

For lease



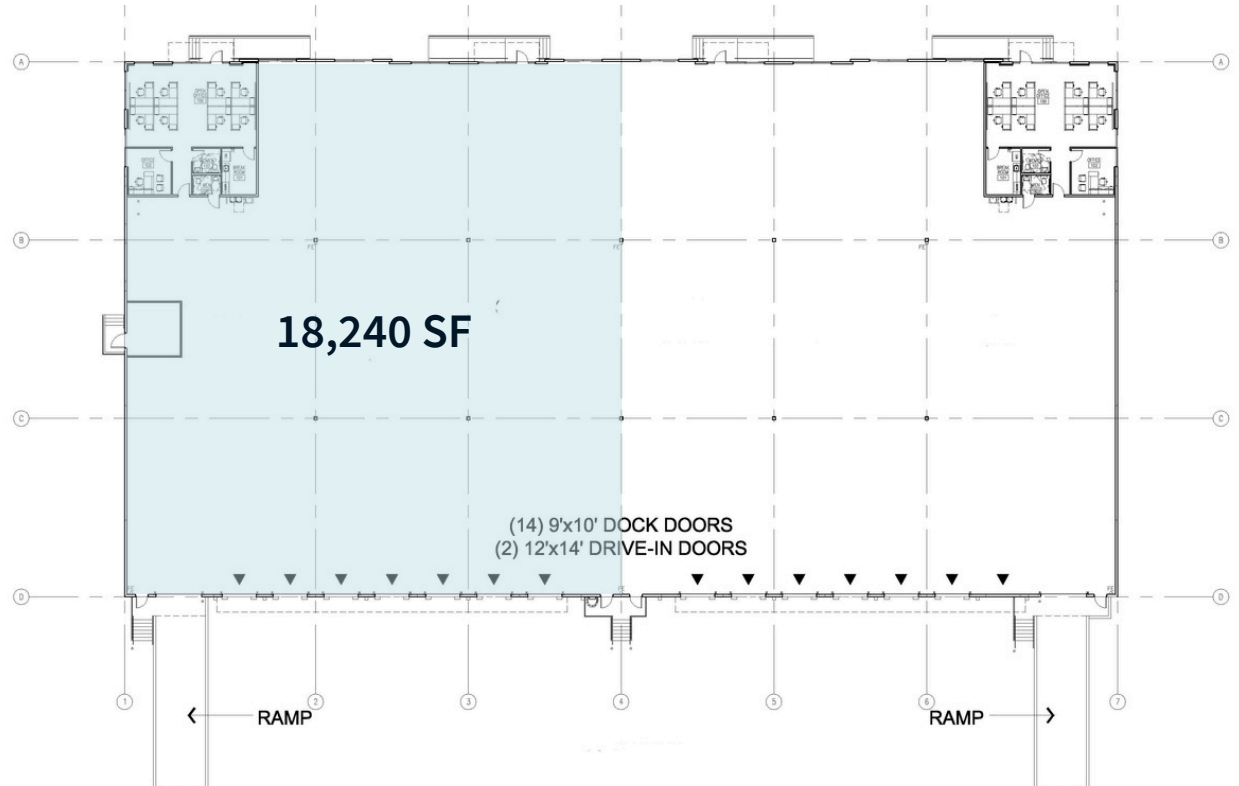
Midtown Commerce Center, Building 2
3718 Mercy Star Ct, Orlando, FL 32808
Suite 100 - 18,240 RSF available

Suite 100

18,240 SF

Property specifications

- 36,480 SF building
- 18,240 SF available
- 1,239 SF of office
- 32' clear height
- 7 - 9' x 10' dock doors
- 1 - 12' x 14' ramp door
- 140' building depth
- Rear load
- 180' shared truck court
- 1.75/1,000 SF parking ratio
- End cap unit
- Available November 1, 2026
- \$15.25/SF NNN



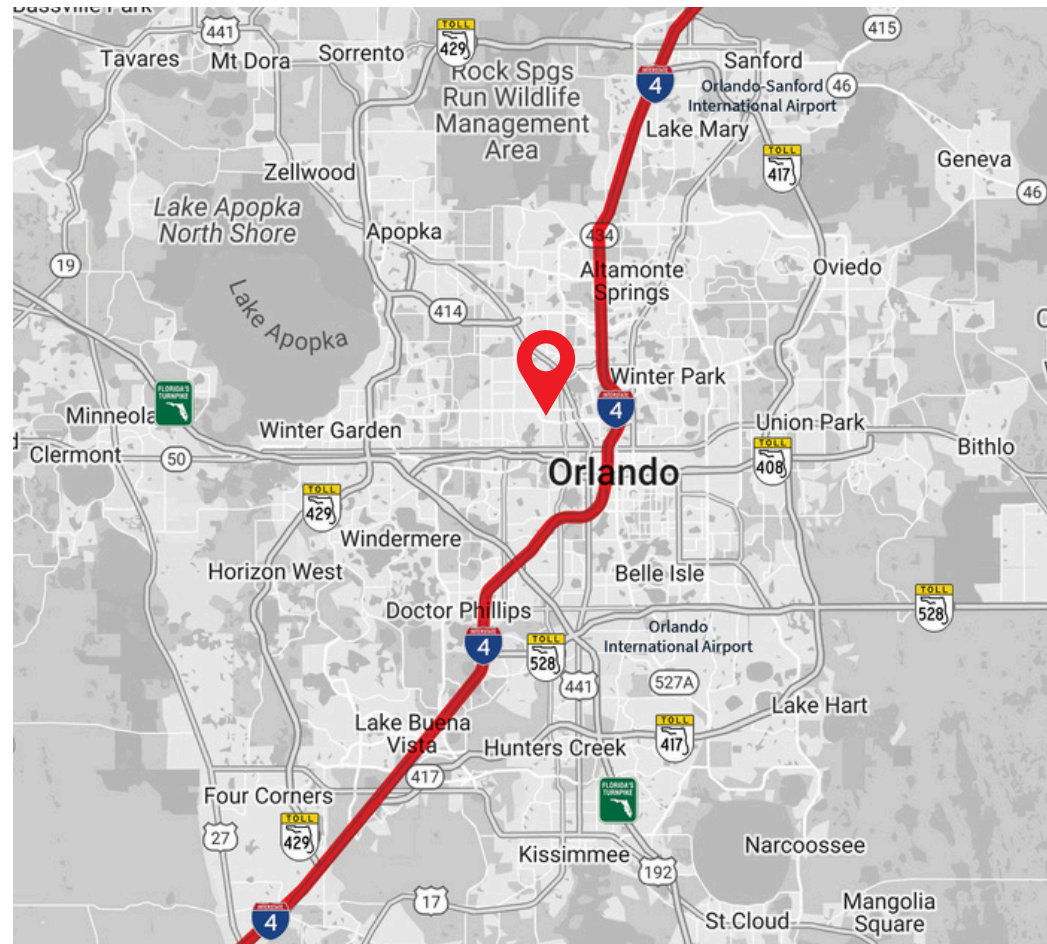
Location

Key Distances

Located minutes from John Young Parkway, US Highway 441, Colonial Drive, Silver Star Road, State Road 408 (East-West Expwy), and Interstate 4.

Area Amenities

The property is conveniently located near several desirable amenities. In close proximity are the Dubsdread Golf Course, the Country Club of Orlando, AdventHealth Orlando, and the Orlando Science Center.



	30 min	60 min	120 min
Total population	1,556,877	3,474,520	9,184,058
Total households	590,270	1,305,791	3,647,072
Avg households	\$98,486	\$96,290	\$92,870
Total businesses	83,148	139,985	362,899
Total employees	881,391	1,452,809	3,715,425

JLL**Cameron Montgomery**

Executive Vice President

Cameron.Montgomery@jll.com

+1 407 473 4906

Matt Sullivan, SIOR, CCIM

Executive Managing Director

Matt.Sullivan@jll.com

+1 407 930 1802

Bobby Isola, SIOR, CCIM

Executive Managing Director

Bobby.Isola@jll.com

+1 407 930 1804