

Single-Story Class A Flex Asset Featuring
±43,020 RSF of Premier Office Space



For Lease

Celebration Business Center II

1120 Celebration Blvd, Celebration, FL 34747

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**STREAM**®



Property Overview

Celebration Business Center is located in the heart of the prestigious community of Celebration, only minutes from theme parks, the brick-lined streets of Celebration Town Center, Celebration Golf Club, Columbia Restaurant, Melia Orlando Suite Hotel, Bohemian Hotel Celebration and Advent Health - Celebration. The property provides direct access to Interstate 4 (I-4) and adjacency to SR-417, SR-429 and SR-192.



PROPERTY HIGHLIGHTS



March 2027 Availability — Full Building, Can be divisible



Close proximity to business hotels, restaurants, retail shops and upscale residential neighborhoods



Fully Sprinklered



Parking ratio of 4.0/1,000

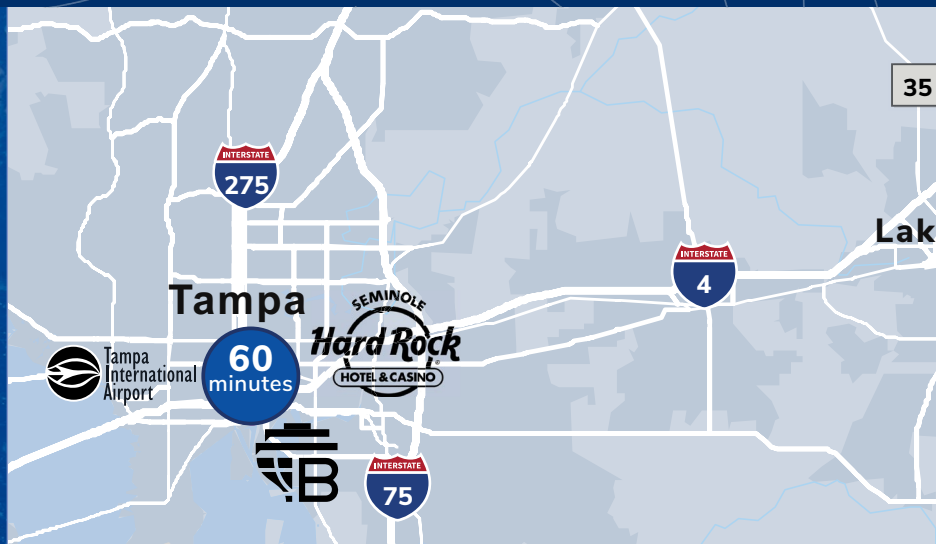
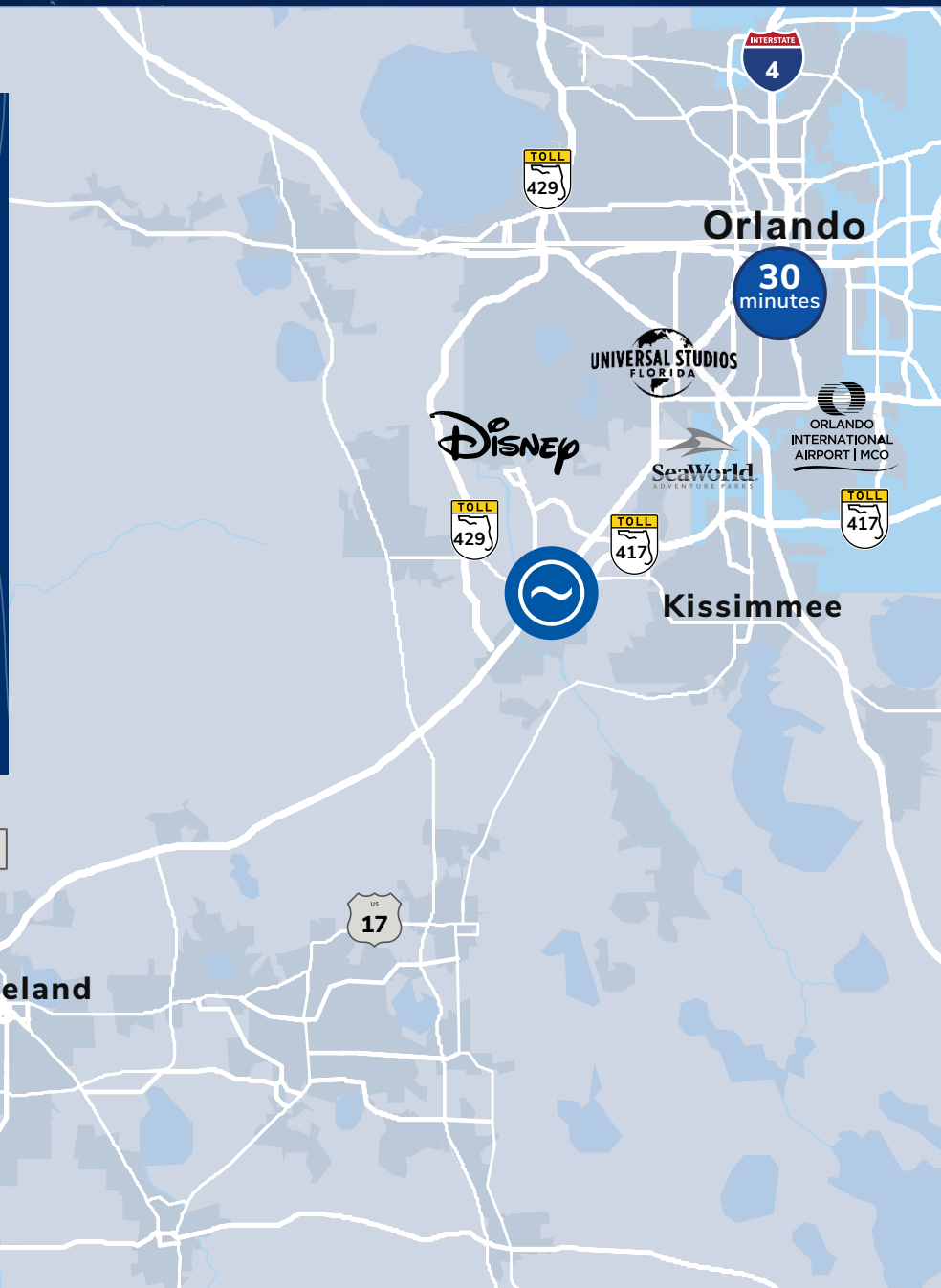


Location Overview

Celebration Business Center II is positioned in Celebration, a premier master-planned community offering a prestigious business address in a vibrant live-work-play environment.

With direct access to I-4 and U.S. 192, the property connects seamlessly to Orlando (30 minutes), Tampa (just over an hour), and Orlando International Airport (25 minutes). Its location places it minutes from Walt Disney World and a short drive to Universal Orlando, Sea World, and the Orange County Convention Center.

Celebration's strategic position between two major metros—combined with proximity to world-class attractions and strong market fundamentals—makes it a compelling destination for businesses and investors in Central Florida.





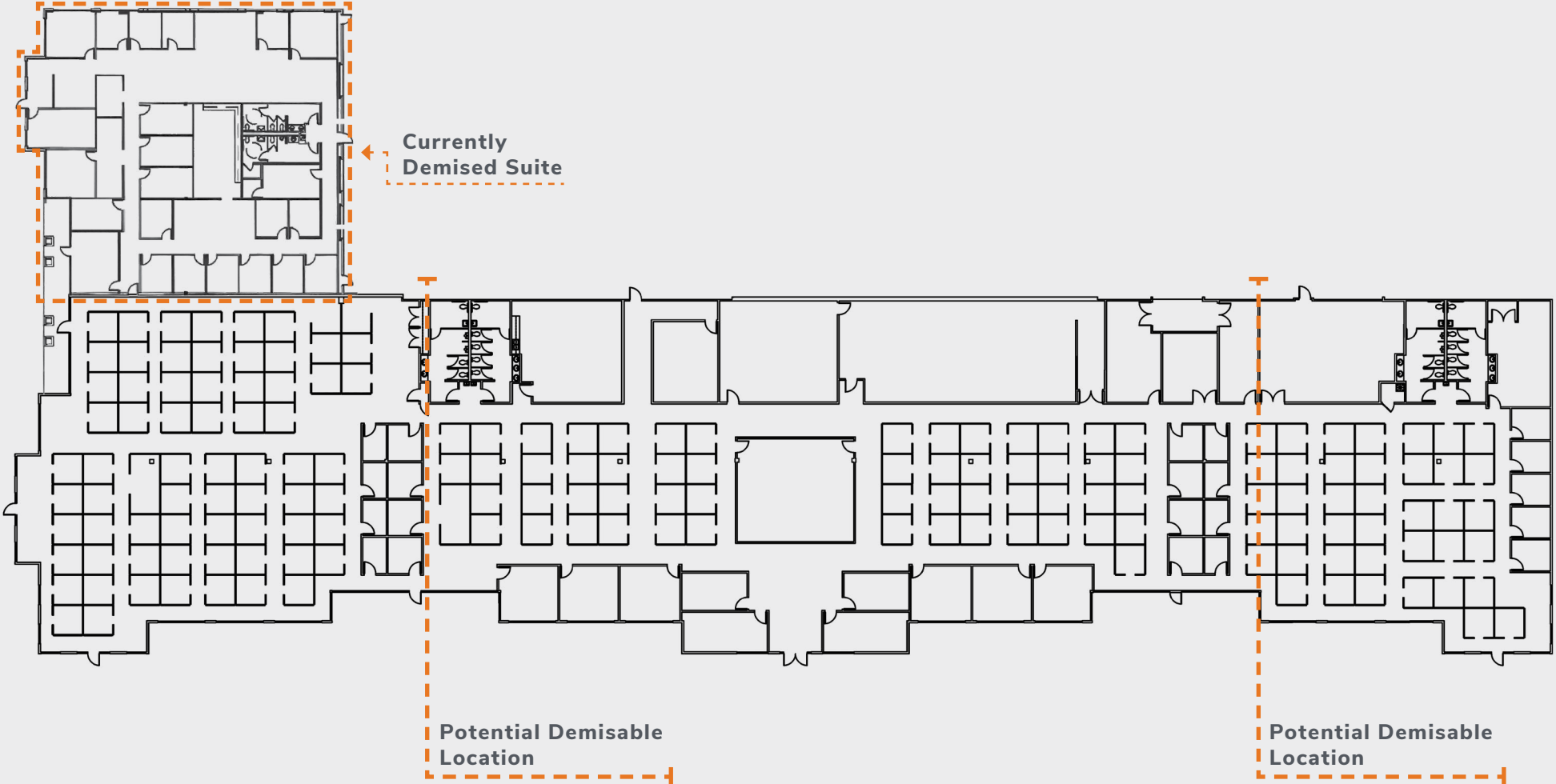
Site Plan

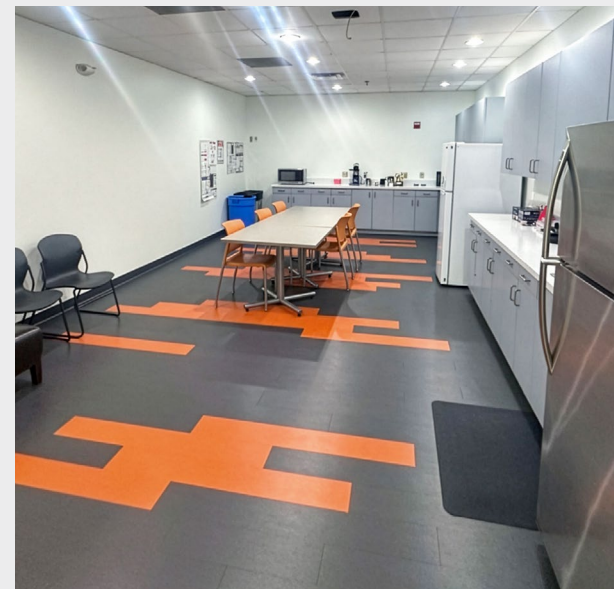




Floor Plan

Available Space | 43,020 SF





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Let's Connect

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