

SEI

Real Estate Services

Lease Opportunity

Web Benefits Design Technology Center

4725 West Sand Lake Road, Orlando, FL 32819



The Property

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Description

- 67,671SF high-quality office / retail building with direct frontage on Sand Lake Road
- Total land area: 4.2 acres
- Zoning: MU-1 (Mixed-Use), City of Orlando

Features

- Mediterranean Style, High End Office Building
- Elegant Tile Roof
- Travertine Walkways
- Stone Facade
- Tilt wall construction
- Grand common areas
- High-end finishes throughout
- Retail and office uses possible
- Shell spaces that can be built-to-suit
- Ample parking - 245 spaces - 4+ / 1,000 feet
- Can accommodate both smaller and larger tenants
- Led Lighting
- Full Premise Security Cameras

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Strengths

- On-Site Restaurant Opening 2019
- New ownership by on-site owner / occupant
- Easy access to I-4, John Young Parkway, Convention Center, Florida Turnpike and International Drive areas
- High-end finishes throughout
- Tilt wall construction
- Beautiful common areas
- High visibility location with direct frontage on Sand Lake Road
- 50,000+ cars pass by daily
- Tenant spaces can be built-to-suit
- Can accommodate office, retail and quasi-retail/office use
- All spaces equipped with:
 - ◆ Independent Electric Meters
 - ◆ Independent HVAC systems
- Tenants control their own HVAC

The Property

Total 3rd Floor Rentable Area	19,824 square feet
Total 2nd Floor Rentable Area	17,084 square feet
Total 1st Floor Rentable Areas	20,149 square feet
Total Common Area*	10,614 square feet
Total Building Square Footage	67,671 square feet

3rd Floor

Leased – Unavailable

2nd Floor

Leased – Unavailable

1st Floor

12 Retail / Office Units

Ranging from 1,898 square feet to 1,909 square feet

1 finished bathroom with optional bathroom in all units

High Ceilings – Independent HVAC and Electric Meters

6 Leased - 6 Available



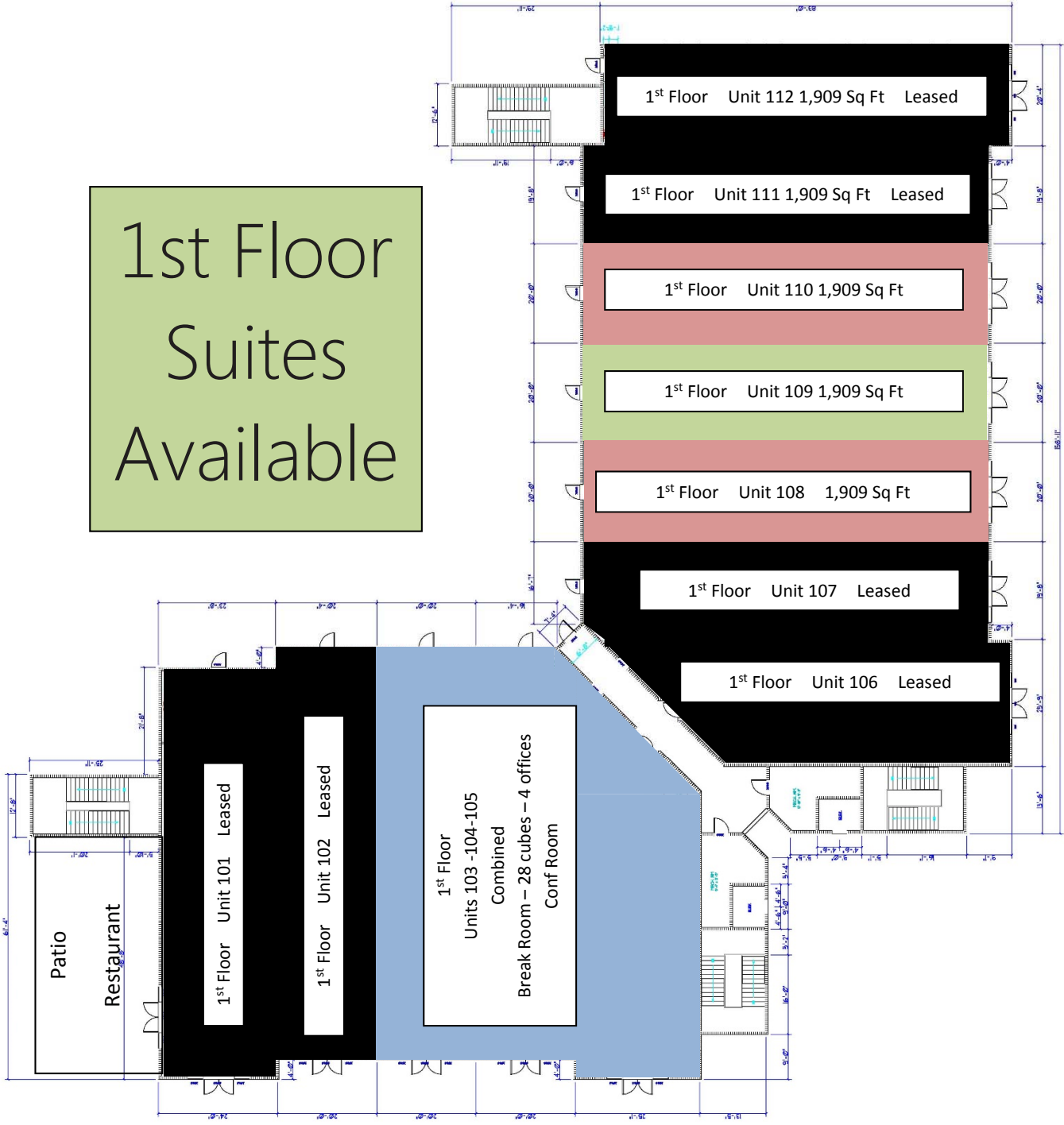
*Common Area Represents 15.68% of total square footage (15% Core Factor added)

Property Photos



1st Floor Plan

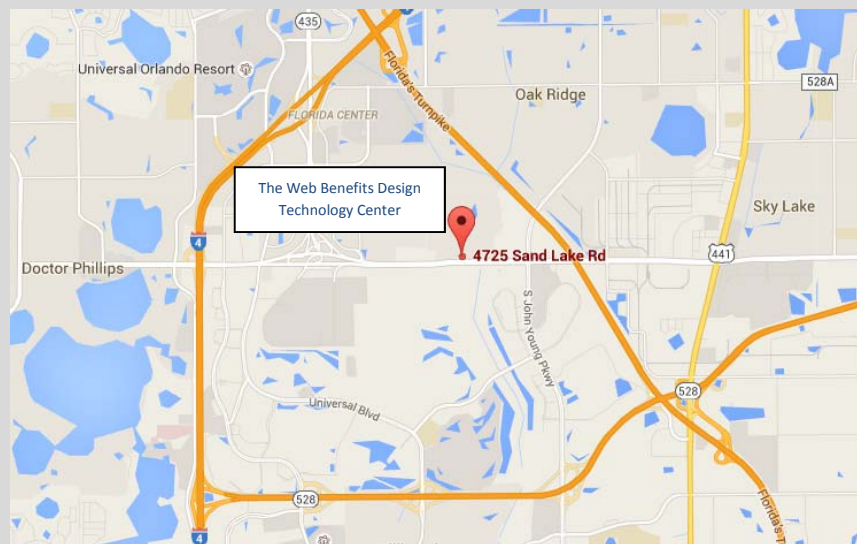
1st Floor
Suites
Available



Property Highlights

Features

- Rental Rate \$25 to \$35 PSF Net of Electric
- Property Wide Security System
- Customized for Tenant
- Great Location
- Close to Airport, Convention Center, International Drive, Downtown, I4, Florida Turnpike, Route 528, Universal and Disney
- Available Immediately



For more information, contact:

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