

Lee Vista Building "B"

Emerald Dunes Drive

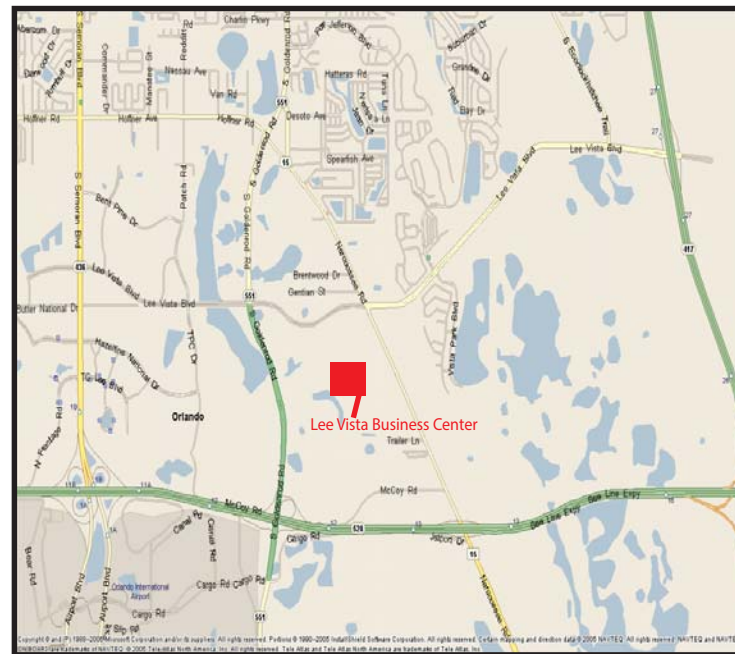
Orlando, FL 32822

FOR LEASE



Features:

- ◆ Total Size: 66,725 SF
- ◆ Availability: 66,725 SF
- ◆ Building Type: Single-story office
- ◆ Ceiling Height: 18'
- ◆ Column Spacing: 40'W x 40'D
- ◆ Building Dimensions: 560'W x 120'D
- ◆ Construction: Concrete Tilt Wall
- ◆ Building Entrance: Aluminum storefront frames with tinted glass
- ◆ Fire Protection: NFPA - 13 fully sprinklered
- ◆ Parking: 304 Spaces
- ◆ Electrical Service: 277/480 volts, 3-phase, 4 wire service
- ◆ Roof: 45 mil, TPO single-ply membrane mechanically fastened roof, R-10 insulation
- ◆ Site Size: 6.15 acres



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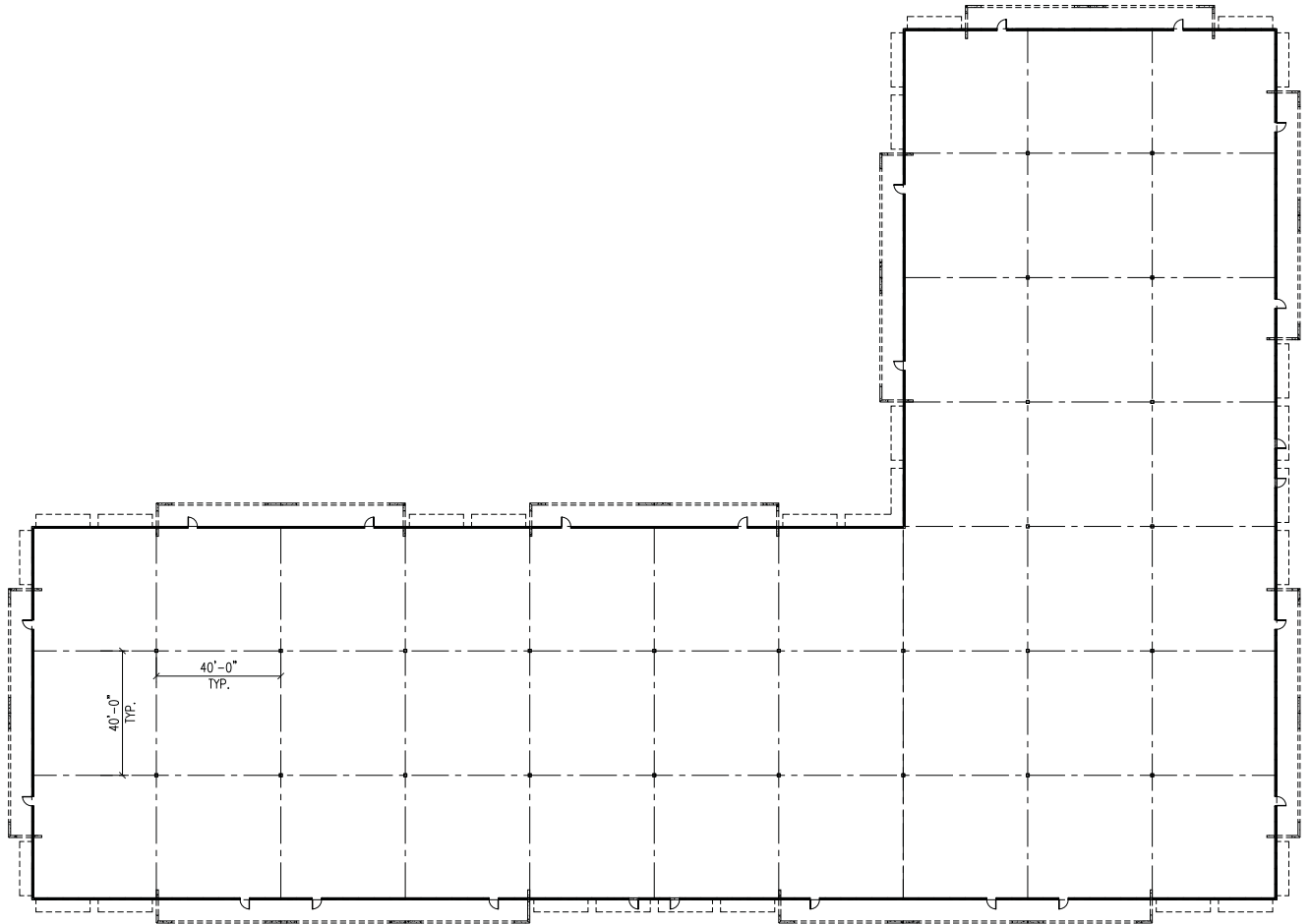
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1 FLOOR PLAN
1/16" = 1'-0"

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Lee Vista Business Center Orlando, Florida

Building Description

Building:	Lee Vista Business Center Building B
Address:	Emerald Dunes Drive at Lee Vista Boulevard, Orlando, Florida
Access:	Lee Vista is located on the Beachline Expressway directly across from the Orlando International Airport. Lee Vista Business Center is located off Lee Vista Boulevard between S. Goldenrod Road and Narcoossee Road.
Architect:	Smallwood Reynolds Stewart, Stewart & Associates, Architects
Building Type:	Single-story office.
Site Size:	6.15 acres
Building Size:	66,725 square feet (BOMA Rentable)
Ceiling Height:	18' minimum clearance to bar joist
Column Spacing:	40' wide x 40' deep
Dimensions:	560' wide by 120' deep
Construction:	Exterior tilt wall with full height, tinted, insulated glass on all sides, structural bar joists and truss, corrugated metal deck with rigid insulation.
Building Entrances:	Aluminum storefront frames with tinted glass
Car Parking Spaces:	304 spaces.
Roof:	45 mil, TPO single-ply membrane mechanically fastened roof, R-10 insulation.
Floor Slab:	6" thick 4,000 psi concrete.
Fire Protection:	NFPA-13 fully sprinklered.
HVAC:	Office HVAC served by individual roof-mounted package units.
Electrical Service:	277/480 volts, three phase, four wire service.

