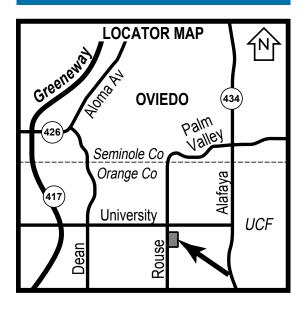
# **N Realvest**<sup>®</sup>

### For Lease **Orlando Office Space University Court**



Available Space		
Suite	SF	Available
125	1,380	8/1/2020
130	1,122	6/1/2020
200	2,670	Available

Lease Rate \$19.50/RSF Mod Gross Net of Janitorial & Electric Minimum 3 Year Lease



For more information: Mary Frances West, CCIM

+1 407 949 0725 • mfwest@realvest.com

3361 Rouse Road Orlando, Florida 32817

#### **Property Features**

- Professional office suites available
- Most suites turnkey and ready for immediate occupancy
- Located in a HUB Zone, providing economic incentives for tenants
- Located blocks from University of Central Florida
- Telephone / DSL AT&T and Spectrum
- Parking: 4.8/1,000 SF
- Pylon signage also available for lease
- Within walking distance from Greens and Grille, Panera Bread, Chick-Fil-A and many other restaurants
- Easy access to University Boulevard, Alafaya Trail, SR 417 (GreeneWay), SR 408 (East-West), SR 50 (Colonial Drive) and Orlando International Airport

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, Florida 32810-6928 +1 407 875 9989 nairealvest.com

#### 3361 Rouse Road Orlando, Florida 32817

### Floor Plans **Orlando Office Space University Court**



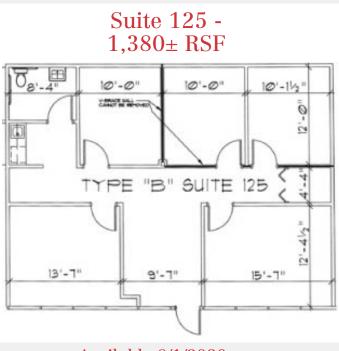
For more information: Mary Frances West, CCIM +1 407 949 0725 mfwest@realvest.com

1800 Pembrook Drive, Suite 350 Orlando, Florida 32810-6928 +1 407 875 9989 nairealvest.com

## **N** Realvest<sup>®</sup>

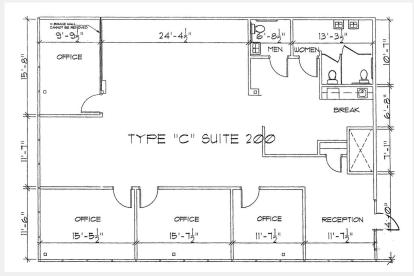
### 3361 Rouse Road

Orlando, Florida 32817



Available 8/1/2020

### Suite 200 -2,670± RSF

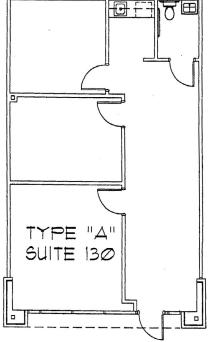


Suite 130 -1,122± RSF

**As-Builts** 

**Orlando Office Space** 

**University Court** 



Available 6/1/2020

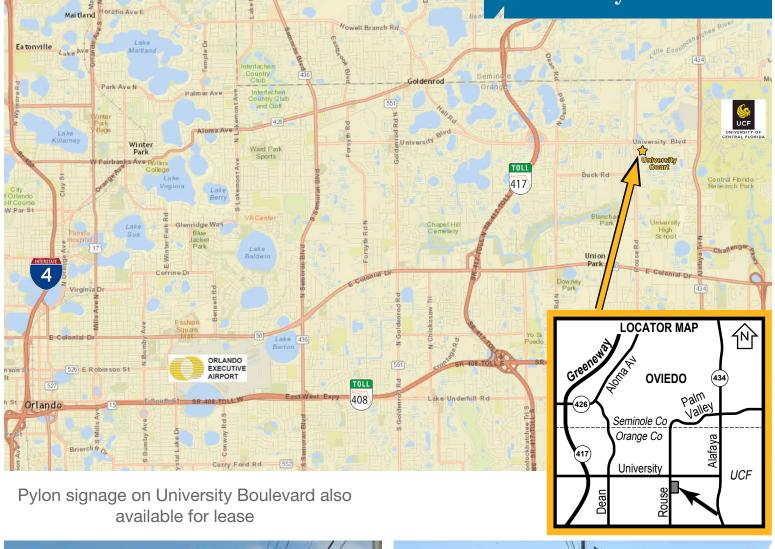
\*Space plans may have been altered.

1800 Pembrook Drive, Suite 350 Orlando, Florida 32810-6928 +1 407 875 9989 nairealvest.com



### **3361 Rouse Road** Orlando, Florida 32817

### Orlando MSA **Orlando Office Space** University Court







1800 Pembrook Drive, Suite 350 Orlando, Florida 32810-6928 +1 407 875 9989

nairealvest.com

UNIVERSIT

( Allstate

3361

MRealvest.

FOR LEASING INFORMATION: 407.875.9989