlando, Winter Park and Maitland Center



PARKING:

4.5/1000 sf

Signage opportunity on I-4



H A R B E R T
REALTY SERVICES

KEVIN DELAROSA

kdelarosa@harbertrealty.com | 407.761.6190

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789



View the
Drone Video

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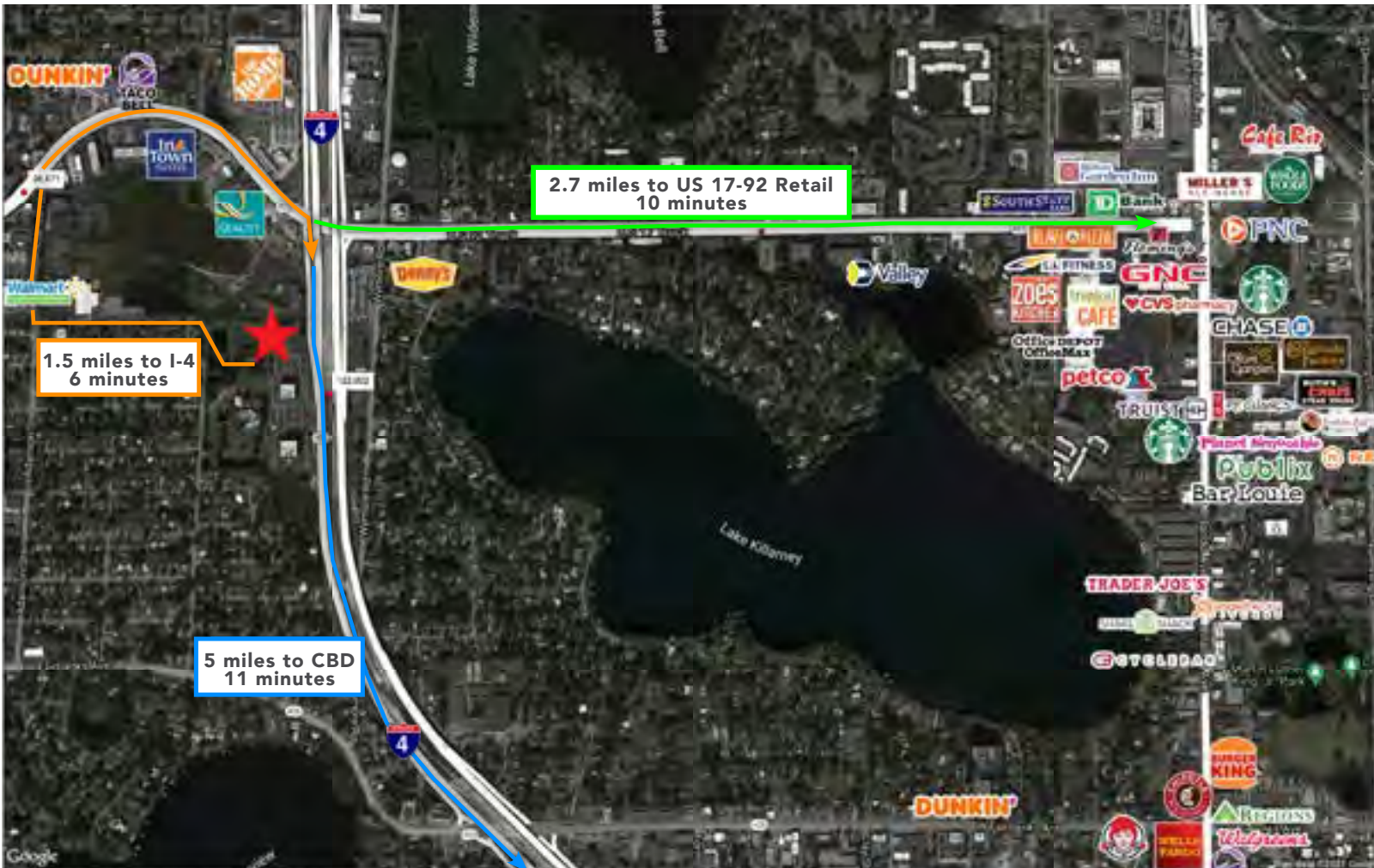
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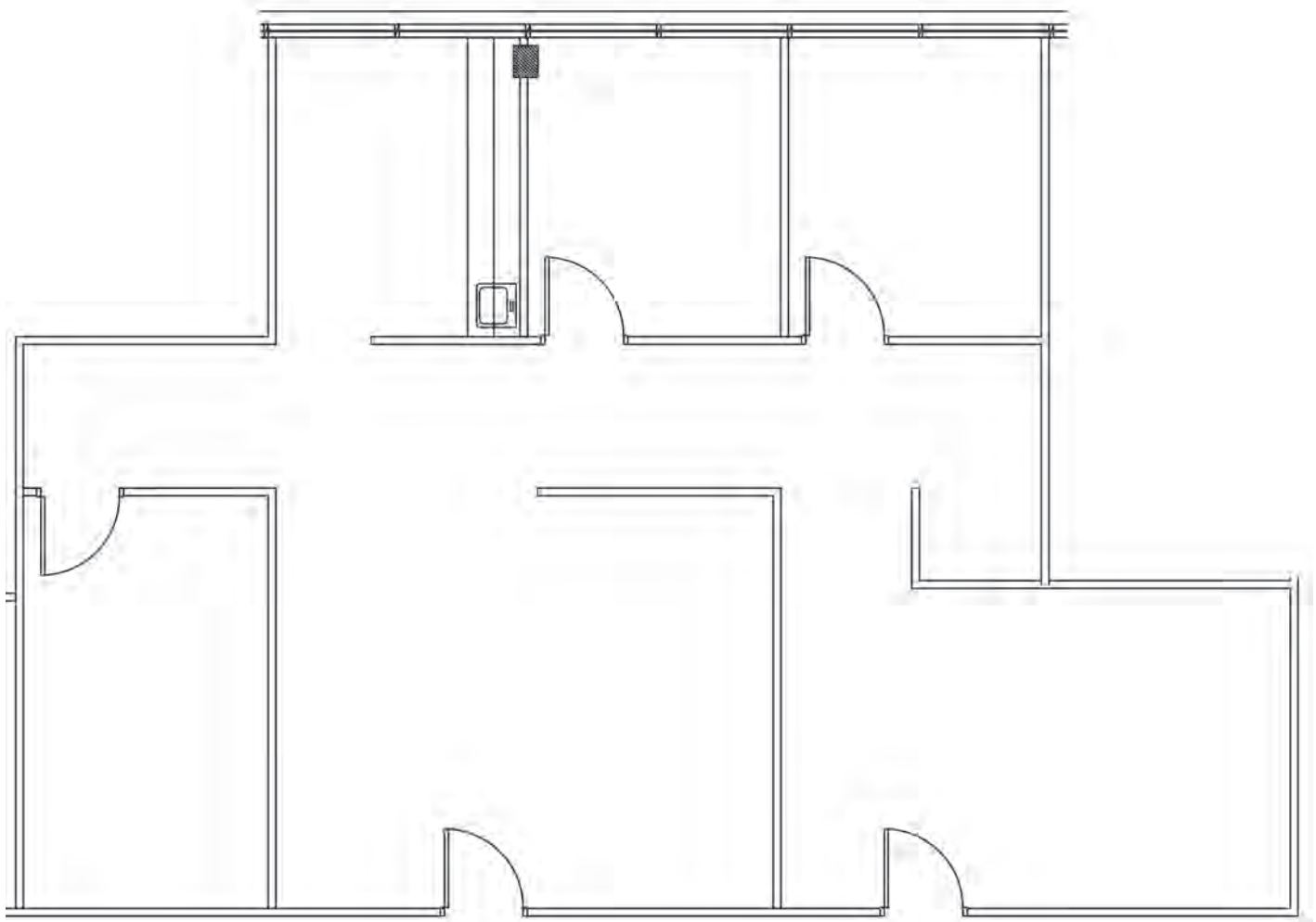
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AMERICAN PIONEER III

604 Courtland St., Orlando, FL 32804

FIRST FLOOR

Suite 140 - 1,590± rsf
\$22.00 psf



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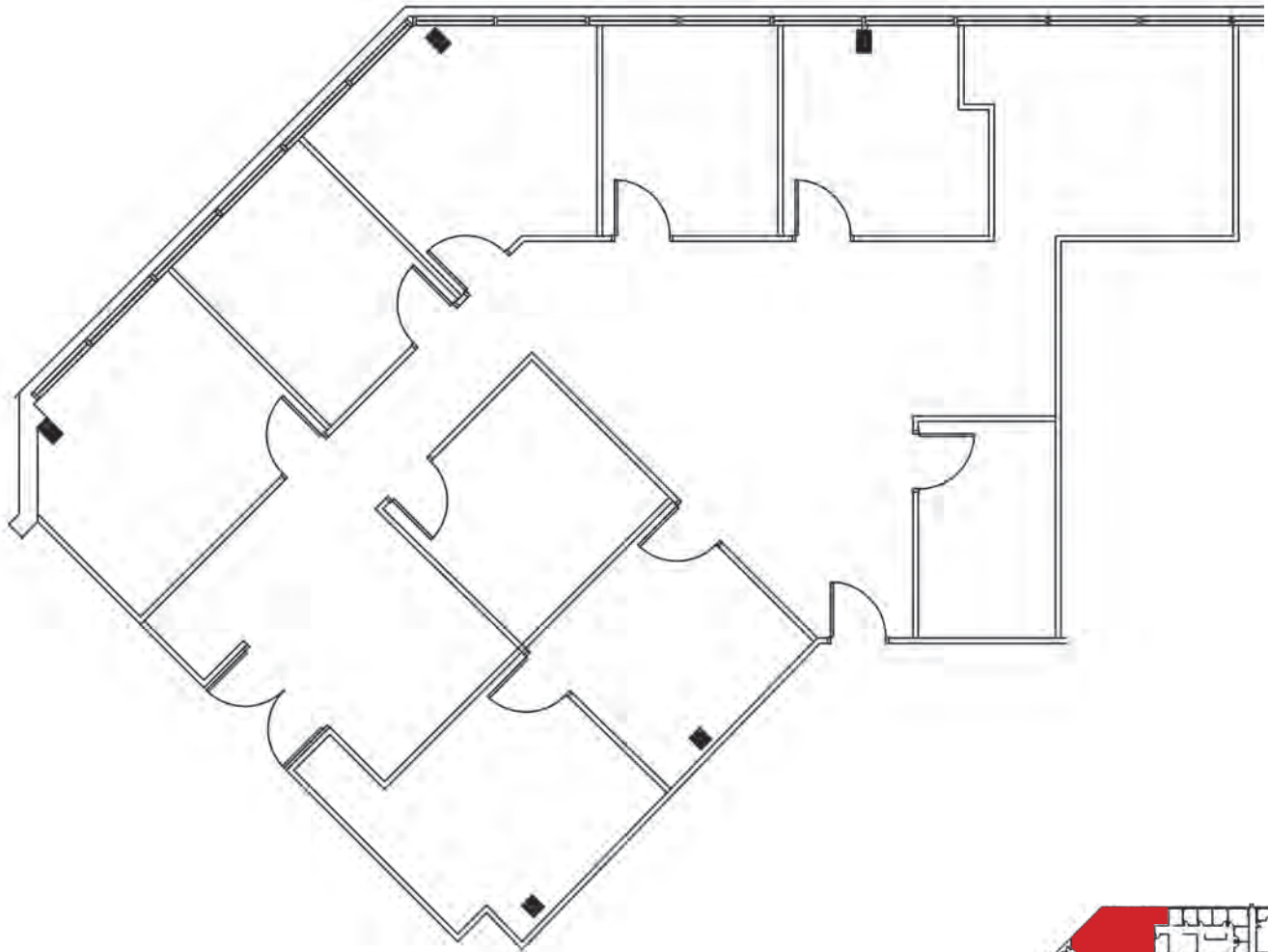
2450 Maitland Center Pkwy, Suite 200
Maitland, FL 32751

AMERICAN PIONEER III

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FIRST FLOOR

Suite 145 - 2,487± rsf
\$22.00 psf



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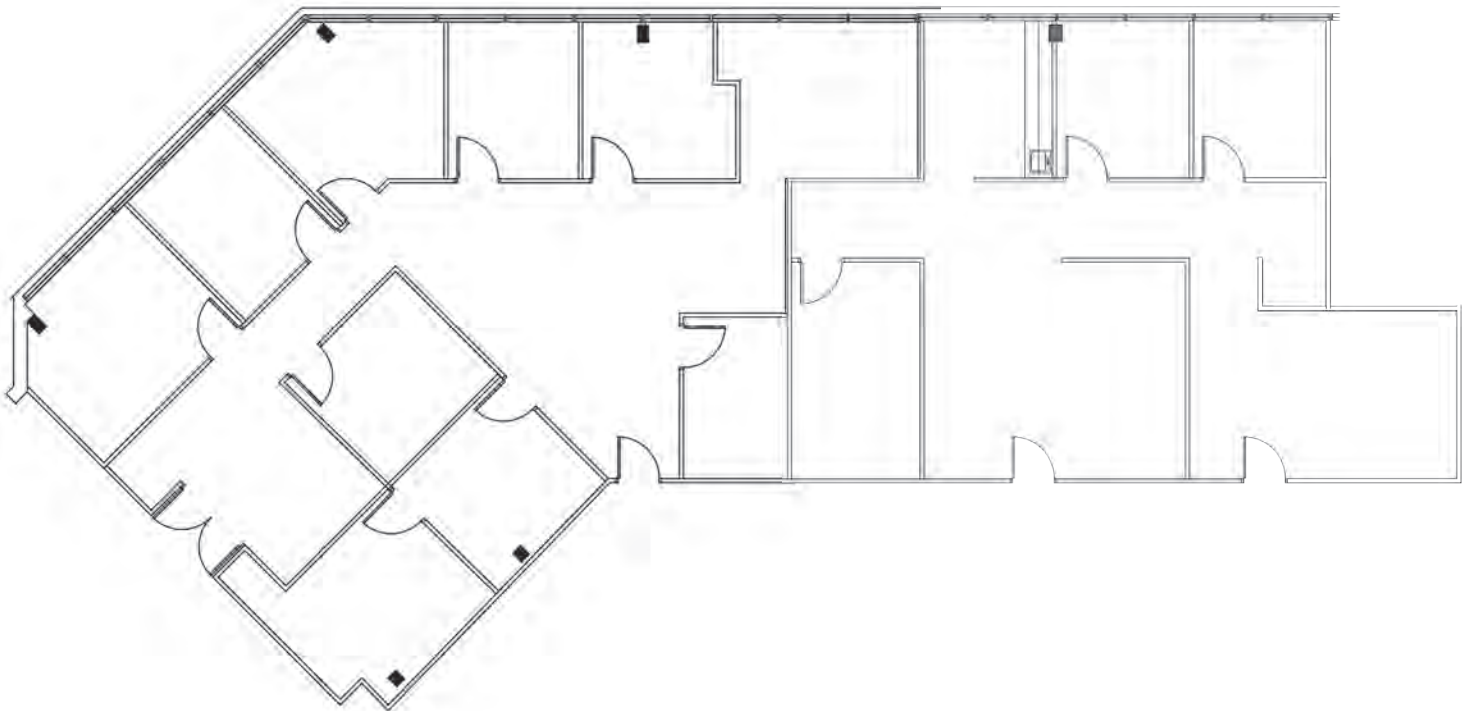
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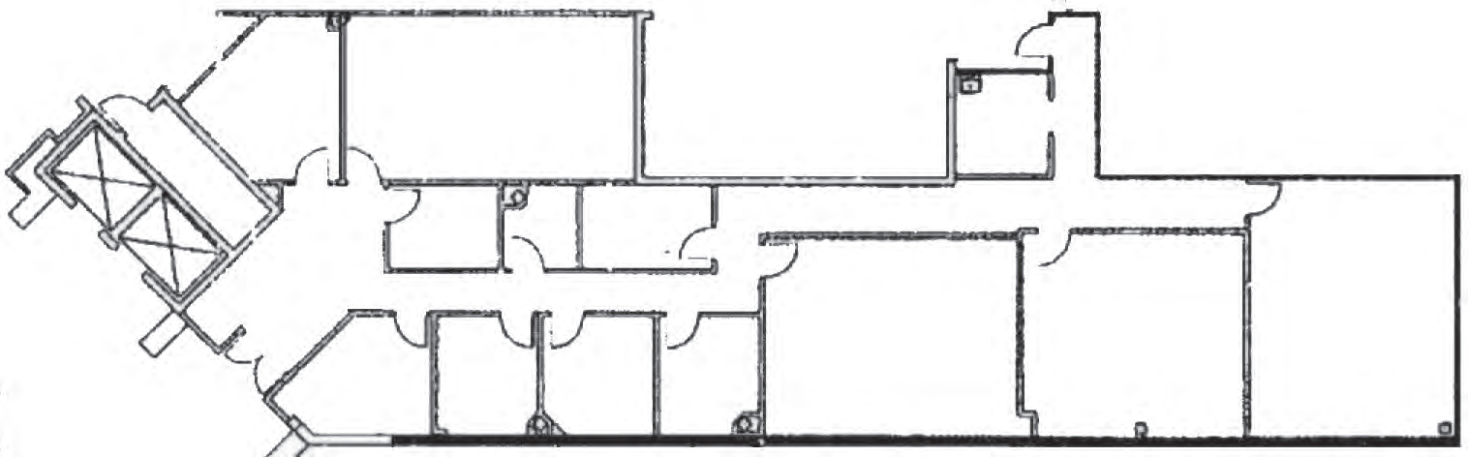
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FIRST FLOOR

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\$23.00 psf



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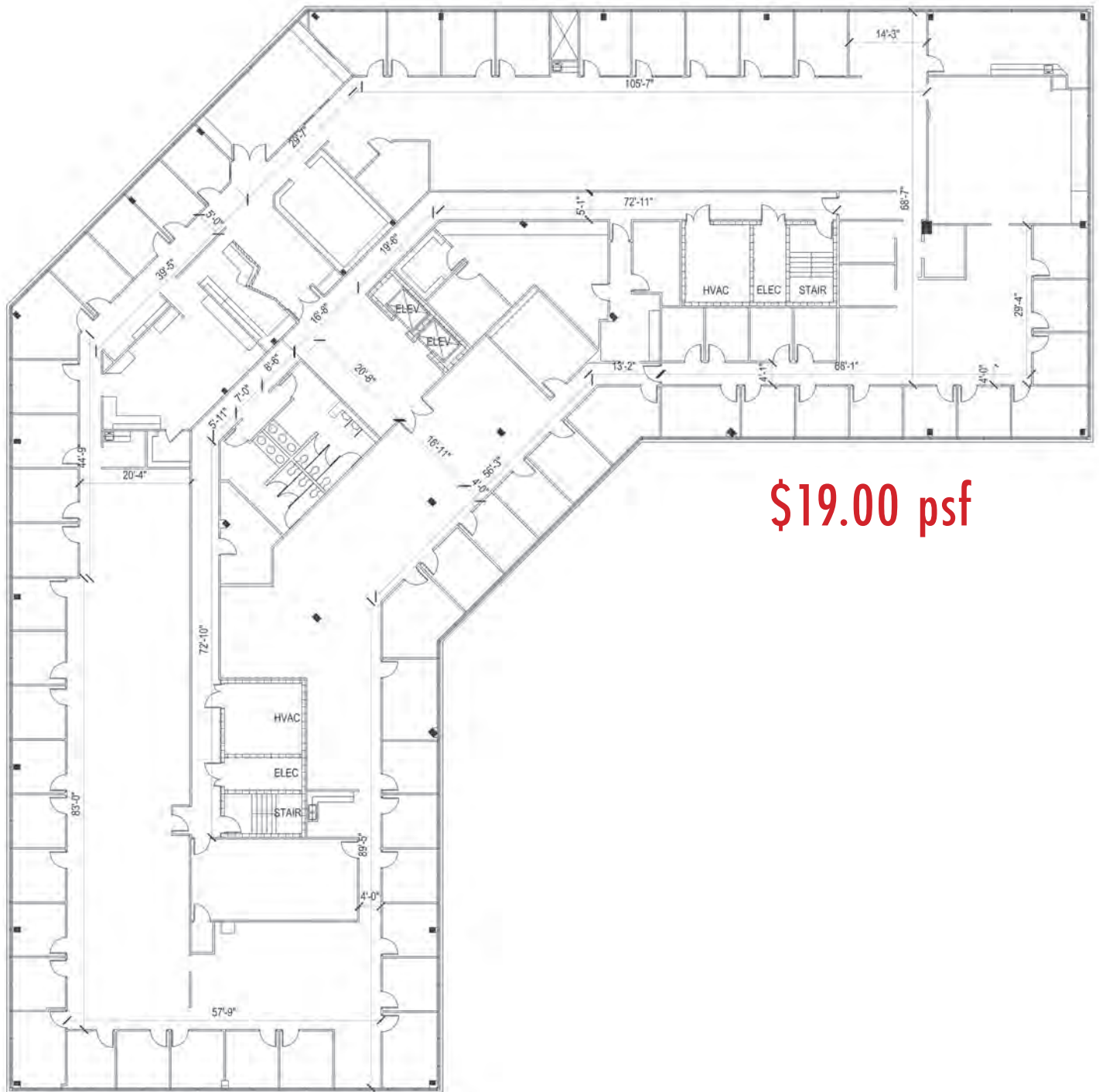
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AMERICAN PIONEER III

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SECOND FLOOR

FULL FLOOR OPPORTUNITY UP TO 24,942 RSF



\$19.00 psf



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