

**4314 EDGEWATER DRIVE**  
**ORLANDO, FL 32804 | \$19.50/SF**



**CALL  
TODAY FOR  
A  
SHOWING!**

## THE PROPERTY

- Professional Office space
- Centrally Located; near Downtown, Winter Park and Maitland.
- Close proximity to I-4

## PROPERTY FEATURES

- Approx. 2,000 SF
- 6 office spaces
- Approx. 12 parking spots
- 3 separate entrances
- Brand new updates including kitchen, floors, bathroom and paint
- Common areas include waiting area and storage room

## BEYOND COMMERCIAL

175 Lookout Place, Suite 200  
Maitland, FL 32751

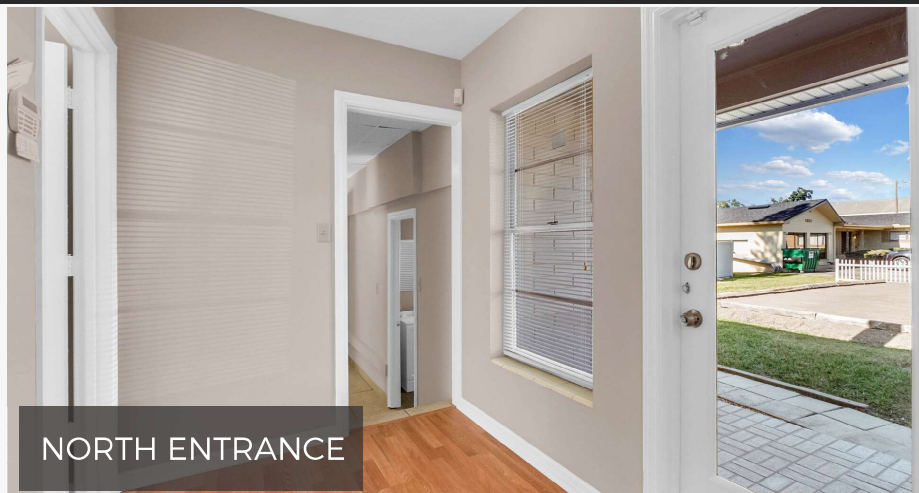
BeyondCommercial.com  
Office: 407-641-2221 24/7

### JESSICA MIDDLETON

407-721-6898 Call/Text  
jessica@beyondcommercial.com

### AMY CALANDRINO, CCIM

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amy@beyondcommercial.com



**NORTH ENTRANCE**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any other specific listing conditions, imposed by our principals. Beyond Commercial, LLC d/b/a Beyond Commercial is a Licensed Real Estate Broker



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HALLWAY

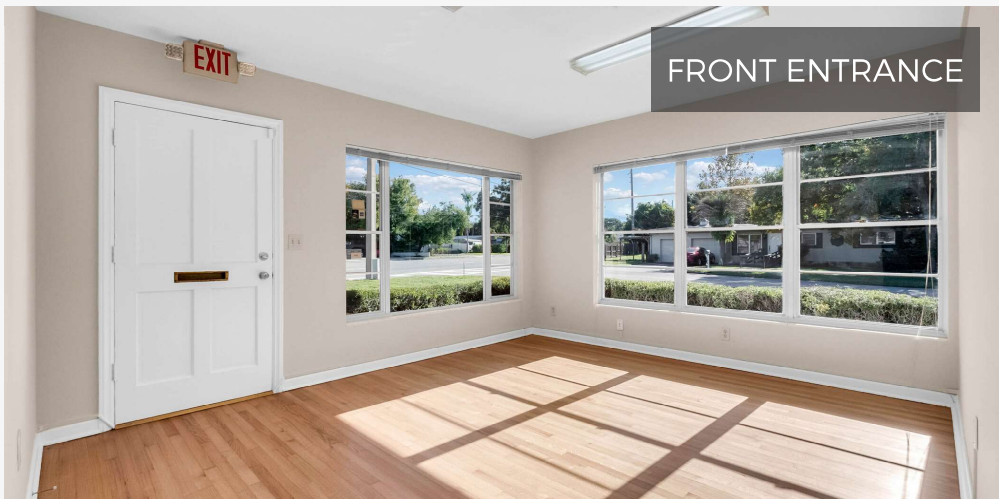


BATHROOM 1



FRONT VIEW

FRONT ENTRANCE



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MIDDLE OFFICE



KITCHEN



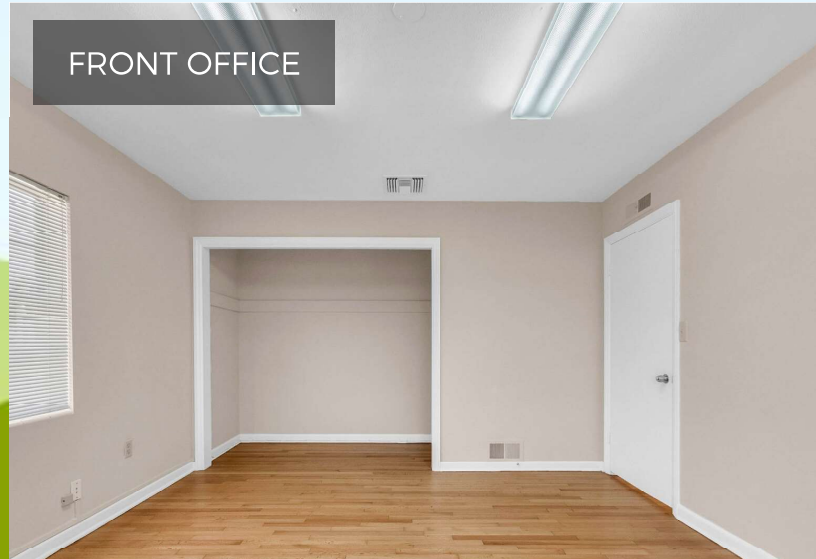
NORTH PARKING LOT



DOWNSTAIRS HALLWAY



FRONT OFFICE



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