

FOR LEASE

HEAVEN PLAZA III

6925 LAKE ELLENOR DRIVE
ORLANDO, FLORIDA 32809



Owned and managed by
MAXKING REALTY, LTD

CONTACT

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Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
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www.ResultsREPartners.com

Heaven Plaza III consist of (6) buildings totaling 109,344 SF of office/flex space located in Orlando Central Park. 1 Full Service office building and 5 flex buildings located on 8.8 Acres of Industrial Zoned Land (I-2/I-3).

PROPERTY HIGHLIGHTS

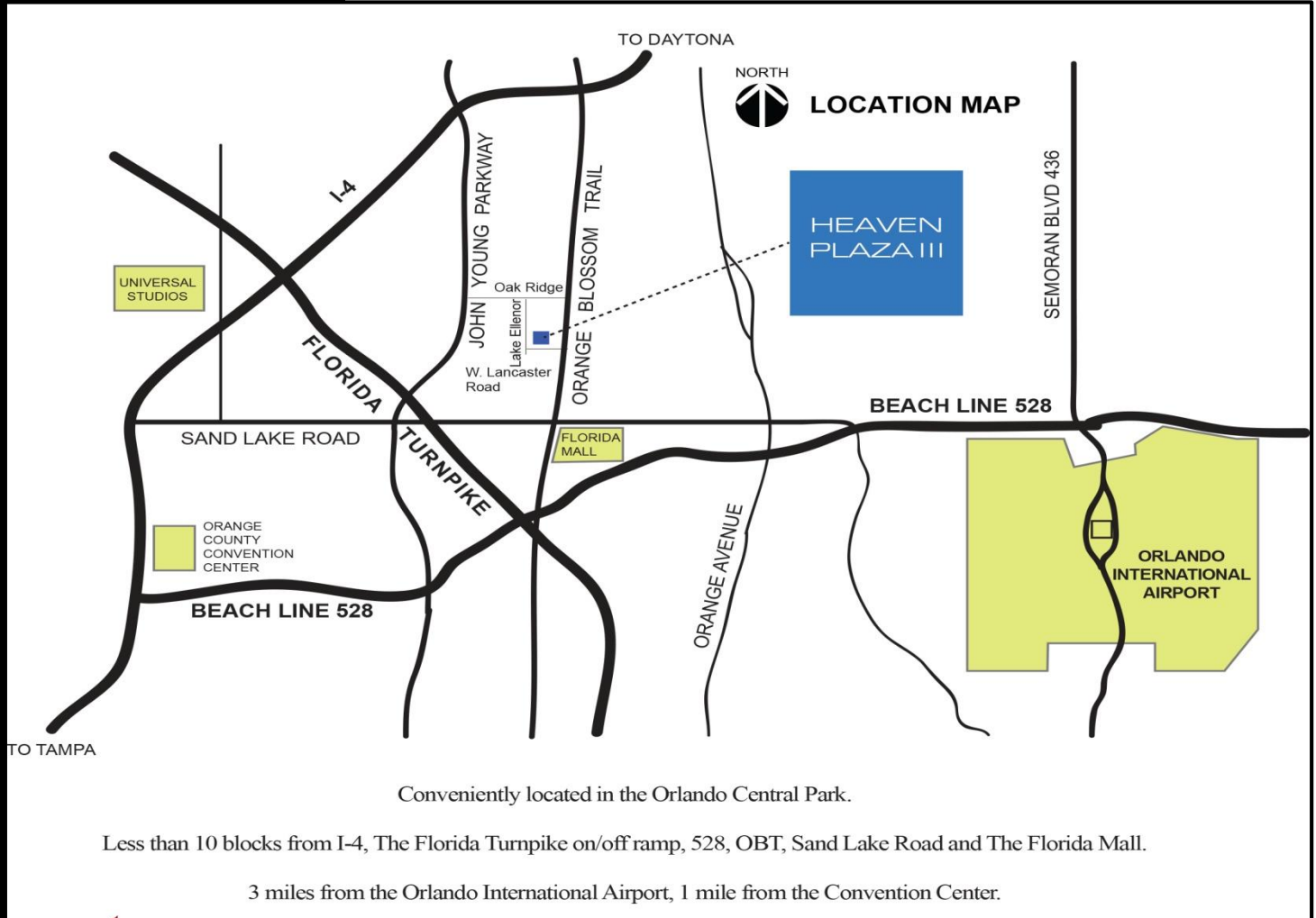
- Units ranging from 2,500 SF to an entire building totaling 18,400 SF
- Full service office options or office flex options on modified gross leases.
- Perfect for medical, training facilities, call centers, general office uses
- Owner will modify space and amortize improvements for credit tenants
- 4.5/1000 parking ratios or 492 spaces
- Covered access from building to building
- 24/7 Video surveillance viewable on any smart device
- Flexible landlord with flexible lease terms
- SW Orlando location close to Sand Lake Road, Beachline (528), Turnpike, John Young Pkwy (529), Orange Blossom Trail (441) and easy access to Interstate 4.
- **Building 1: Office Space: \$14.00 Full Service Net of Janitorial**
- **Buildings 2-5: Office Flex Space: \$12-14 Modified Gross**

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- **Building 1:** Full Service Office Building with suites ranging from **2,023 SF (102) 7,167 SF (100)** at rates from \$14 (net of Jan) (Core factor will be added to Building 1)
Buildings 2-6 are Office/Flex Building with separate utilities
Rates ranging from \$12-14 PSF Modified Gross
- **Building 2:** Fully Leased
- **Building 3:** 12,600 SF Office/Flex Suite B: **6,000 SF +/- Available**
- **Building 4:** **18,400 SF Office/Flex (Can Subdivide)**
- **Building 5:** 15,600 SF Office/Flex **Suite 500: 2,595 SF +/- Available**
Suite 501: 3,900 SF +/- Available
- **Building 6:** Fully Leased

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**Building 1:
Full Service Office Space**



Note, spaces shown here do not include the core factor

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**Building 3: 6,000 SF
Can Subdivide**



**Building 4: 18,400 SF
Can Subdivide**



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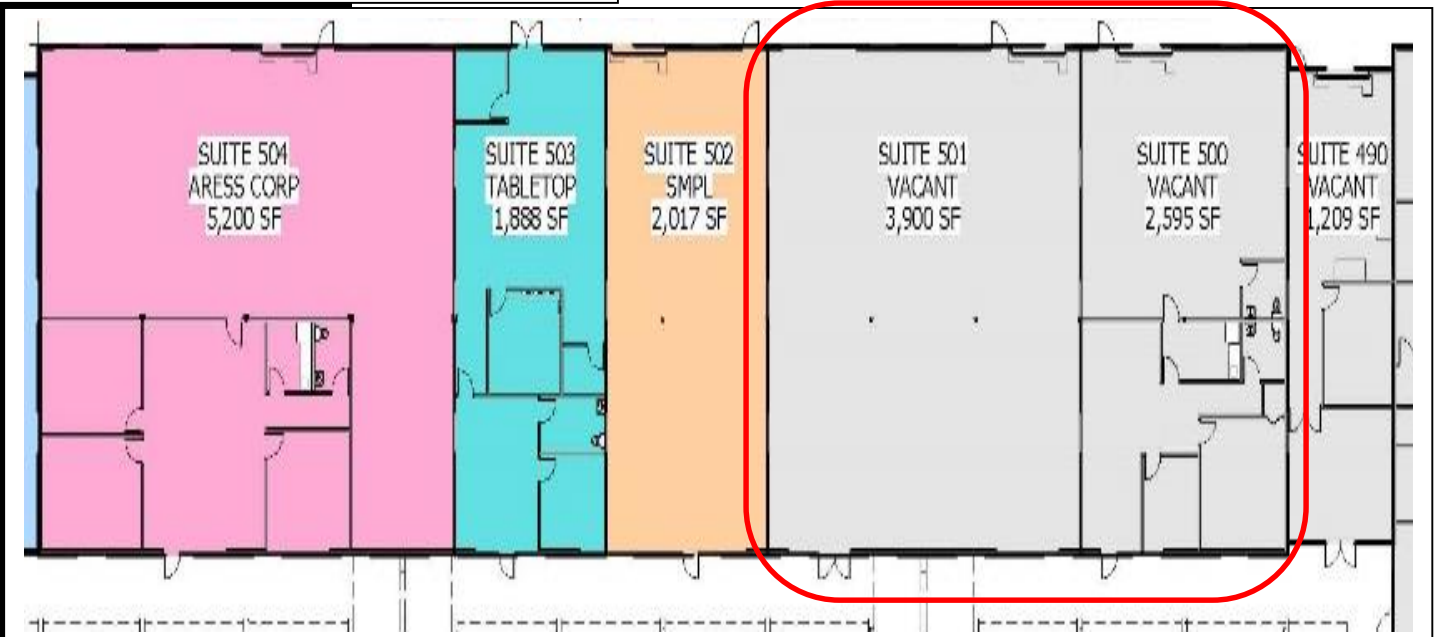
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**Building 5: Suite 500: 2,595 SF
Suite 501: 3,900 SF**



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