



SEA HARBOR

OFFICE CENTER

Best-in-Class Trophy Office Building | 6277 Sea Harbor Dr, Orlando, FL

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SeaHarborOfficeCenter.com



Sea Harbor Office Center is a premier Class A office building conveniently situated in the heart of Orlando's tourist corridor. Consisting of eight stories with large and efficient 44,000 SF floor plates, the building received an over \$18 million, top-to-bottom renovation in 2014. With an on-site dining hall featuring Starbucks coffee service and a state-of-the-art fitness center offering fitness classes and locker room facilities, Sea Harbor Office Center provides building amenities that are unmatched in the Orlando market. The property boasts a five-level parking structure and three surface lots, providing ample parking space for tenants and guests.





SEA HARBOR OFFICE CENTER HIGHLIGHTS

- 359,514 SF Class A building
- 8 stories
- 44,000± SF large, efficient floor plates that can be demised
- Five-level parking structure and surface parking
- 4.53/1,000 SF parking ratio
- Electric car charging stations available
- 24/7 on-site security
- Dining hall with Starbucks coffee
- On-site fitness center and locker rooms
- Outdoor dining terrace



FITNESS CENTER

THE BEST IN-HOUSE AMENITIES
in Orlando

FLOOR PLAN

22,000± RSF Available

2ND FLOOR AS-IS

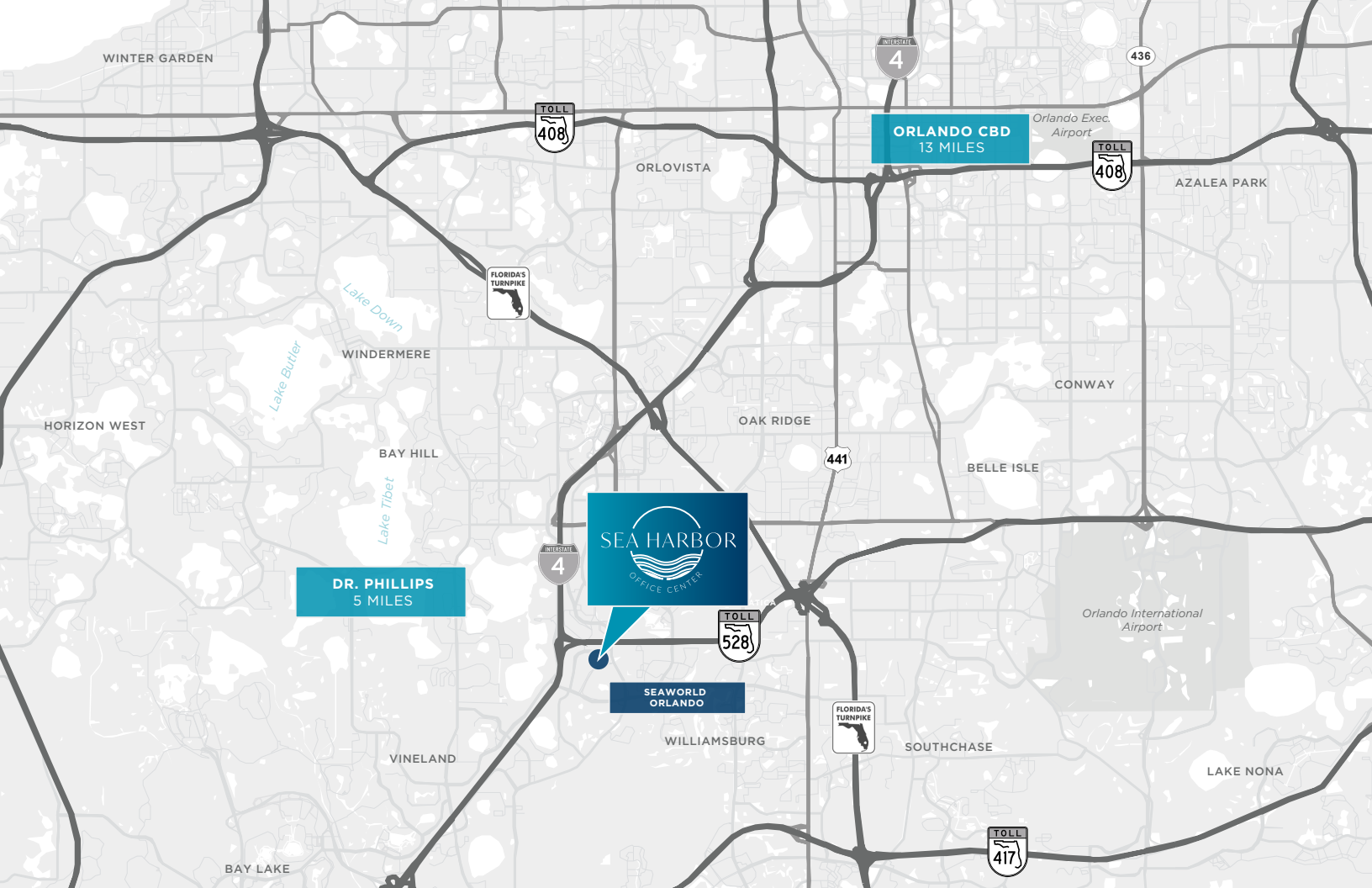
22,000± RSF



TENANT CONCEPT LAYOUT







SEA HARBOR OFFICE CENTER IS IDEALLY LOCATED IN ORLANDO'S DESIRABLE TOURIST CORRIDOR SUBMARKET.

This location is well known for its exceptional accessibility. In close proximity to two major roadways, Interstate 4 and the Beachline Expressway/SR 528, the property allows for convenient access to the greater Orlando area. Sea Harbor Office Center is situated just off of International Drive near SeaWorld Orlando, just 15 minutes from the Orlando International Airport, 3 minutes from the Orange County Convention Center, and abundant hotel, retail and restaurant offerings.

Contact Information:

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