

ORLANDO INTERNATIONAL *Business Center*

WALK-UP OFFICE & FLEX WAREHOUSE

5730 - 5892 S. Semoran Blvd.



ORLANDO
INTERNATIONAL
BUSINESS
CENTER

A modern, single-story office building with a white facade and large glass windows. A large, stylized letter 'D' is mounted on the upper left corner of the building. The building is set against a clear blue sky with some white lines in the top left corner. In the foreground, there is a green hedge.

ORLANDO INTERNATIONAL *Business Center*

PROPERTY OVERVIEW

The Orlando International Business Center is a six building, $\pm 195,619$ square foot suburban property located four miles from the Orlando International Airport in Orlando, Florida. The office park has excellent access to S.R. 528 and S.R. 417 with great visibility off of Semoran Rd. The parking is ideal with front door to office access for tenants and their customers. The office park lends itself to flexibility due to the number of buildings and spaces, as well as the ability to offer warehouse space with grade-level doors. There is an opportunity to include roll-up doors and a NNN lease structure.

New tenants and expanding tenants are easily accommodated or relocated at minimal cost. The single-story buildings feature quality construction, with approximately 90 percent currently used as office space, and the remaining space utilized as air-conditioned warehouse.

LOCATION MAP



LOCATION OVERVIEW

Ideally located

Less than 5 minutes from the main entrance of Orlando International Airport, which is currently undergoing \$3 billion in renovations including adding a new terminal

Access

Excellent access to S.R. 528 and S.R. 417.

Amenities

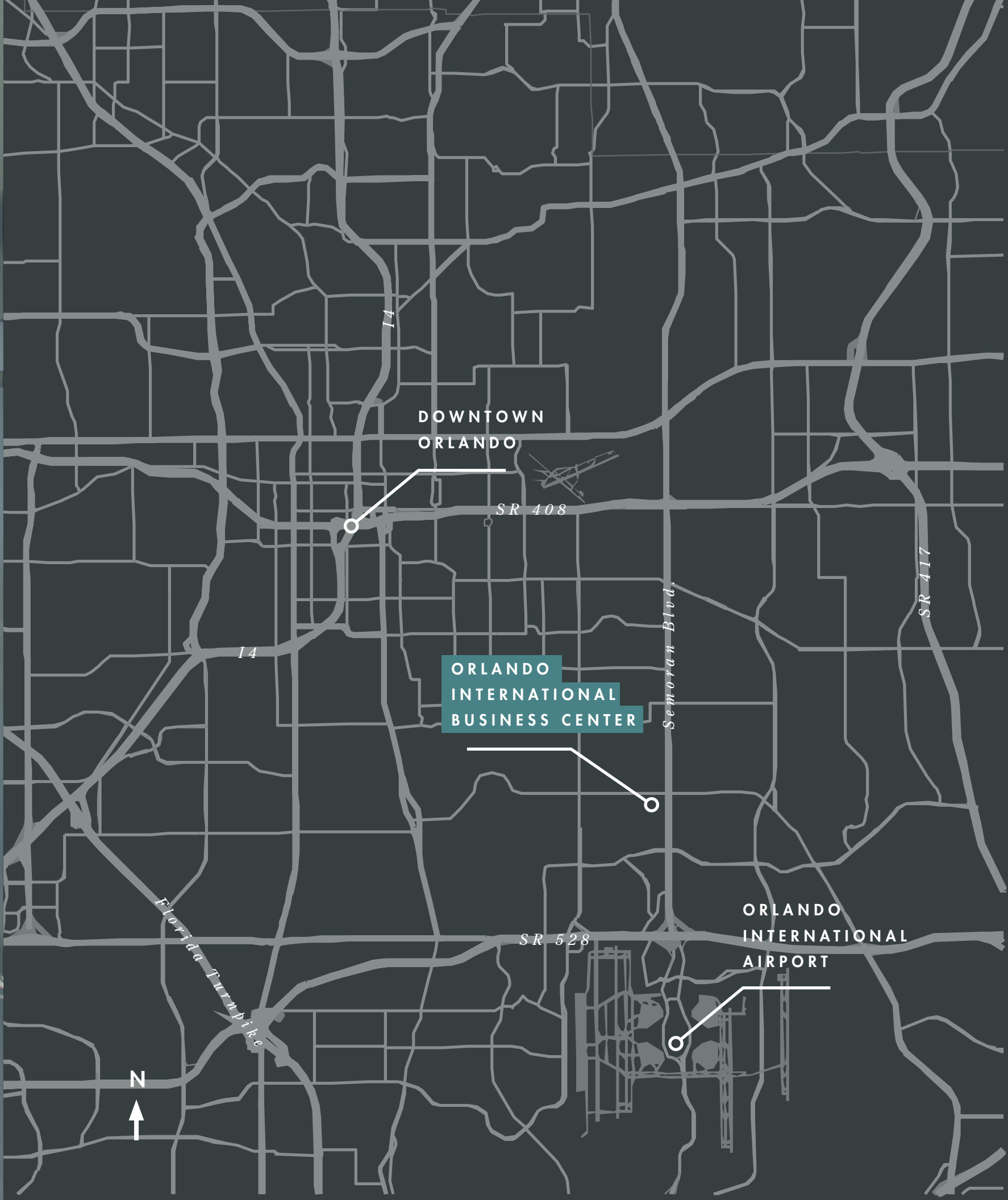
Lee Vista Promenade is a new retail development located one minute from the property and includes many restaurants and entertainment options. Numerous hotels are located in the surrounding area.

Close proximity

- » Beach Line Expressway: 1.5 miles
- » Orlando International Airport: 2 miles
- » Green Way (SR 417) Expressway: 5.5 miles
- » Lake Nona Medical City: 7.5 miles
- » Florida Turnpike: 6 miles
- » Orlando CBD: 6.5 miles
- » I-4: 6.5 miles

Orlando is the place to be

- » Number 1 metro for job growth for four consecutive years
- » 2.8% unemployment rate
- » 500,000 graduates per year within a 100-mile radius
- » Orlando is the tourism capital of the world with 75 million visitors per year
- » Fastest growing MSA in Florida
- » 3 Fortune 500/1,000 headquarters
- » Approximately 1,500 people per week move to Orlando



BUILDING FEATURES

Business park flexibility

The property features office and warehouse space with grade-level rollup doors, appealing to a wide variety of tenants.

Utilities

- » Electric: OUC
- » Domestic Water: OUC
- » Sewer: OUC
- » Storm Water: Orange County

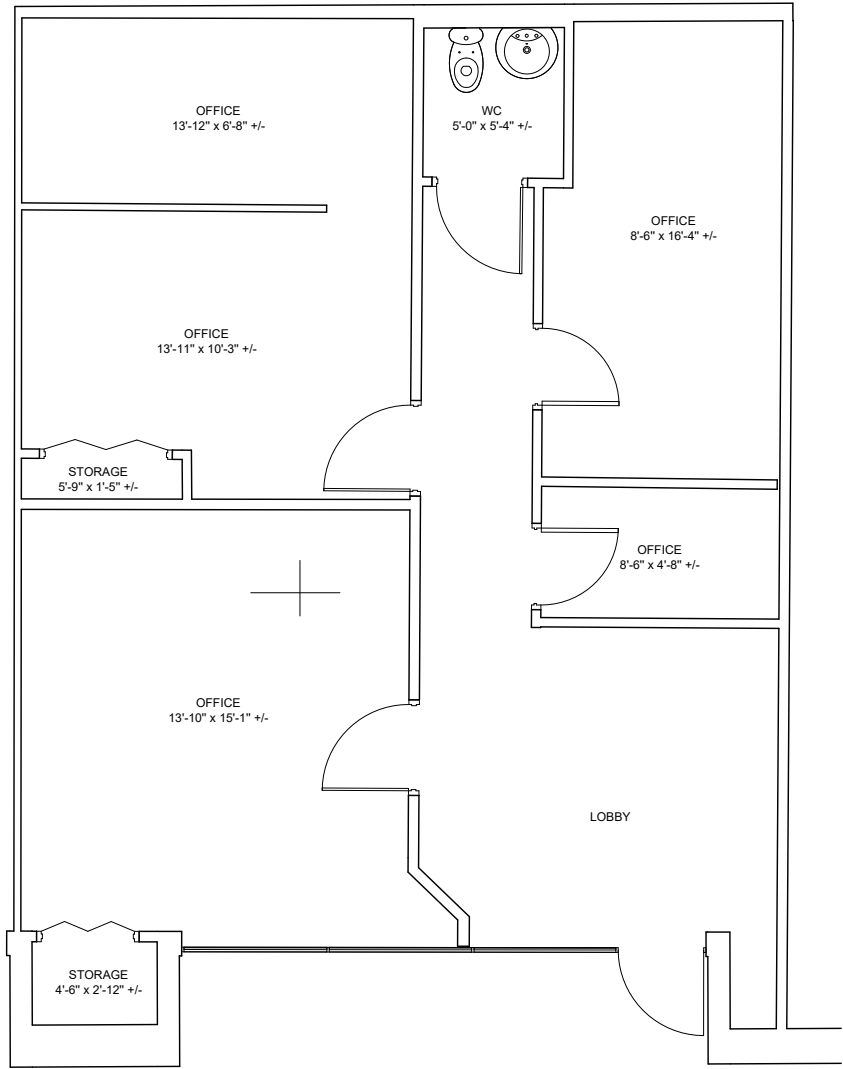
Prominent visibility

- » The park sits at the corner of two high traffic roads
- » Easy to locate for walk-in clients and guests

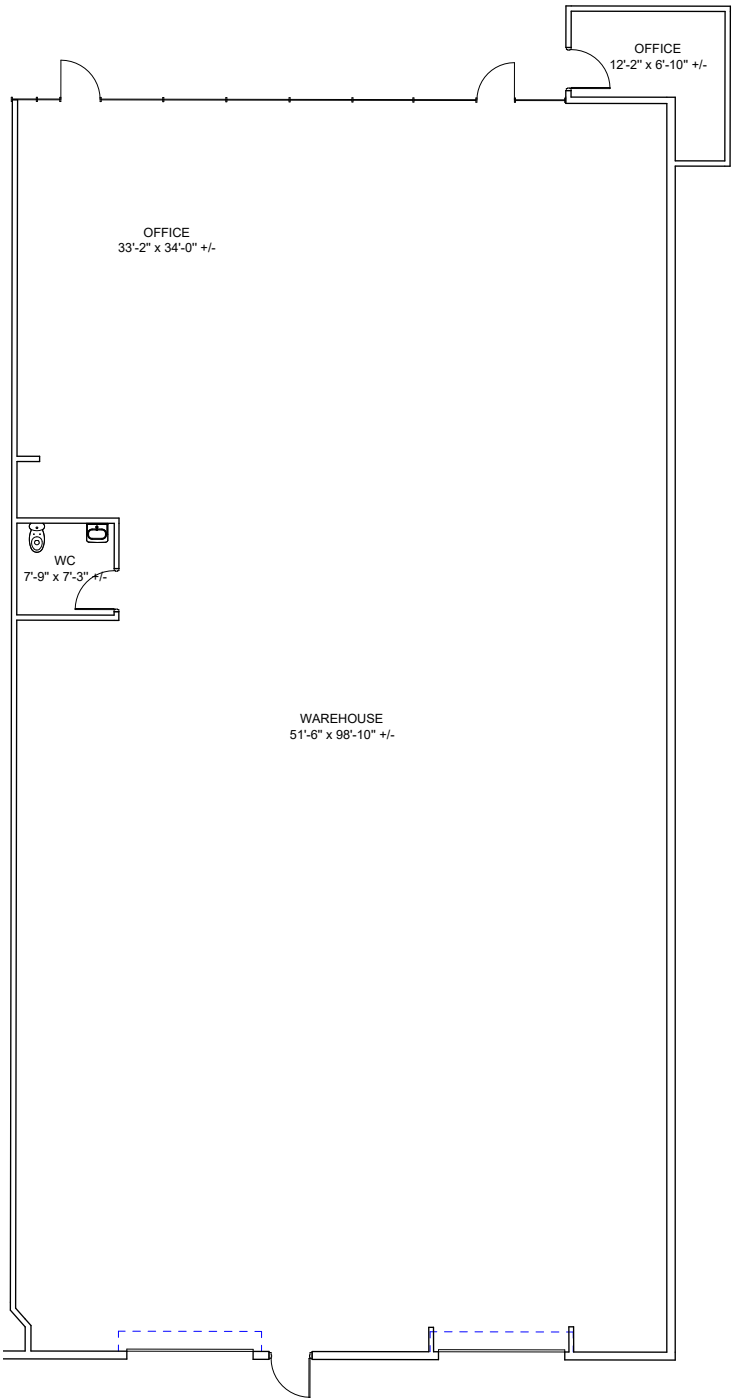
Property Address	5730-5892 S. Semoran Blvd. Orlando, FL
Submarket	South Orlando
Area	Airport
No. of Buildings	Six
No. of Stories	Single
Total Net Rentable Area	195,619 SF
Parking	529 Surface Spaces
Site Size	17.27 Acres
Lease Structure	NNN

FLOOR
PLANS

Building A
Suite 5840 B
1,054 SF Available 11/1/26

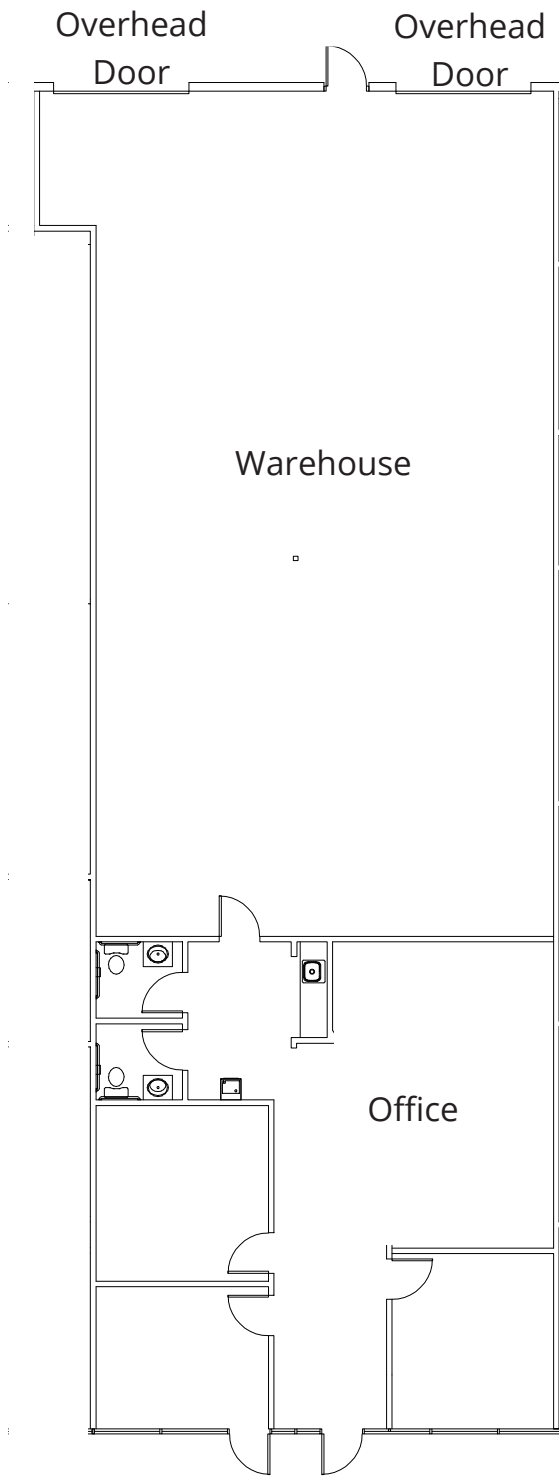


Building B
Suite 5874
5,582 SF Available 10/1/26

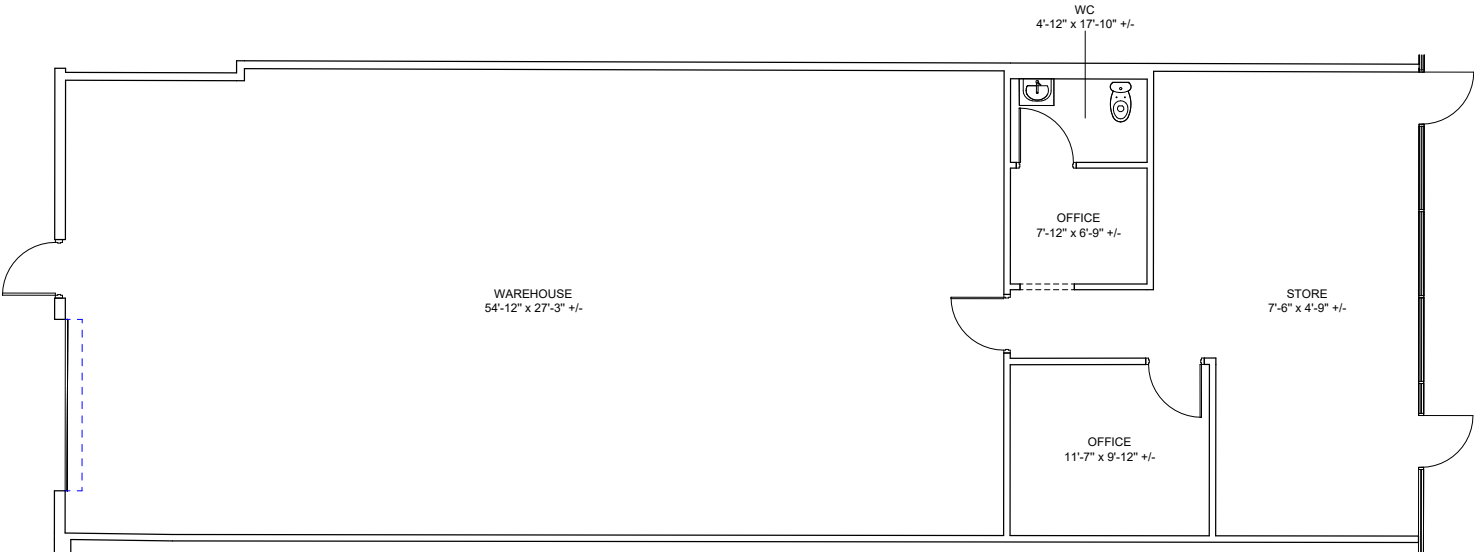


FLOOR
PLANS

Building B
Suite 5882
3,738 SF

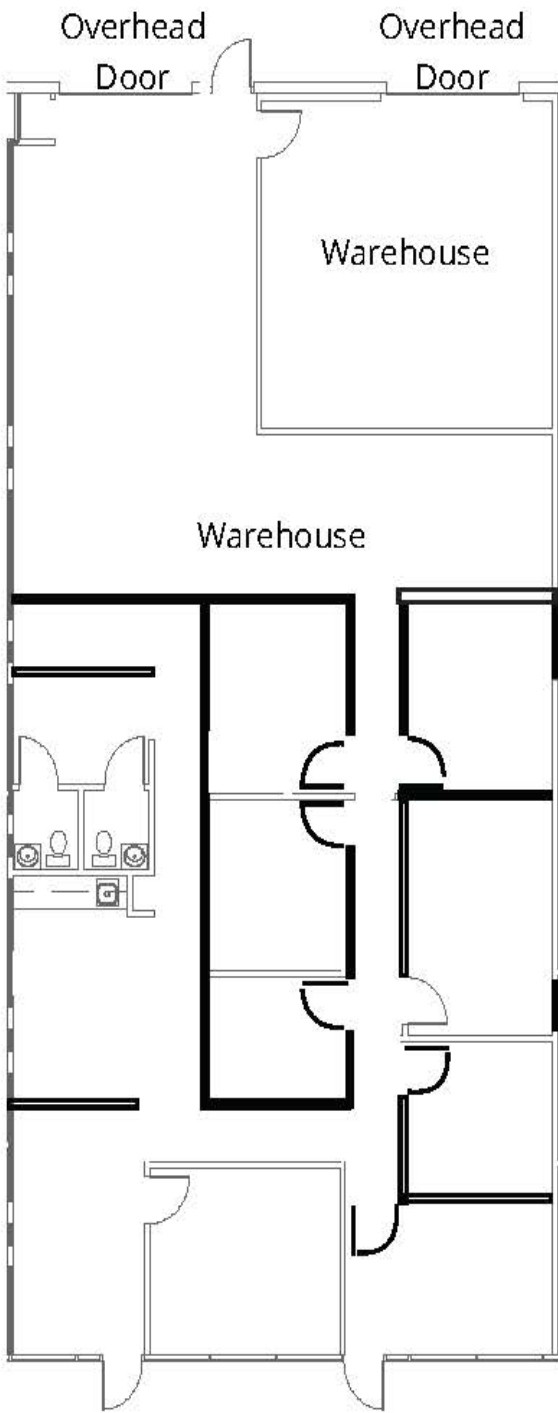


Building C
Suite 5844
2,467 SF Available 12/1/26

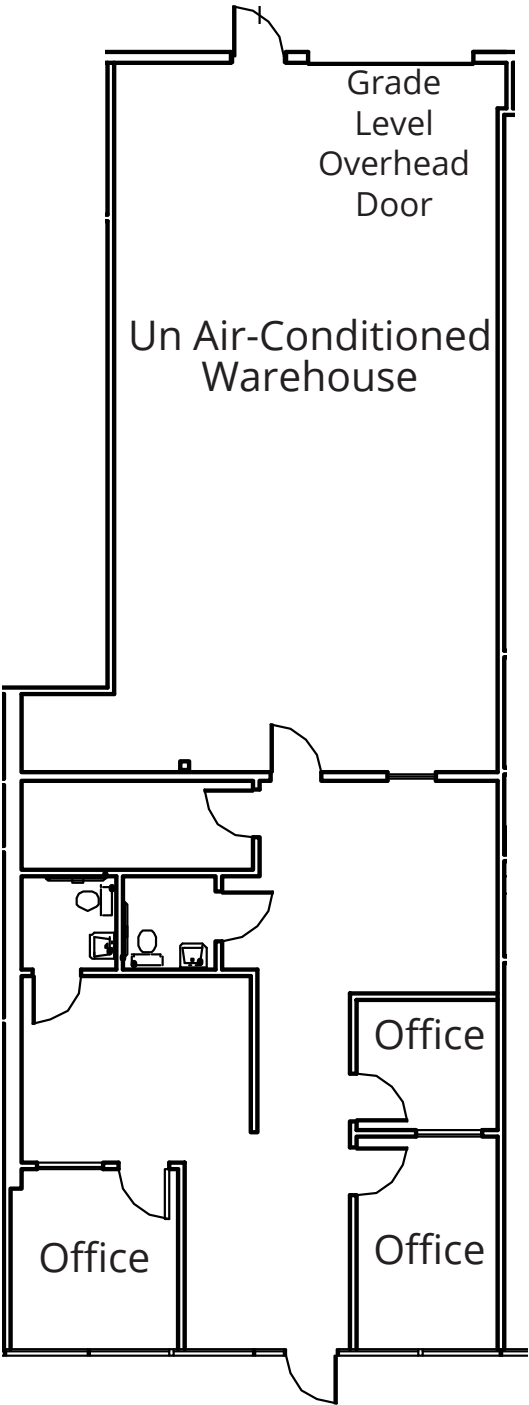


FLOOR
PLANS

Building C
Suite 5848
3,598 SF

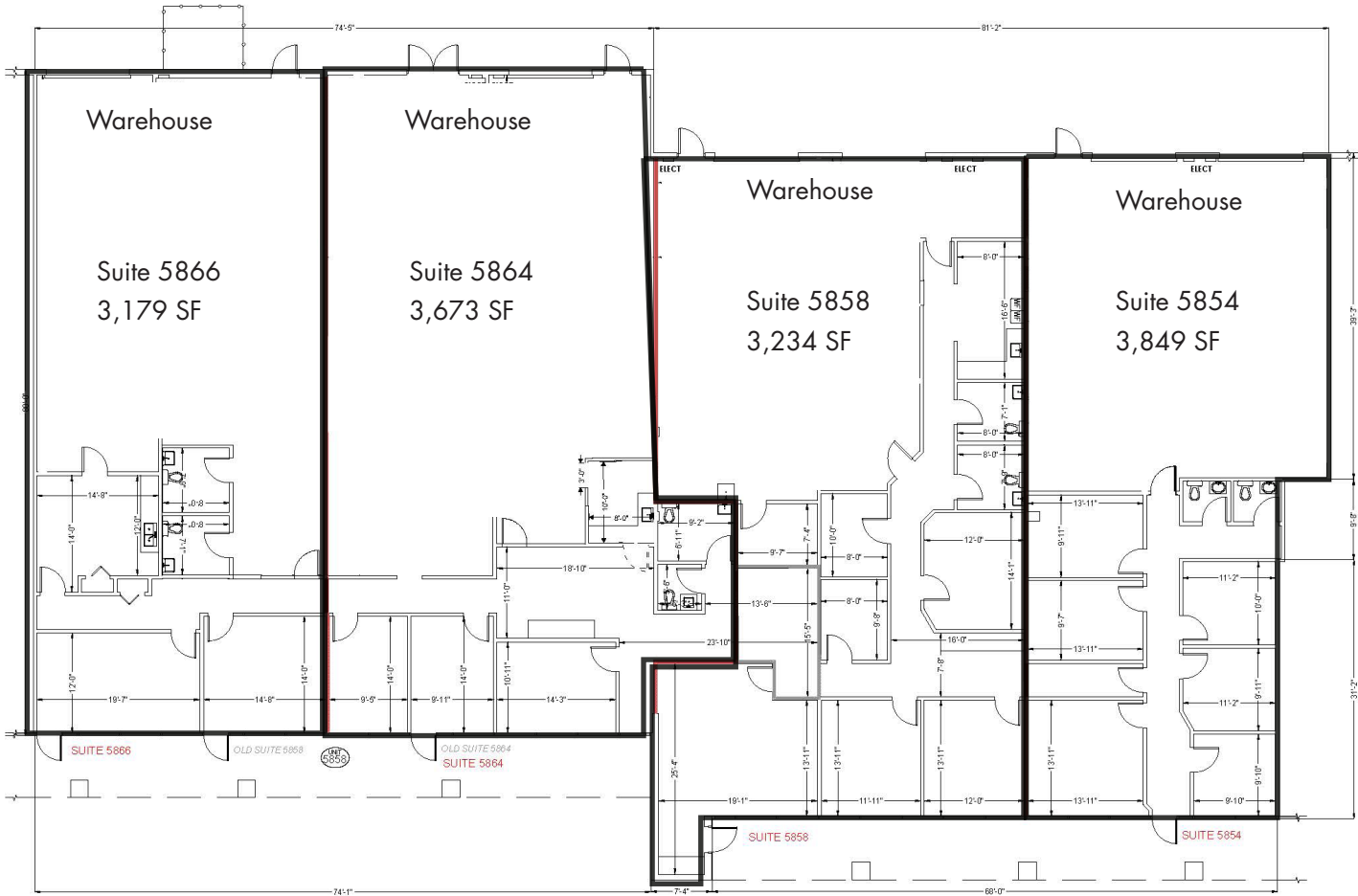


Building C
Suite 5852
2,376 SF

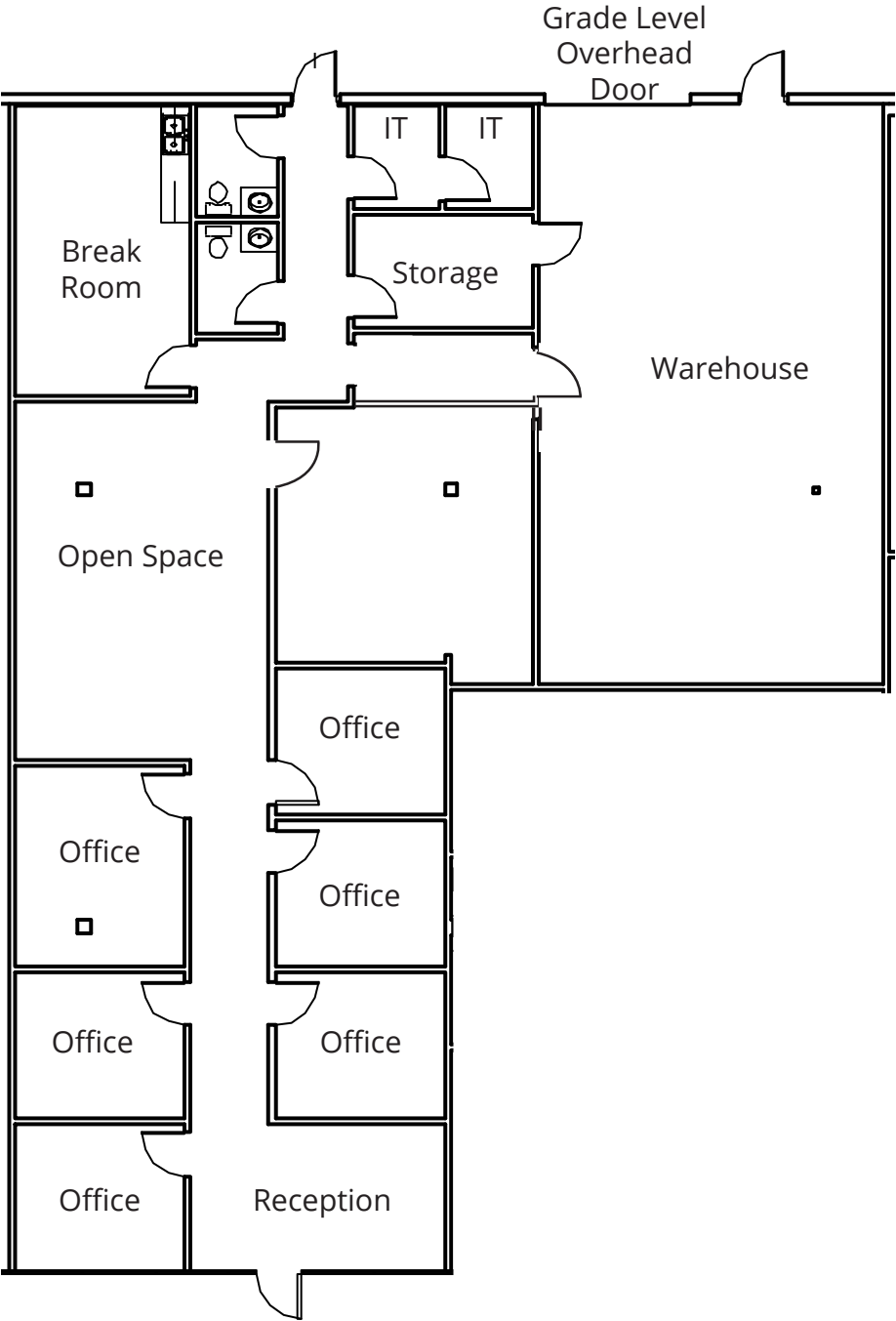


FLOOR
PLANS

Building C
Suite 5854-5866
3,061 - 13,935 SF

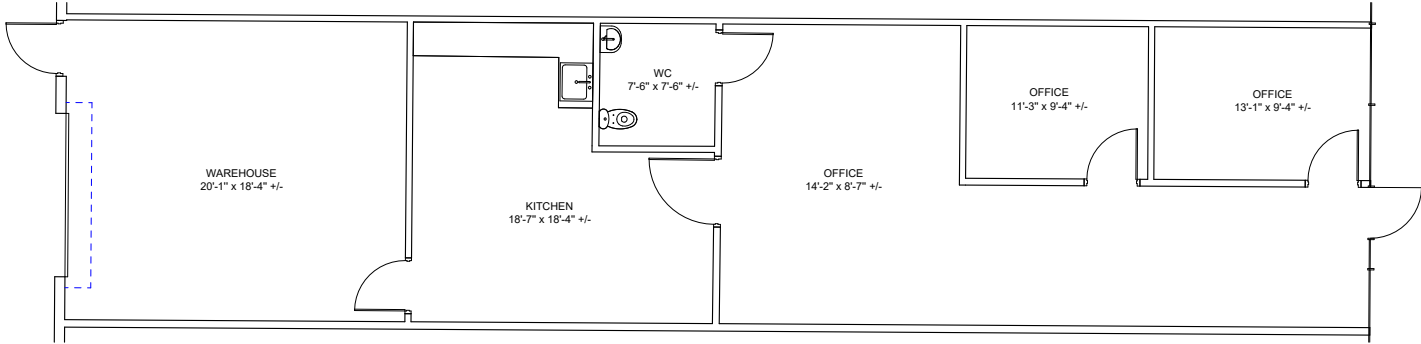


Building D
Suite 5744
3,859 SF

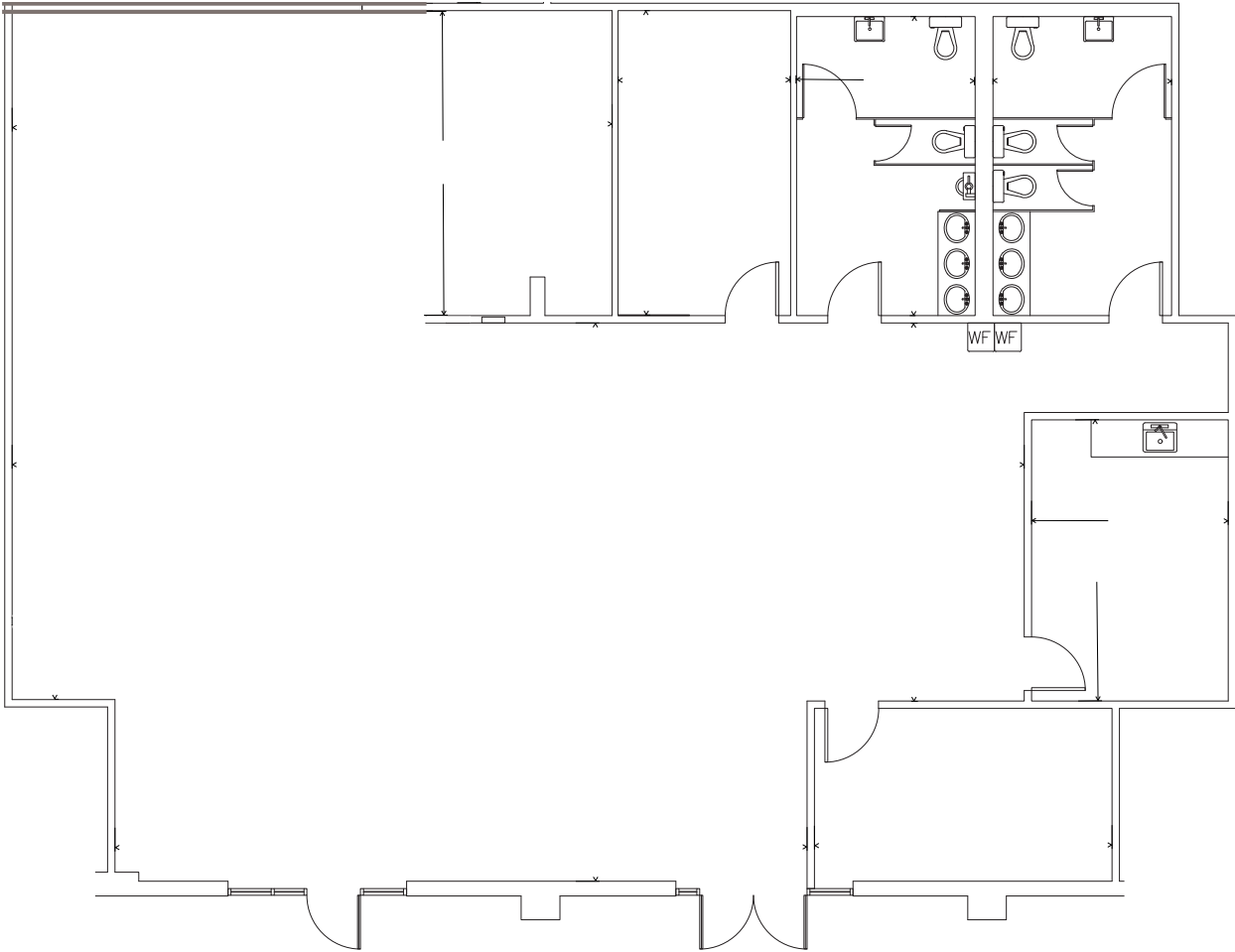


FLOOR
PLANS

Building D
Suite 5748
1,653 SF



Building E
Suite 5764-A
3,230 SF



PHOTOS





ORLANDO
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BUSINESS
CENTER



LEASING
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