

Center of Commerce - Bldg 906

3032-3060 Mercy Drive

Orlando, FL 32808

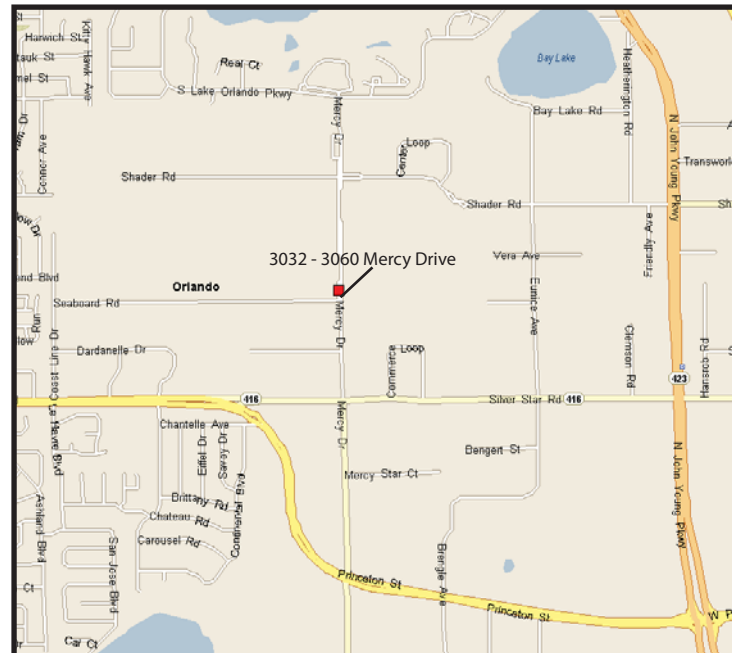
FOR LEASE



Features:

- ◆ Total Size: 27,440 SF
- ◆ Availability: 9,615 SF (can be demised to)

Suite	Size	Office	OH Doors
3056-3060	6,698	2,195	(4) 10' x 12' Grade
3052-3056	5,807	1,029	(3) 10' x 12' Grade
3052	2,917	1,029	(1) 10' x 12' Grade
- ◆ Ceiling Height: 18'
- ◆ Column Spacing: 35'W x 40'D
- ◆ Building Depth: 80'
- ◆ Constuction: Concrete Tilt Wall
- ◆ Truck Court: 120' Shared
- ◆ Fire Protection: Wet Fire Suppression System
- ◆ Parking: 2.75/1,000



Financial Information:

- ◆ Base Rent: \$6.50 - \$7.25 psf NNN
- ◆ Operating Expenses: \$2.31 psf



COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

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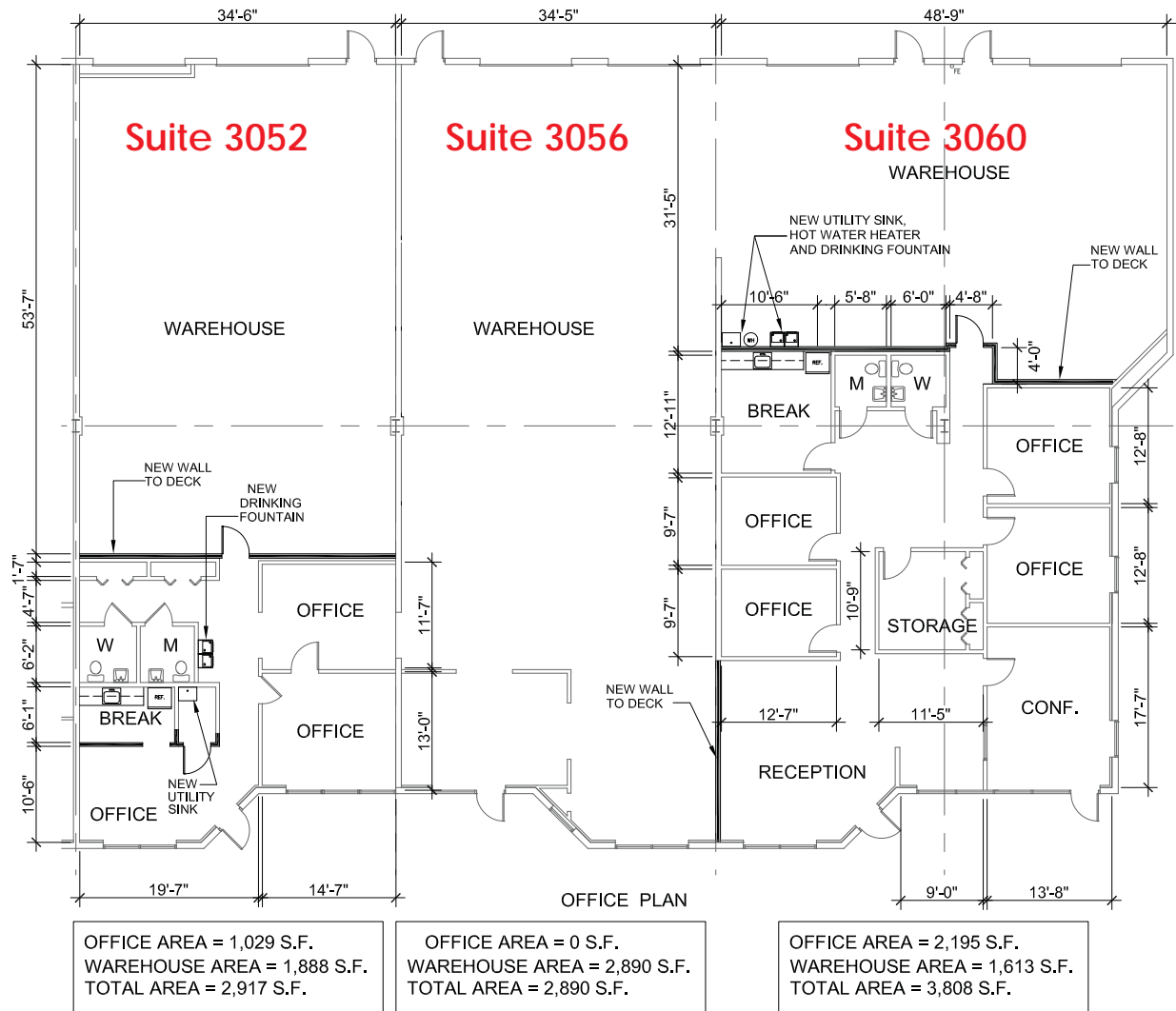
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Transportation:

- ◆ Lee Road
- ◆ Orange Blossom Trail
- ◆ Interstate 4
- ◆ SR 408 (East/West Expressway)



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