

# 6252 LEE VISTA BLVD

Orlando, FL 32822

Office For Sale &  
Lease

64,123 SF



Sale & Leasing Information:  
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**Lincoln**

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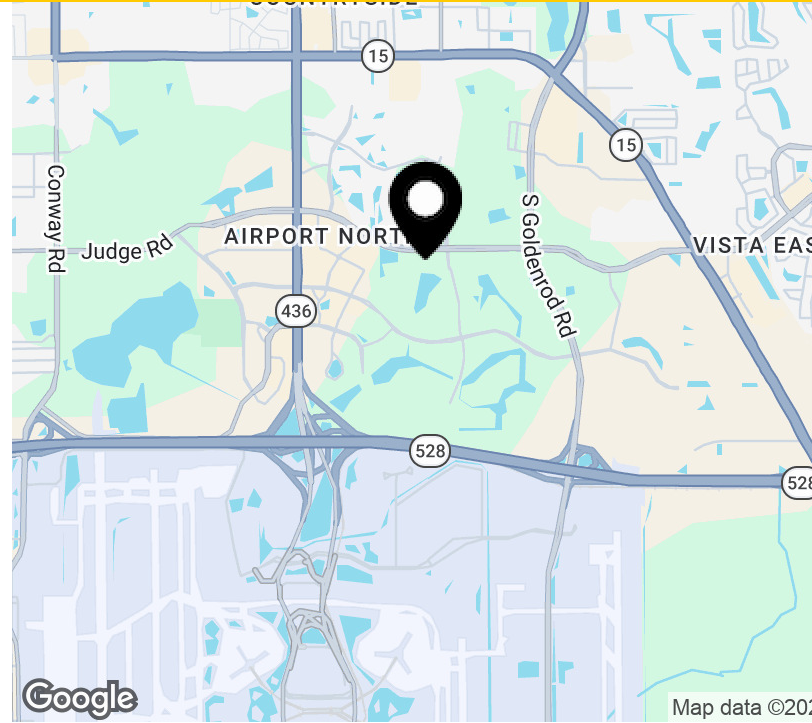
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64,123 SF



Sale Price	<b>\$12,825,000</b>
Lease Rate	<b>Negotiable</b>

## Offering Summary

Building Size:	64,123 SF
Price Per SF:	\$200.00
Site Size:	257,927 SF (5.921 Acres)
Year Built:	2006
Floors:	2
Parking Spaces:	385
Construction:	Precast Concrete Panel
Market:	Orlando
Zoning:	I-P, Orange County

## Location Overview

Lake Nona is located 10 minutes from the property which is home to UCF College of Medicine, Nemours Children's Hospital, and the future Orlando VA Medical Center. The Orlando International Airport (OIA) is located only a few minutes away (approximately 4 miles). New Brightline high-speed rail opened in 2023 at OIA Terminal C connecting Miami to Orlando. Excellent Access to Semoran Blvd (SR 436), Narcoossee Rd (CR 15), Central Florida Greenway (SR 417), and Beachline Expressway (SR 528).

Availabilities	SF	Lease Rate	Date Available
1st Floor	15,000 - 32,938 SF	Negotiable	Available Now
2nd Floor	15,000 - 31,185 SF	Negotiable	Available Now



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## Property Summary



### Property Highlights

- 64,123 SF office building
- Ability to demise 1st floor to approximately 15,000 SF
- Site size of 257,927 SF (5.921 Acres)
- Furnished Plug-N-Play Opportunity for a single tenant to immediately establish a National/Regional HQ in Central Florida
- 385 Parking Spaces (6.00/1000 parking ratio)
- Fiber internet
- Backup generator
- Access to property from both Lee Vista Blvd and TPC Drive
- Year Built: 2006
- Construction: Precast Concrete Panel
- Zoning: I-P, Orange County
- City Water & Sewer
- Lee Vista Center has over 2,100 hotel rooms, 700,000 SF of retail, and over 2,700 units of multi-family.



### Jon Slater

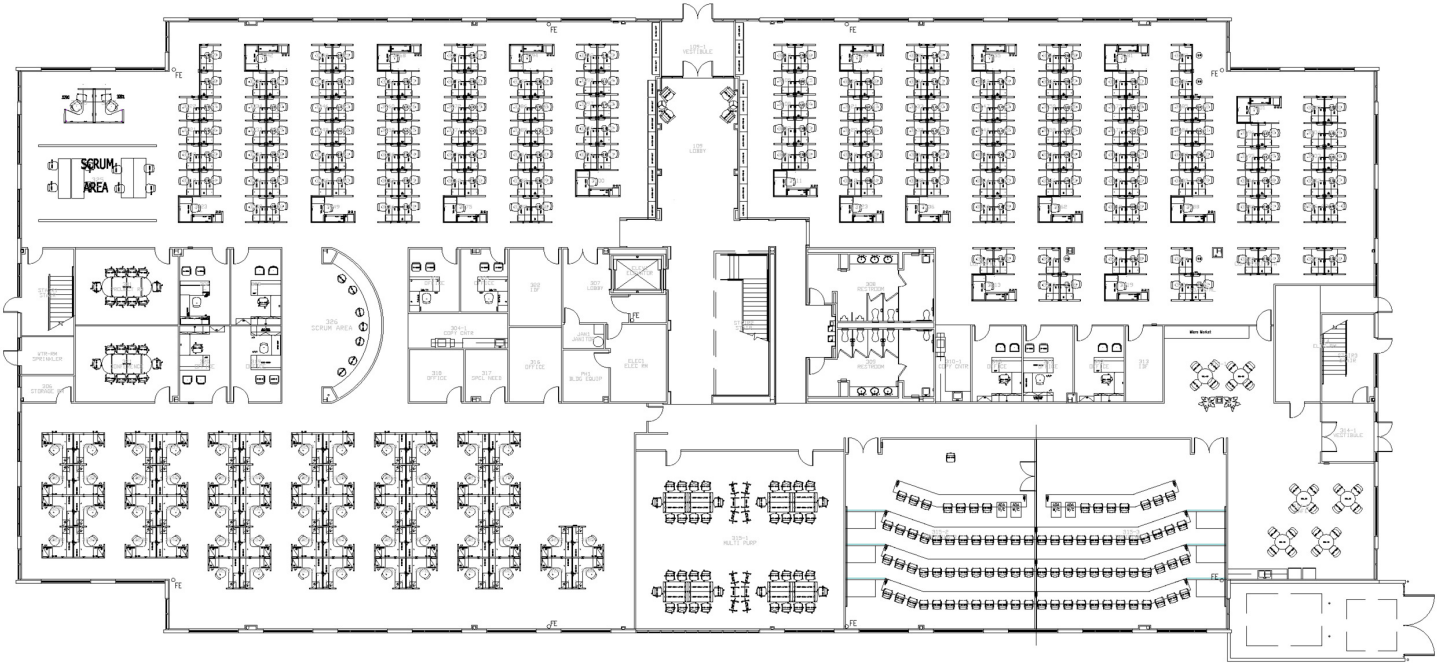
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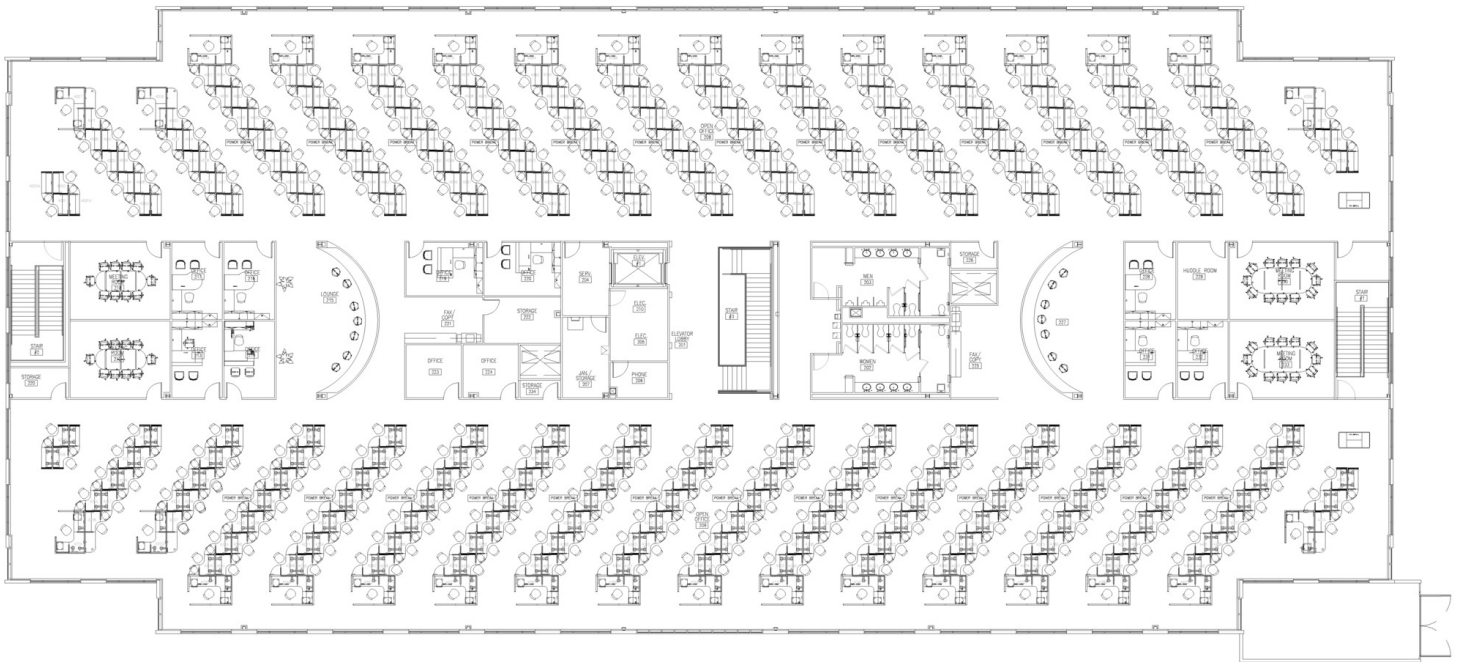
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## 1st & 2nd Floorplans



1st Floor | 15,000 - 32,938 SF Available



2nd Floor | 15,000 - 31,185 SF Available

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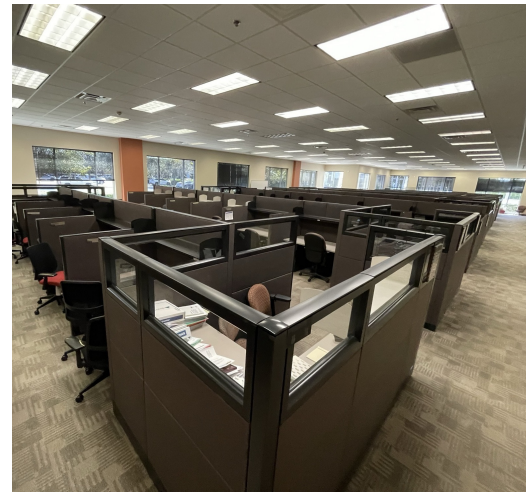
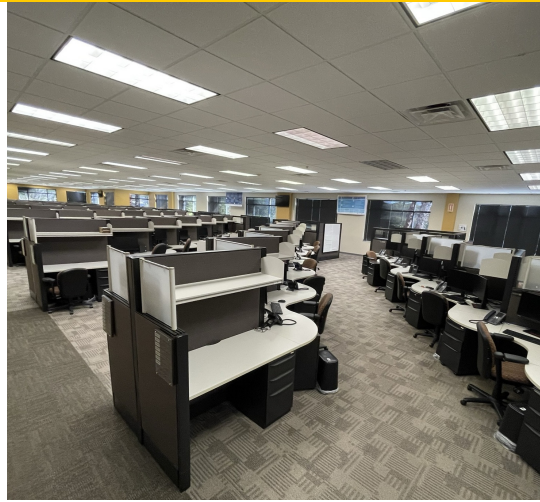
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## Property Photos



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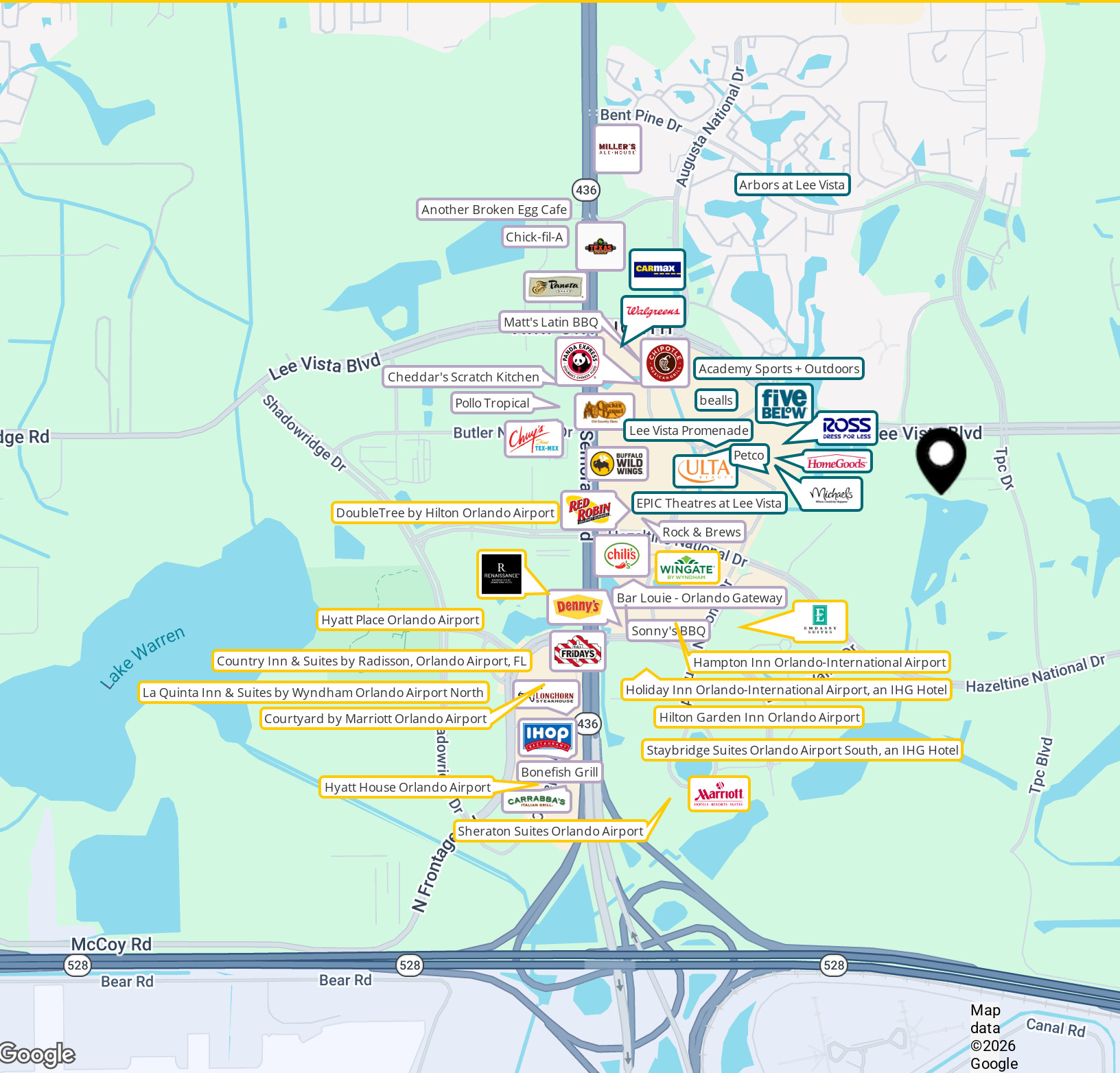
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## Nearby Amenities & Retail Map



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