

# ORLANDO INTERNATIONAL

*Business Center*

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WALK-UP OFFICE & FLEX WAREHOUSE

*5730 - 5892 S. Semoran Blvd.*



ORLANDO  
INTERNATIONAL  
BUSINESS  
CENTER

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# ORLANDO INTERNATIONAL *Business Center*

## PROPERTY OVERVIEW

The Orlando International Business Center is a six building, ±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



ORLANDO  
INTERNATIONAL  
AIRPORT (MCO)

SR 528 / BEACHLINE EXPRESSWAY

SEMORAN BLVD.

ORLANDO  
INTERNATIONAL  
BUSINESS CENTER

## 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.

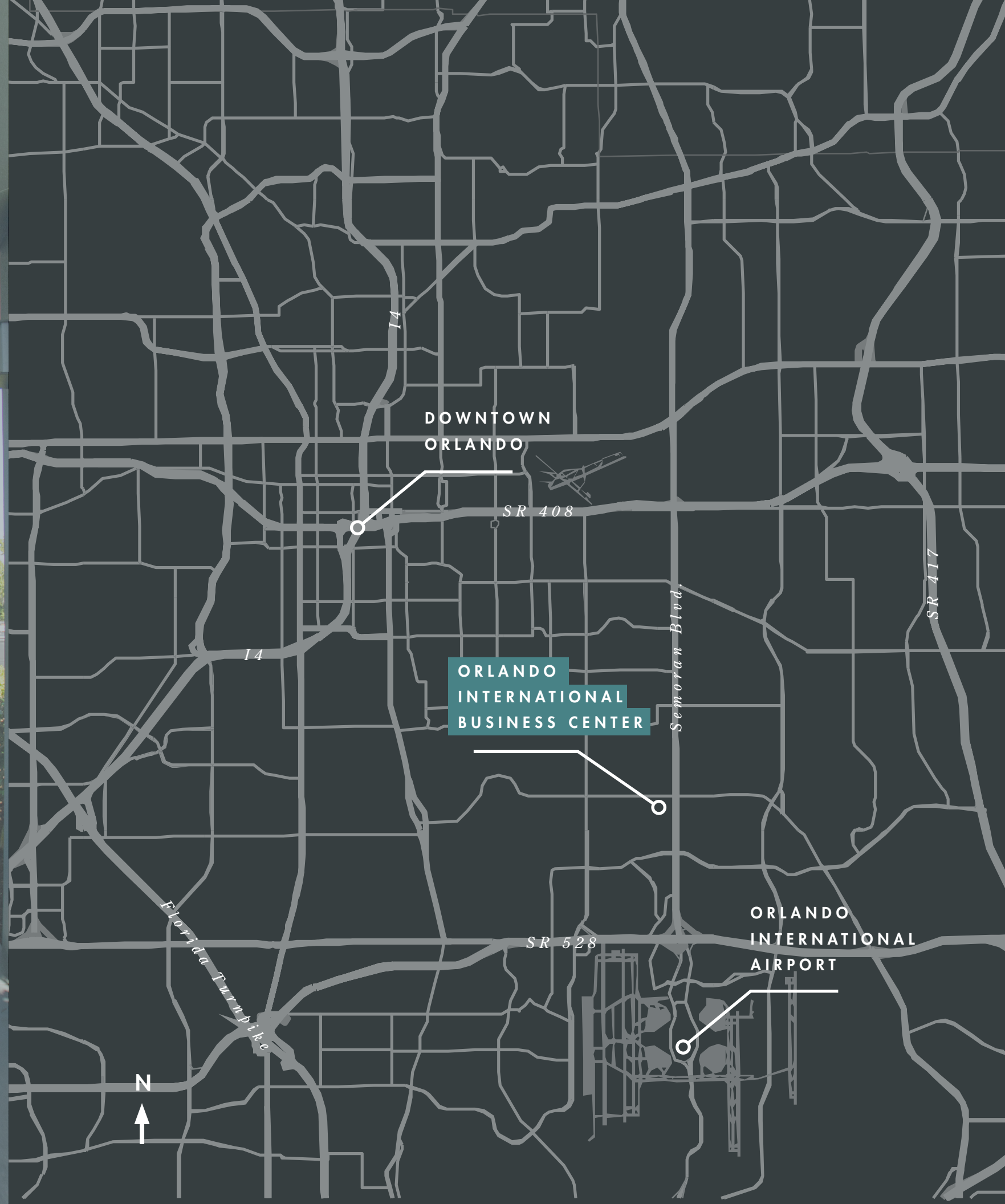
### *Close proximity*

- » 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*

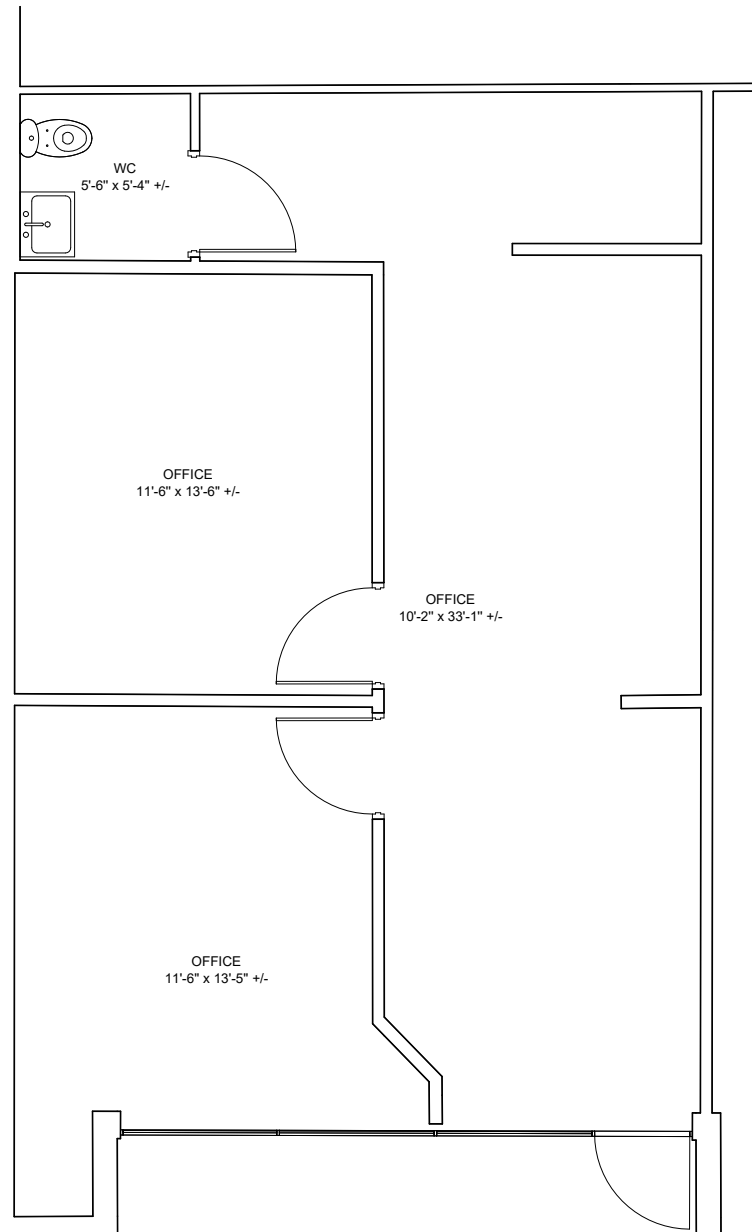
- » The park sits at the corner of two high traffic roads
- » Easy to locate for walk-in clients and guests

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

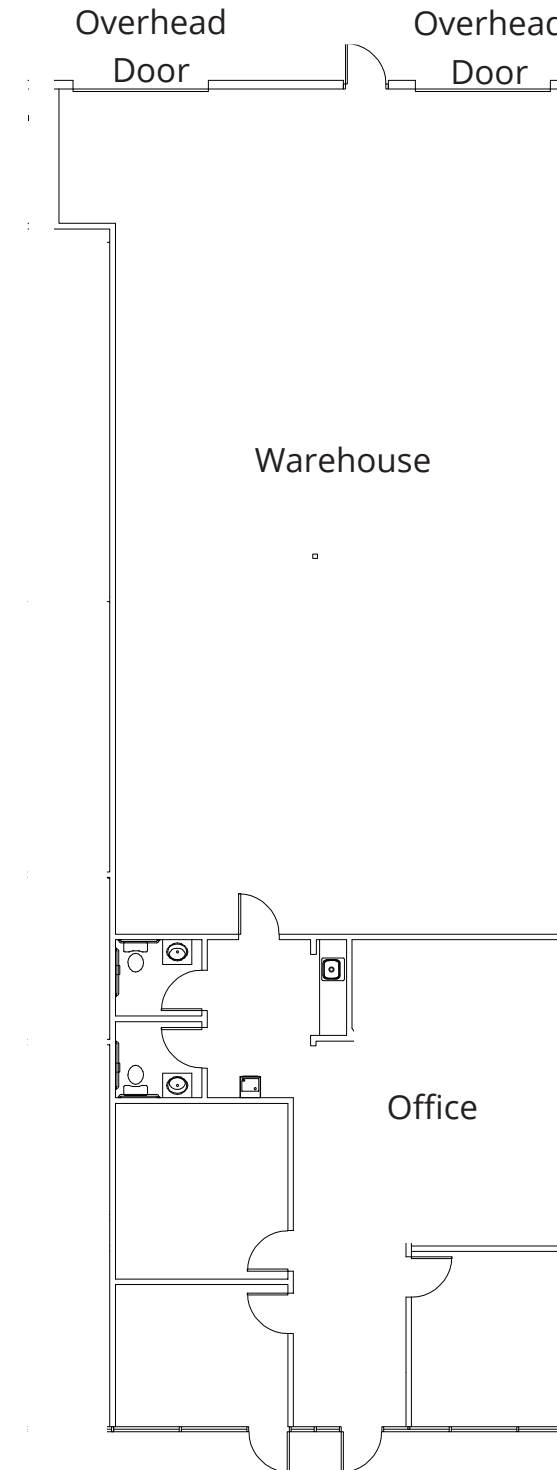


FLOOR  
PLANS

*Building A*  
*Suite 5840 A*  
851 SF

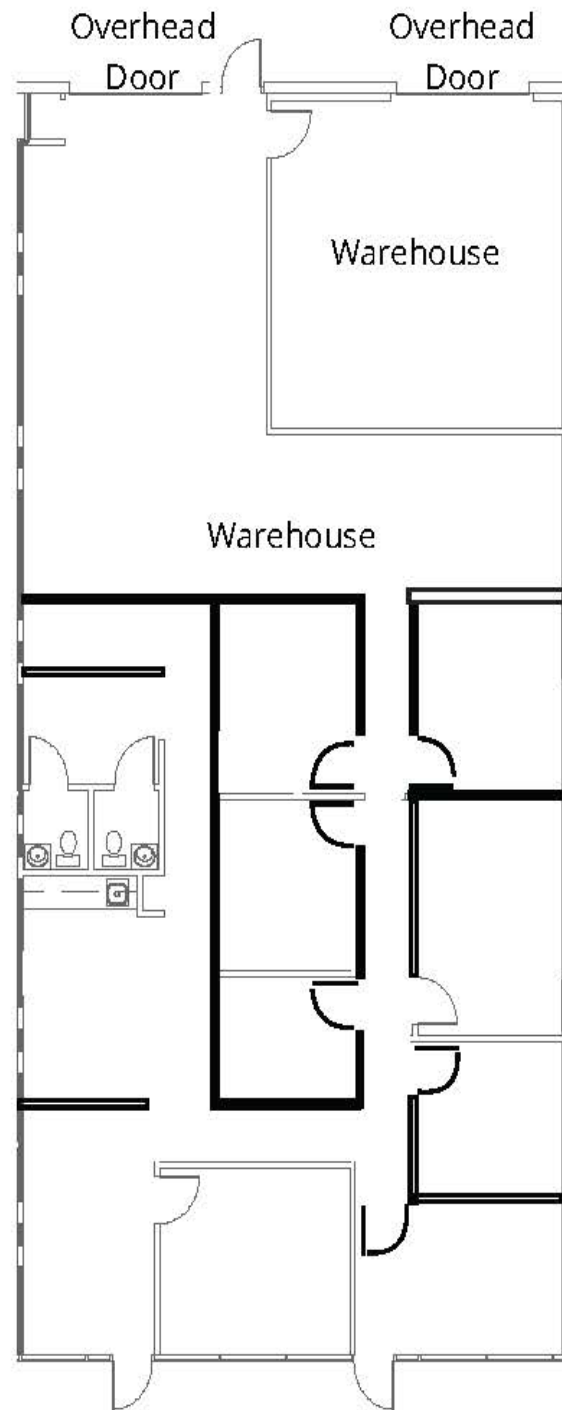


*Building B*  
*Suite 5882*  
3,738 SF

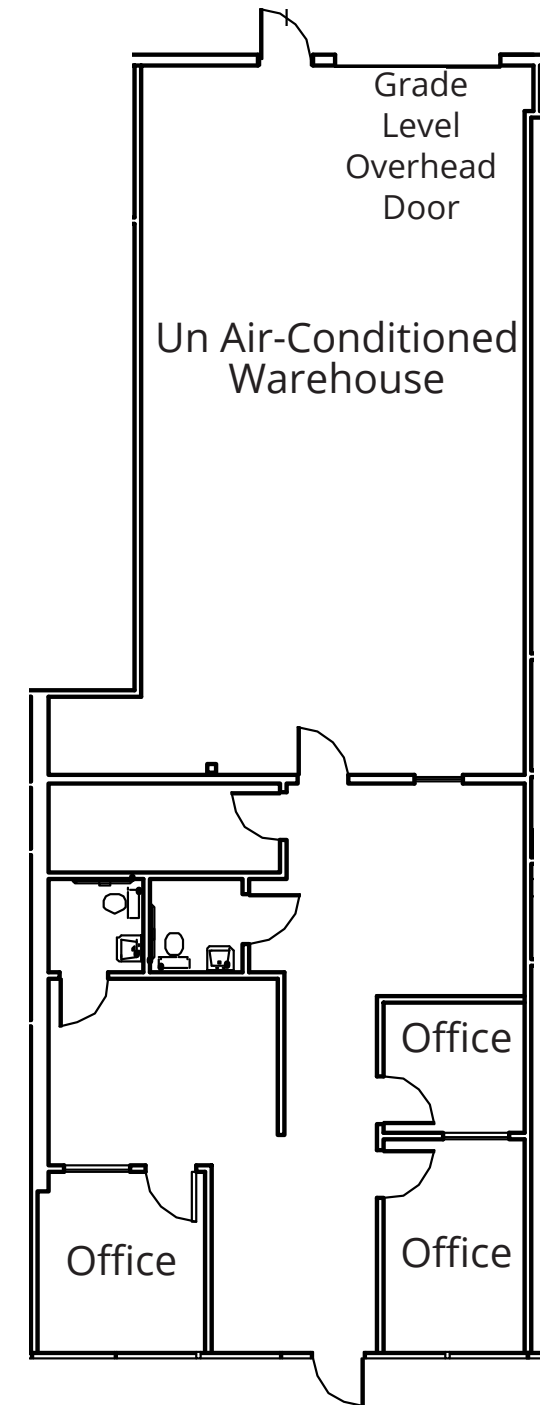


FLOOR  
PLANS

*Building C*  
*Suite 5848*  
3,598 SF

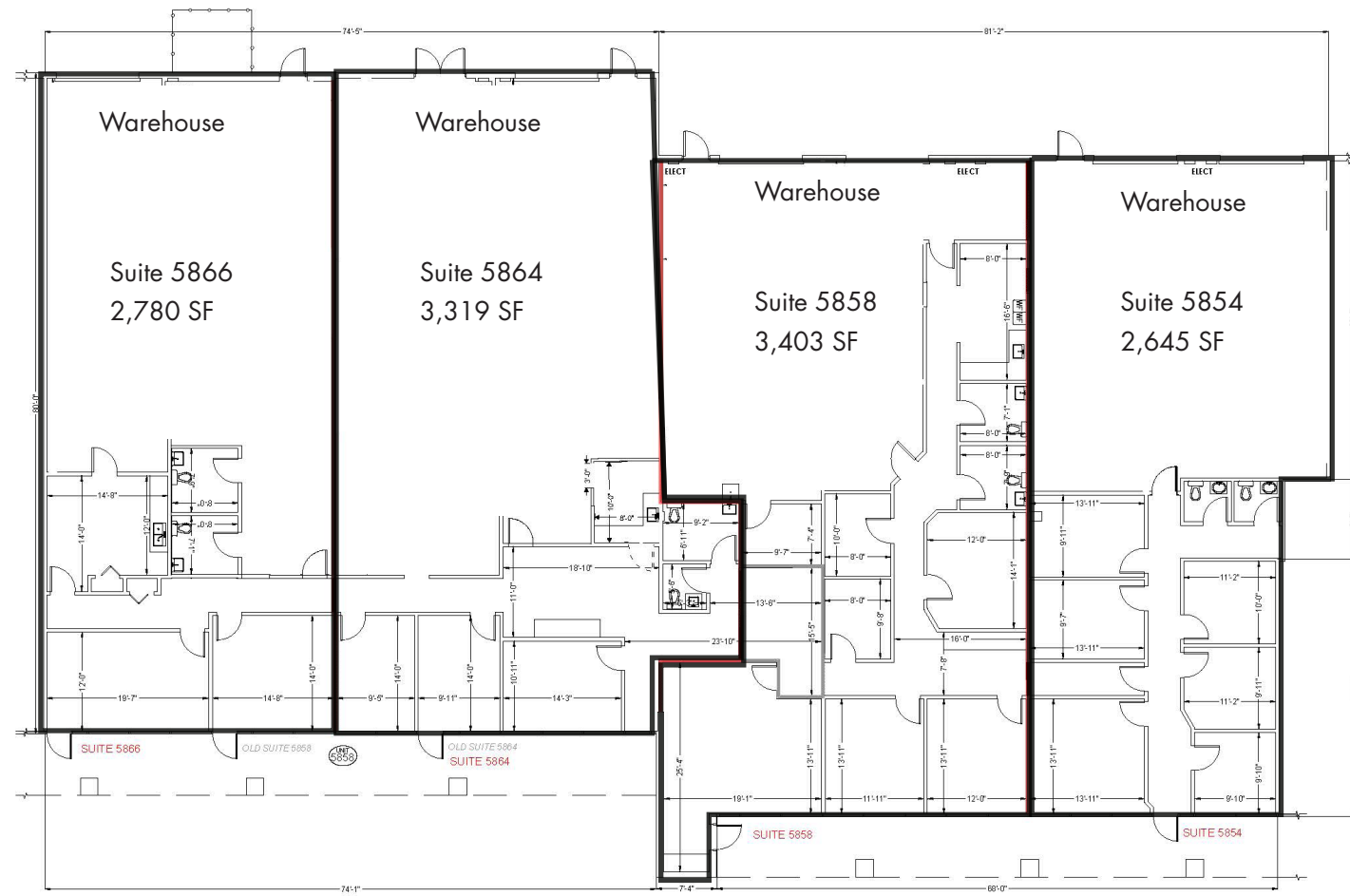


*Building C*  
*Suite 5852*  
2,376 SF

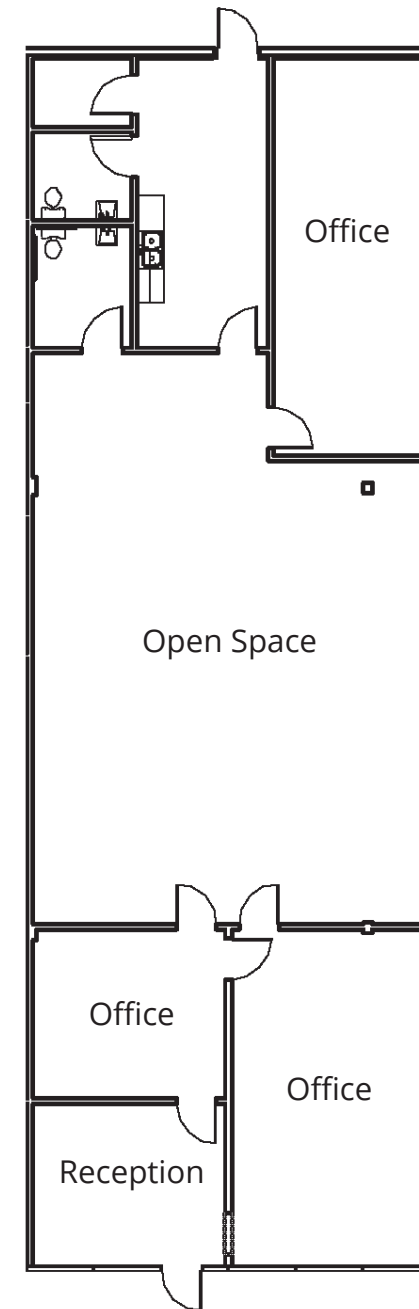


FLOOR  
PLANS

*Building C*  
*Suite 5854-5866*  
2,645 - 13,581 SF

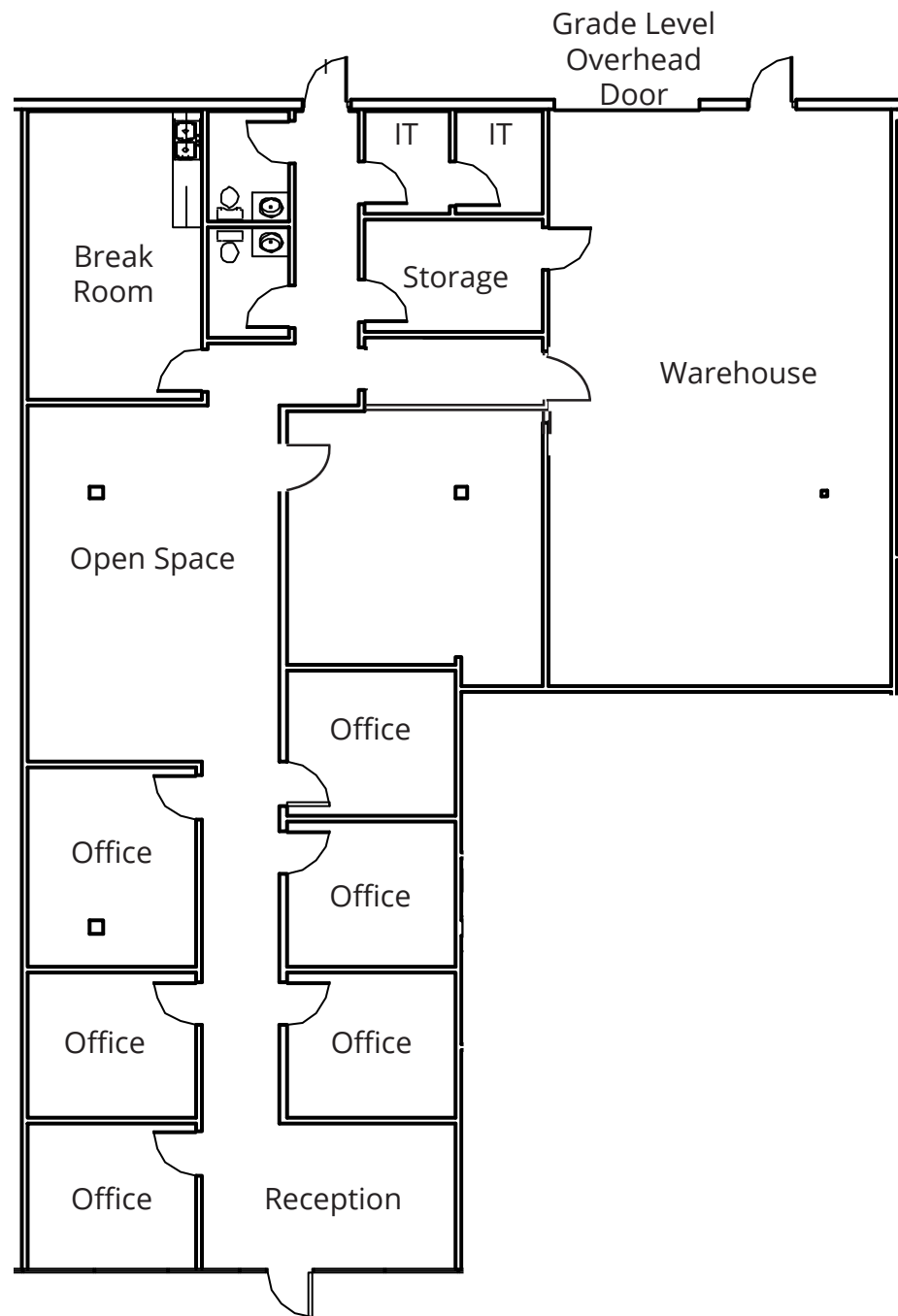


*Building D*  
*Suite 5732*  
2,958 SF

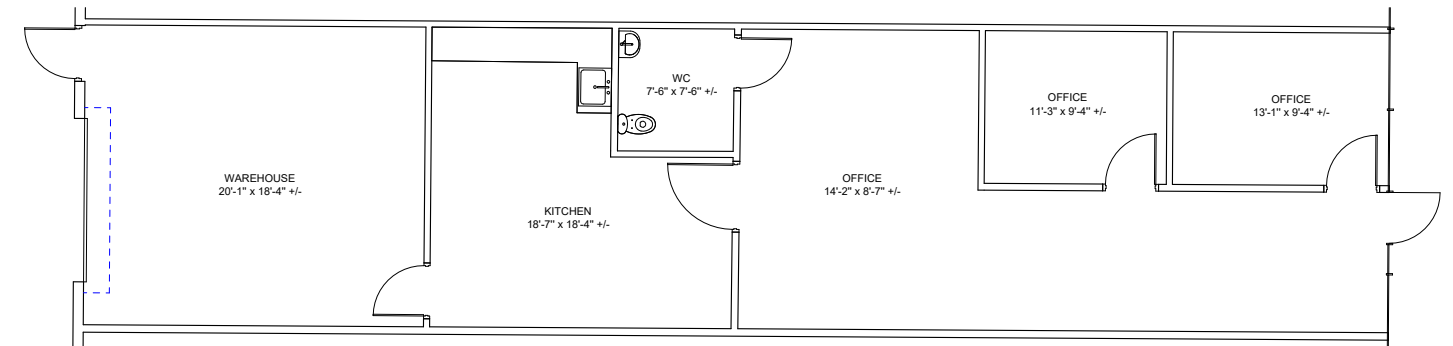


FLOOR  
PLANS

*Building D*  
*Suite 5744*  
3,859 SF

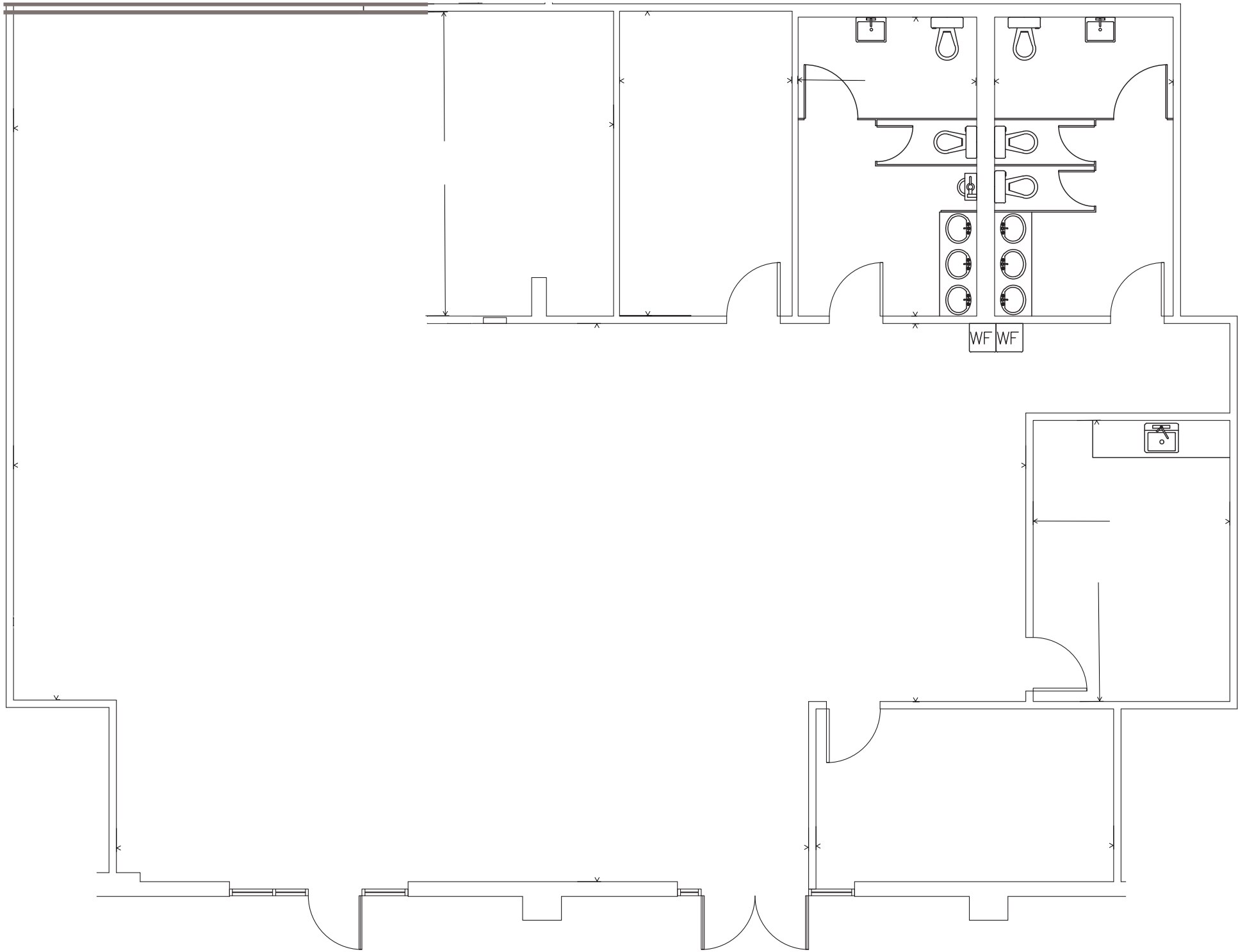


*Building D*  
*Suite 5748*  
1,653 SF



FLOOR  
PLANS

*Building E*  
*Suite 5764-A*  
3,230 SF



PHOTOS

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ORLANDO  
INTERNATIONAL  
BUSINESS  
CENTER

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LEASING  
INFORMATION

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*proudly leased by*

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COMMERCIAL