



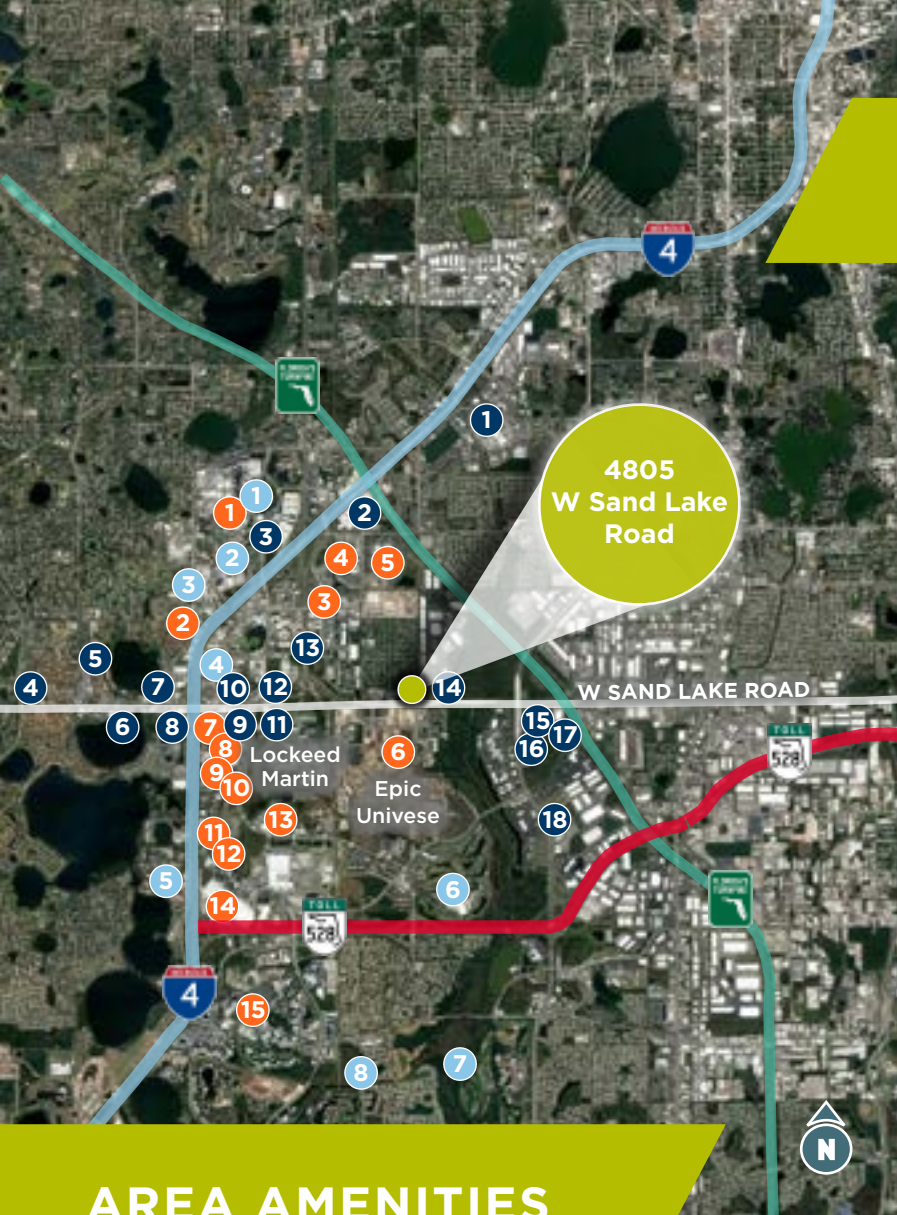
AVAILABLE FOR SUBLEASE

4805 W SAND LAKE RD

ORLANDO | 16,250± SF

PROPERTY HIGHLIGHTS

- Turnkey plug-and-play office opportunity
- Fully furnished including cubicles, offices and conference rooms
- Located in the highly desirable SW Orange County sub-market, this corporate building provides an efficient space for all professional businesses including call centers
- Fronting Sand Lake Road with exposure to 46,000 cars per day
- Elegant Main Lobby with high-end finishes
- En-Suite Restrooms
- Parking 5/1000
- 2 Car Executive Garage
- Excellent access located minutes from the FL Turnpike and I-4, giving employees a shortened commute and without sacrificing amenities and connectivity
- 7-year term available
- Quoted Rates:
 - \$11.00/SF
 - \$2.50/SF Tax/OPEX (approx.)



AREA AMENITIES

● ATTRACTIONS

1. Universal Studios Florida
2. Universal's Volcano Bay
3. Fun Spot America Theme Parks
4. Orlando Outlet Marketplace
5. Dezerland Park Orlando
6. Epic Universe
7. Ripley's Believe It or Not!
8. Madame Tussauds Orlando
9. ICON Park
10. SEA LIFE Orlando Aquarium
11. Dave & Buster's Orlando
12. WonderWorks Orlando
13. Andretti Indoor Karting & Games Orlando
14. Orange County Convention Center
15. SeaWorld Orlando

● HOSPITALITY / RESORTS

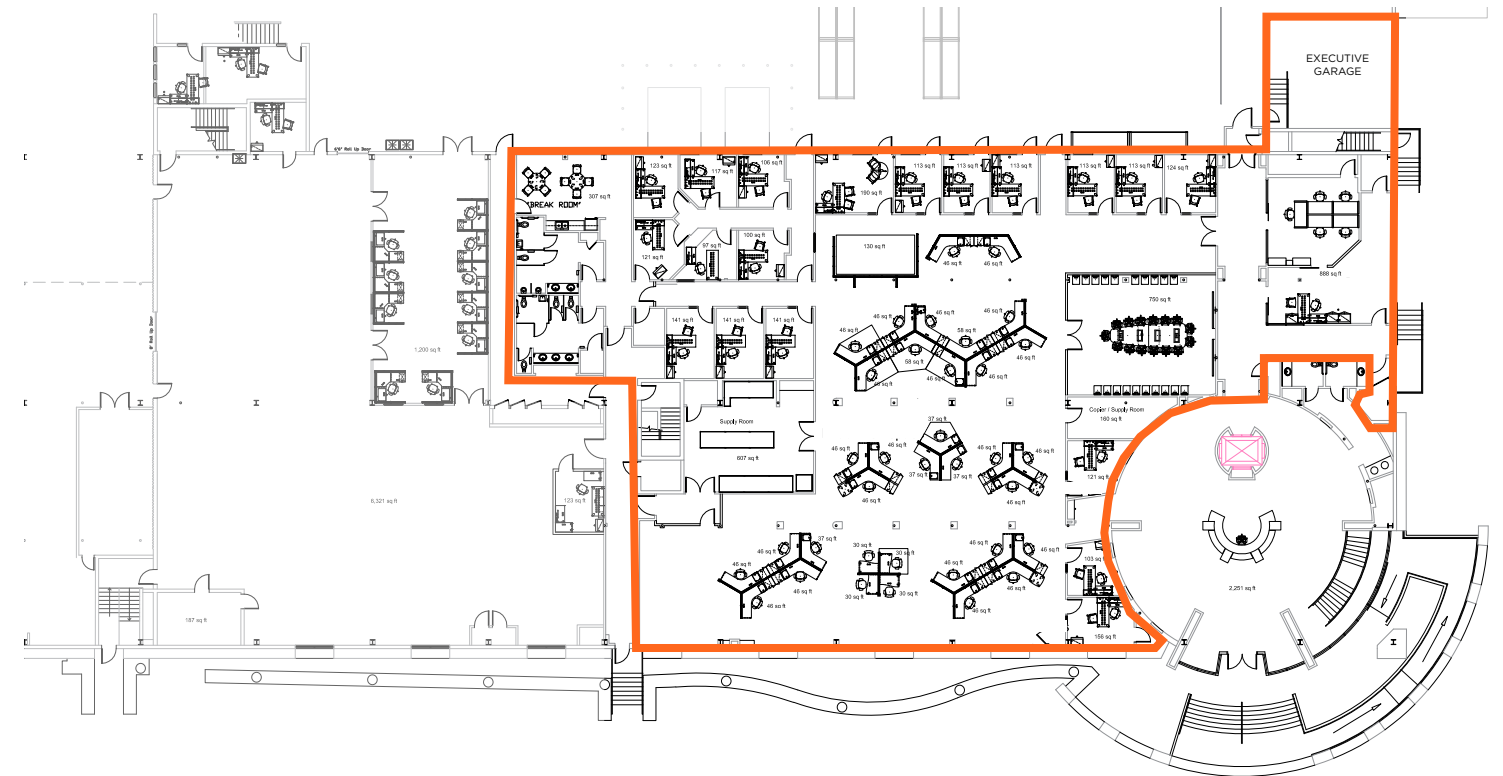
1. Loews Portofino Bay Hotel at Universal Orlando
2. Loews Royal Pacific Resort at Universal Orlando
3. Universal's Cabana Bay Beach Resort
4. Rosen Inn International
5. Westgate Lakes Resort & Spa
6. Rosen Shingle Creek
7. JW Marriott Orlando, Grande Lakes
8. Marriott's Grande Vista

● RESTAURANT / SERVICES

1. The Mall at Millenia
2. Orlando International Premium Outlets
3. Universal CityWalk Orlando
4. Trader Joe's
5. Keke's Breakfast Cafe
6. Rocco's Tacos & Tequila Bar
7. Chick-fil-A
8. Whole Foods Market
9. Starbucks
10. McDonald's
11. Wawa
12. Giordano's
13. Pio Pio Restaurant
14. RaceTrac
15. Wendy's, Panda Express, McDonald's, Denny's
16. Walmart Supercenter
17. Lowe's Home Improvement
18. Starbucks

FLOOR PLAN - 1ST FLOOR

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