

N Semoran Office Suites

640 N Semoran Blvd, Orlando, FL 32807

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



For Lease: \$2,500/mo

LOCATION HIGHLIGHTS

Located on FL-436 with a high traffic count of +67,000 CPD, this site offers strong exposure and convenient regional access. With prime access between E Colonial Dr. and Lake Underhill Dr., the property benefits from direct SR-408 connectivity to I-4 and SR-417. Centrally positioned in Orlando, it is just 3 miles from Baldwin Park and under 5 miles to Downtown Orlando. The surrounding area features established residential communities and amenities such as Azalea Park Elementary School, Colony East Apartments, and Park of the Americas.



LISTING HIGHLIGHTS

- **3 buildings available** totaling **2,115± SF**
- Main building includes **4 private rooms**, an open area, storage, and 2 restrooms
- Buildings 2 and 3 feature **open layouts** with private restrooms
- **New roof and A/C**
- Large monument signage
- **14 parking spaces**
- Tenant is responsible for all maintenance

2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	8,913	129,963	341,562
Median HH Income	\$79,026	\$77,195	\$81,352
Average HH Income	\$95,227	\$111,274	\$118,749

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

(407) 383-8142

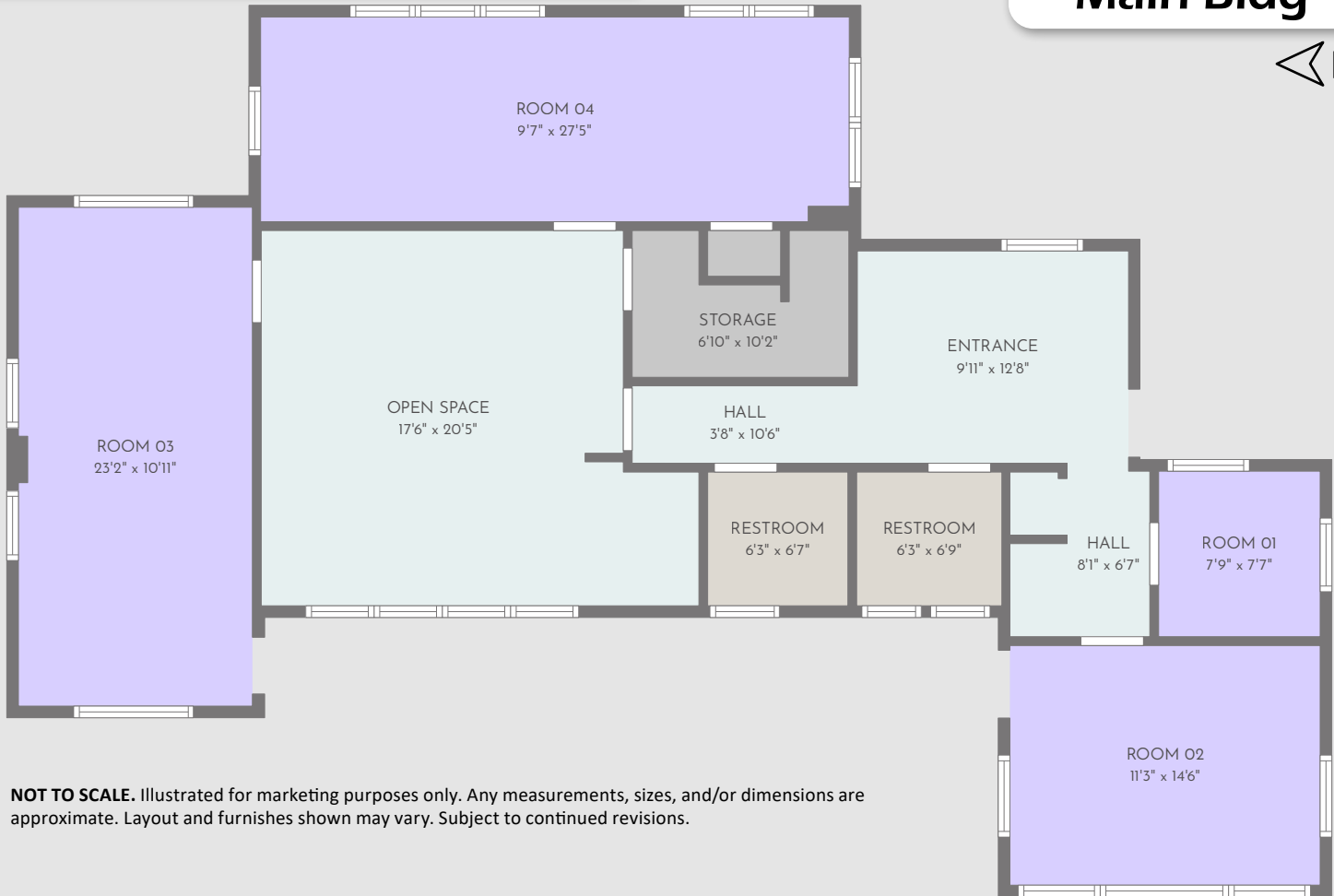
Marie@palkiper.com

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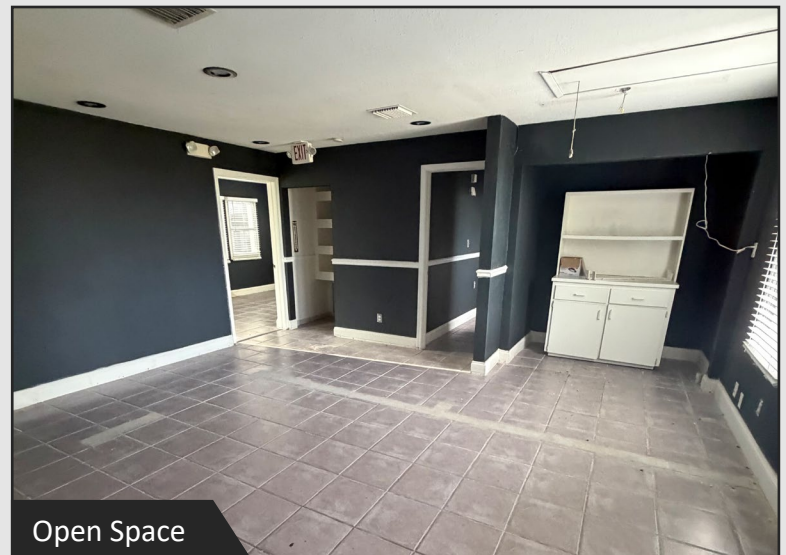
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Main Bldg



NOT TO SCALE. Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.



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Main Bldg



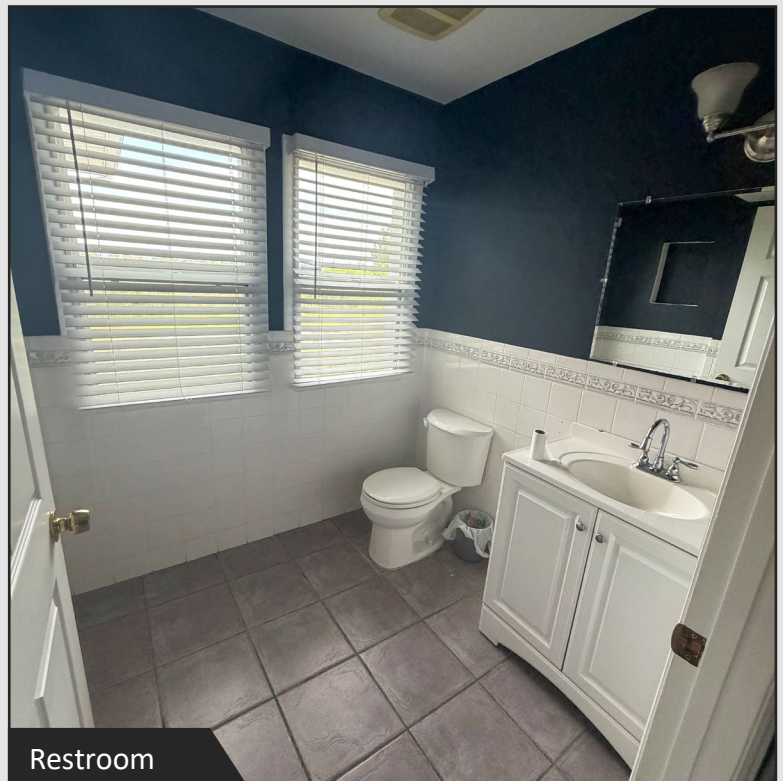
Room 02



Room 04



Room 03



Restroom

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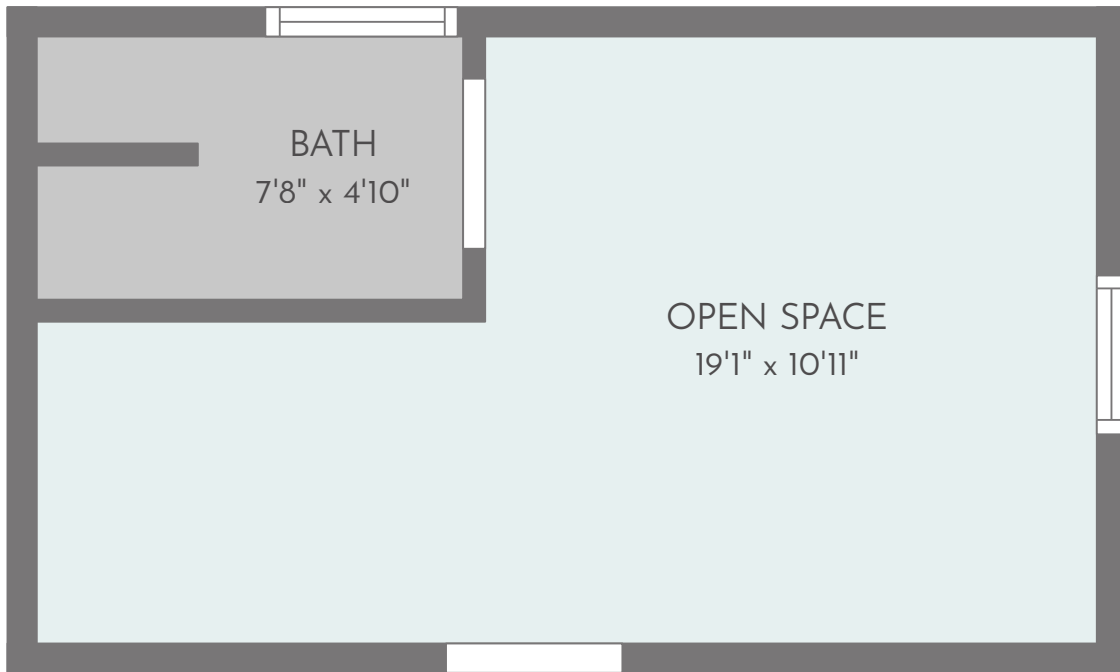
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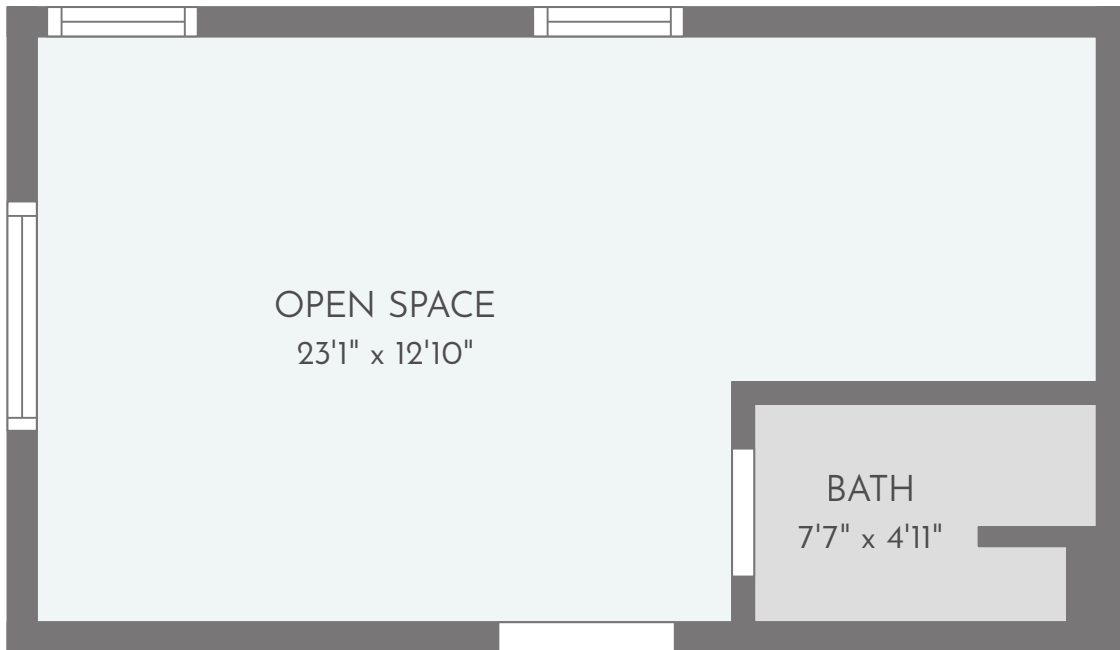
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Bldg. 02



Bldg. 03



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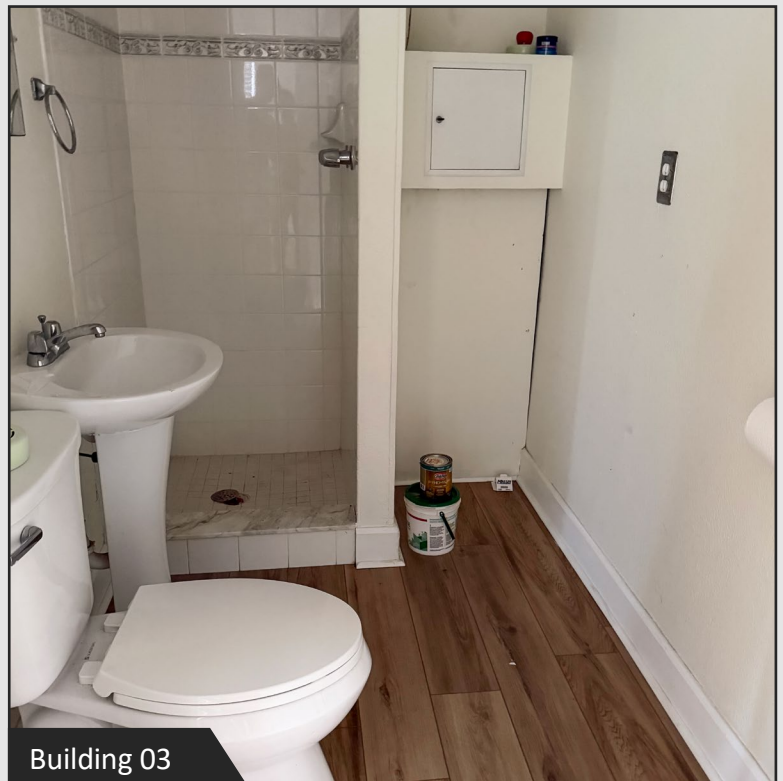
Building 02



Building 02



Building 03



Building 03

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