



350 N. Lake
Destiny
Drive

*Prime Maitland
Location*



350 N. Lake Destiny Drive

Offering Summary

CNL Commercial Real Estate offers the availability of 350 N. Lake Destiny Drive, a 31,453 rentable square foot building on 2+ acres located in Maitland Center adjacent to Interstate 4. Maitland Center encompasses 7.5M+/- rentable square feet of office space, the RDV Sportsplex, several hotels and restaurants.

- **Exceptional location** along the west side of Interstate 4 at Maitland Boulevard where N. Lake Destiny Drive and Southhall Lane intersect, with a signalized Interstate 4 exit/entrance on Lake Destiny Drive
- Prime **redevelopment** site for adaptive use
- **Excellent** visibility from Maitland Blvd. and Interstate 4
- On-site parking at 4.5+/-/1,000 RSF ratio, 16 covered spaces (142+/- total)
- Move-in ready with potential furnishings
- **Efficient** and **functional** private office and open space layout
- Well maintained and lush landscaping
- Monument and building **signage** with visibility along Maitland Blvd. and Interstate 4 (traffic count of 200,000+/- vpd and 87,000+/- vpd at Lake Destiny Dr. and Maitland Blvd.)
- A workforce of 201,000 people within a 5-mile radius

Building Purchase Terms To Be Considered.

Please call for additional information or to schedule a tour.

Presented By:

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Principal

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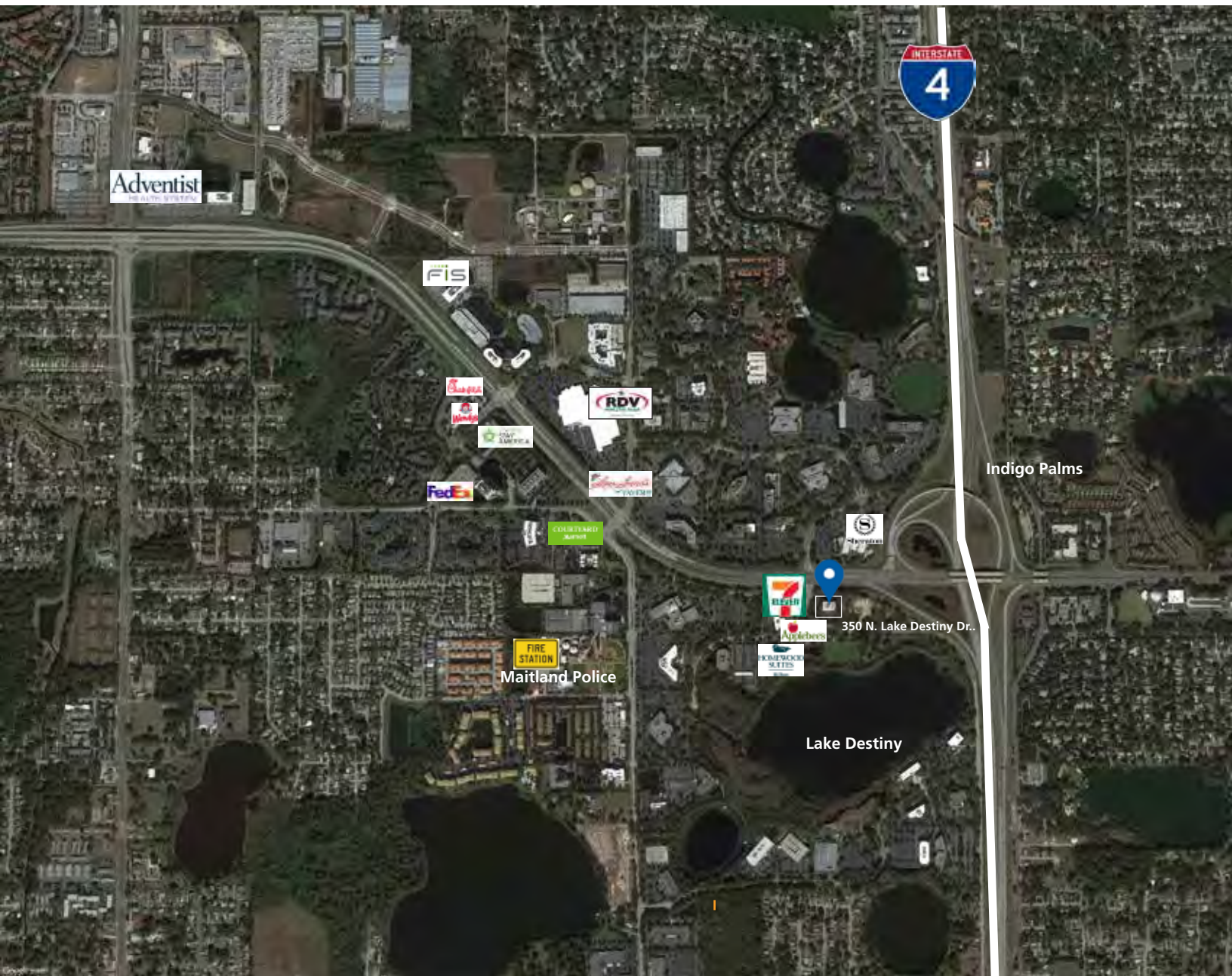
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Overview

Building Details

- 31,453 rentable square feet (37,881 GSF)
- 2.04+/- acres
- Parking ratio of 4.5+/-/1,000 RSF, 16 covered
- Card access security system at multiple building entries
- Built in 1984 and expanded 1992
- OC, office commercial district zoning
- Three stories
- Floor to ceiling exterior glass on each floor
- Two story main lobby
- Two elevators
- Multiple tenant floors feasible with core elevators and restroom layout
- FedEx drop box on site with 6:30 PM pick-up

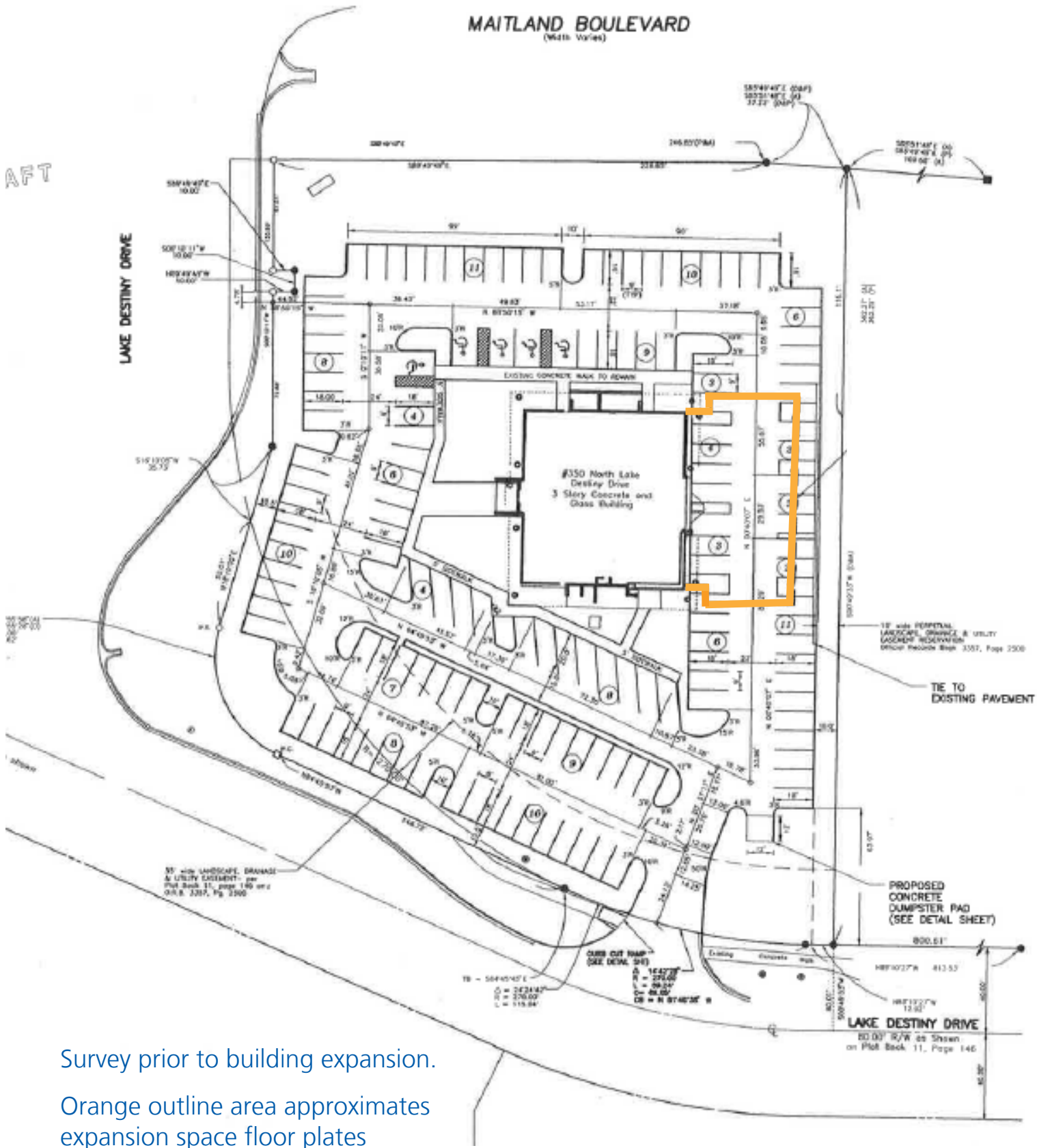


New I-4 Interchange



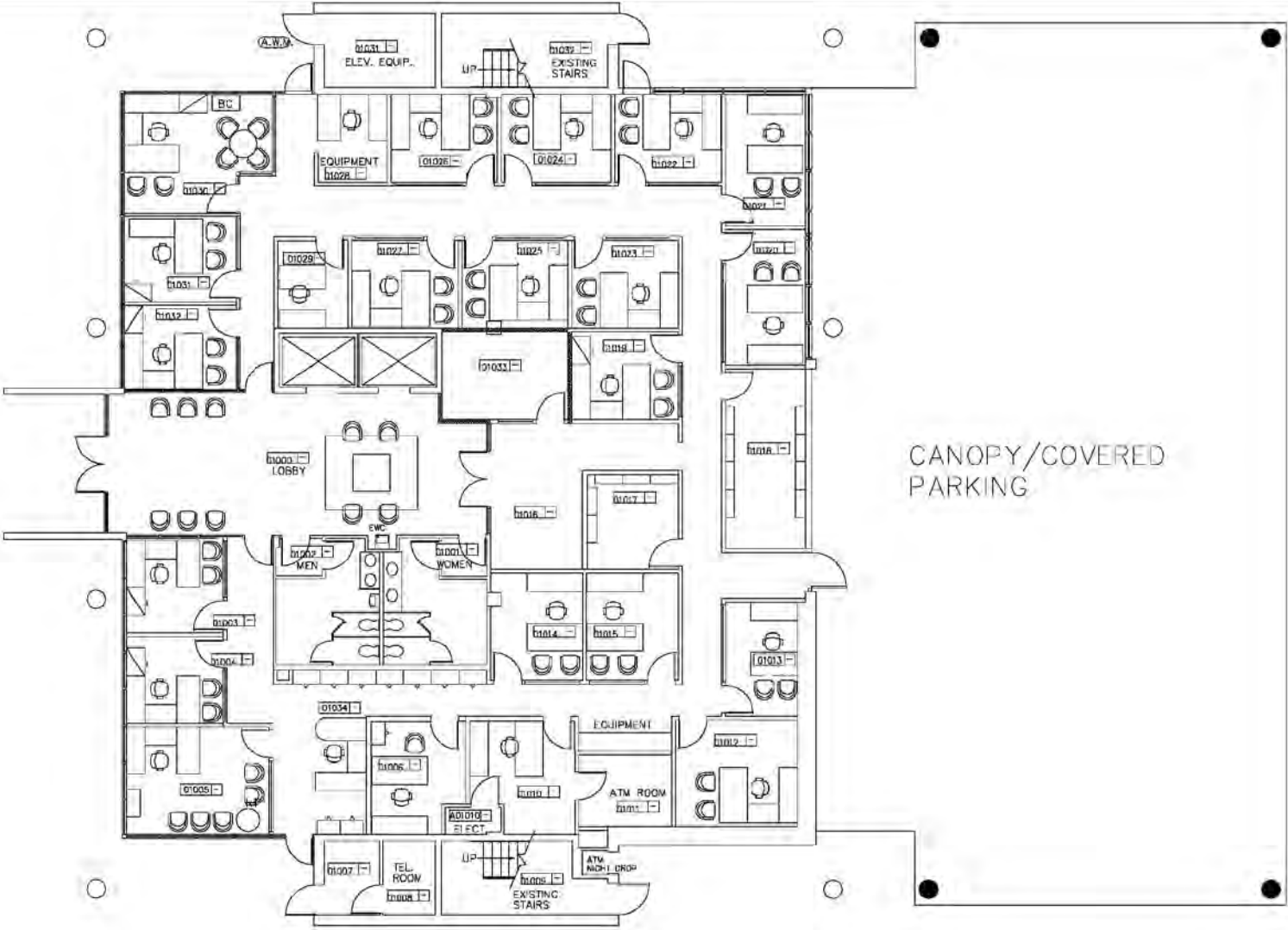
- Excellent ingress/egress to I-4
- 10 minutes to Downtown Orlando
- 25 minutes to Orlando International Airport
- 25 minutes to Sanford International Airport
- 15 minutes to Orlando Executive Airport



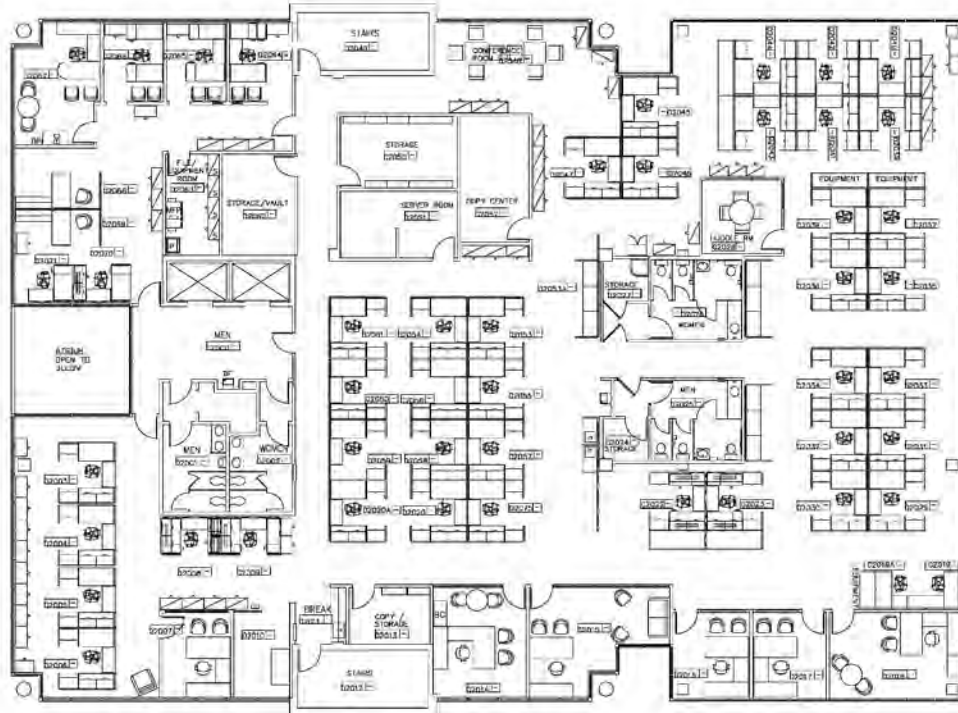


Survey prior to building expansion.
Orange outline area approximates expansion space floor plates

First Floor Plan



Second Floor Plan



Third Floor Plan





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