

American Pioneer III

Office Space for Lease



604 Courtland Street,
Orlando, Florida 32804

Property Details:

Total Space Available	4,814 SF
Rental Rate	\$18—\$20/ SF/ Yr
Min. Divisible	1,216 SF
Max. Contiguous	4,814 SF
Property Type	Office
Property Sub-type	Office Building
Building Class	A

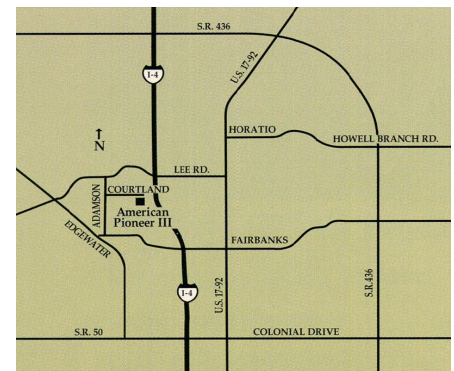


Spaces:

Suite	Space Available	Min Divisible	Max Contiguous	Price	Date Available	Description
300	1,872 SF	1,872 SF	4,814 SF	\$18- \$20/ SF/ Yr	6/1/18	Office
320	1,726 SF	1,726 SF	4,814 SF	\$18- \$20/ SF/ Yr	6/1/18	Office
325	1,216 SF	1,216 SF	4,814 SF	\$18- \$20/ SF/ Yr	6/1/18	Office

Location Description:

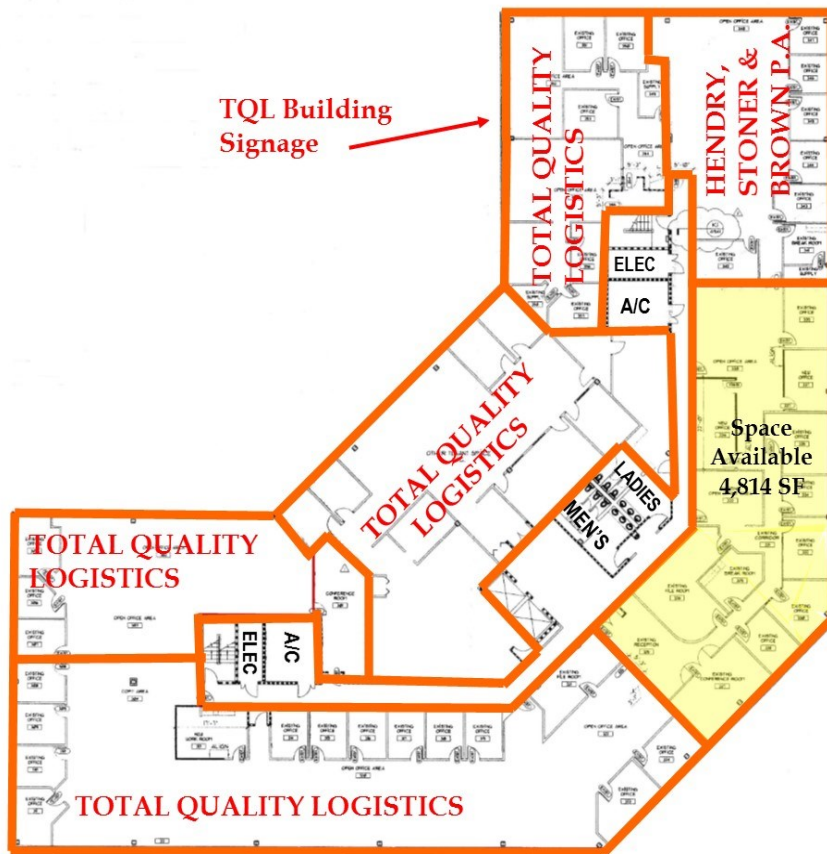
- Class "A", three-story office building containing 74,214 sq. ft.
- Excellent location with I-4 visibility
- I-4 signage available
- 5 minutes to downtown Orlando, Maitland & Winter Park
- Easy access to the Interstate system
- 24 hour traffic count: 160,000 vehicles
- Ample and convenient parking, 4.25 spaces per 1,000 sq. ft.
- Restaurants, motels and shopping nearby



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Floor Plans:



Suites 300, 320, & 325
4,814 SF
Can split 1,872/ 1,726/
1,216 SF

Will split space : 1,872 SF / 1,726 SF/ 1,216 SF



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