

OFFICE COMPLEX FOR SALE

11317 Lake Underhill Rd.
Orlando, FL 32825

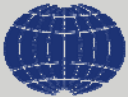
Waterford Professional Suites



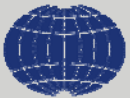
Quest Company
Commercial Real Estate Services

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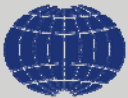


Photography

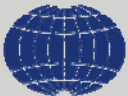
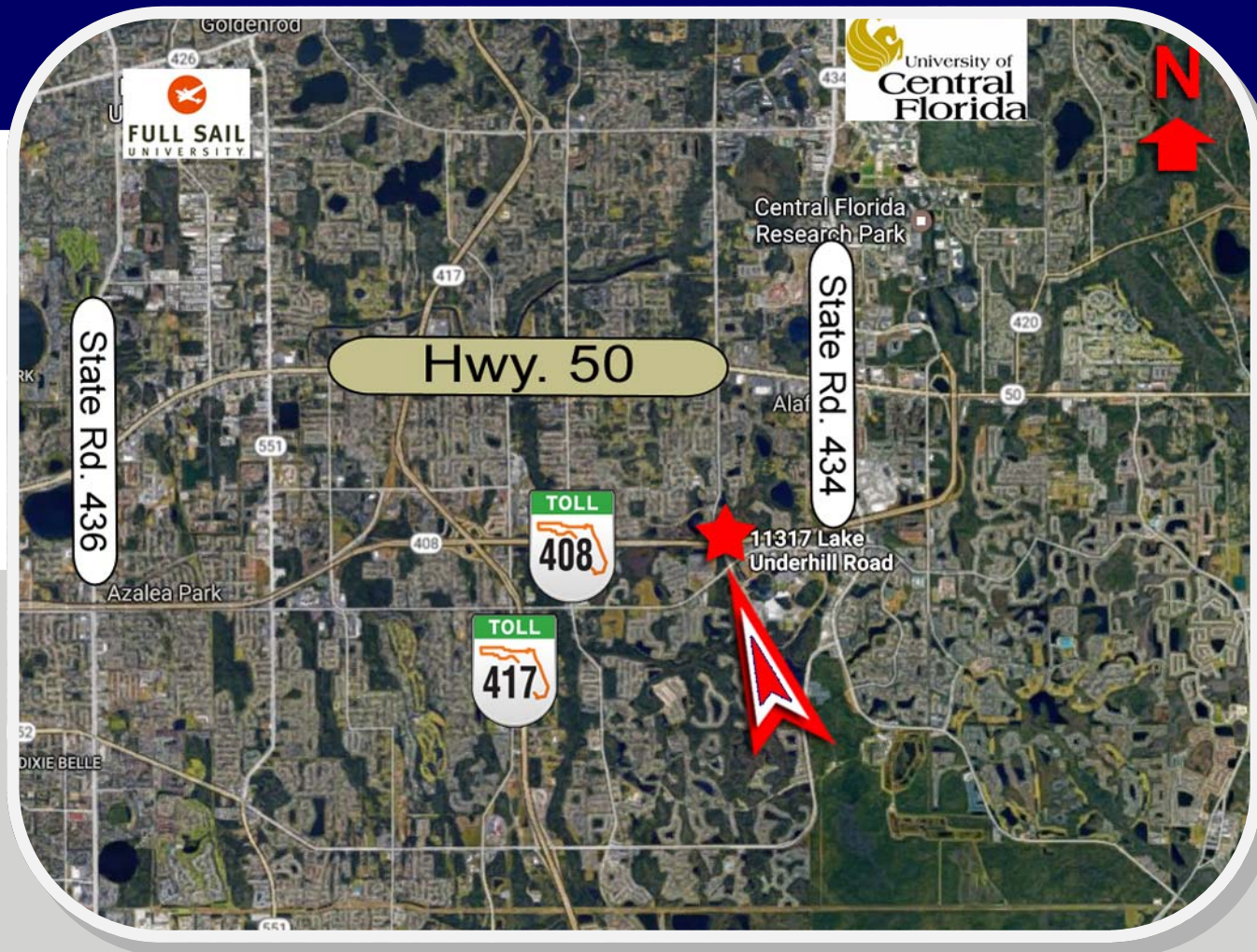


Property Description

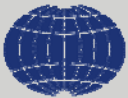
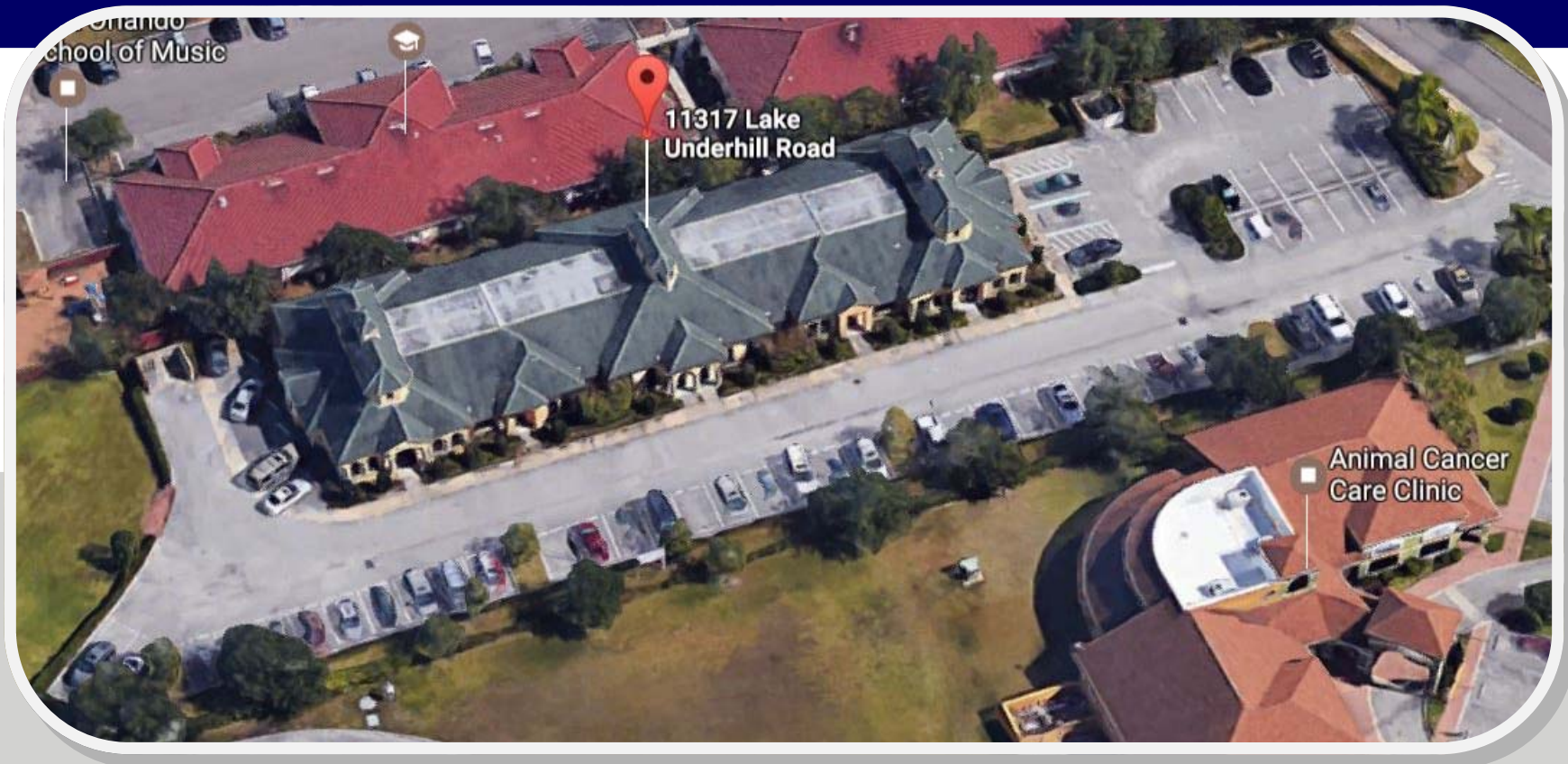
- Waterford Professional Suites is an attractive complex comprising **12,408 SF** on approx. **1.59 acres**.
- Surrounded by a dense, residential population of **>100,000** within 3 miles, reflecting **41% growth** since 2010!
- Built in 2006, Waterford is **zoned P-D** and features ample parking for tenants and clients alike.
- Signage opportunities include the prominent **monument sign and building fascia**.
- Waterford is conveniently located with access to several major thoroughfares: Lake Underhill Rd., Rouse Rd., and the onramp for the 408.
- Rental Roll and P&L Statement available upon request with Confidentiality Agreement.
- Sales Price: **\$2.5M**



Aerial—High Altitude

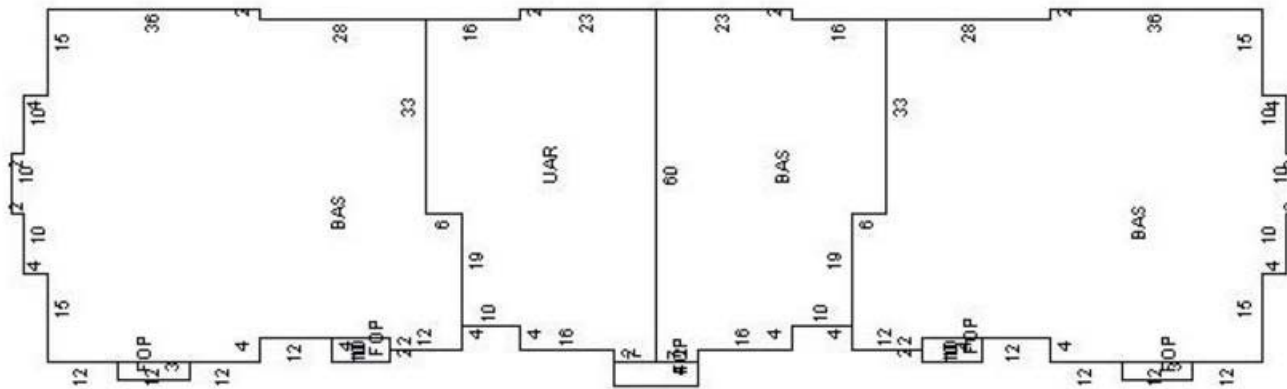


Aerial – Bird's Eye View



Footprint & Tenant List

Waterford Suites



Suite 600	Suite 500	Suite 400	Suite 300	Suite 200	Suite 100
2,500 SF	1,600 SF	2,100 SF	1,908 SF	1,800 SF	2,500 SF

Suite 600— Available

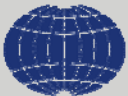
Suite 500—OneHope Network, Inc.

Suite 400—Available

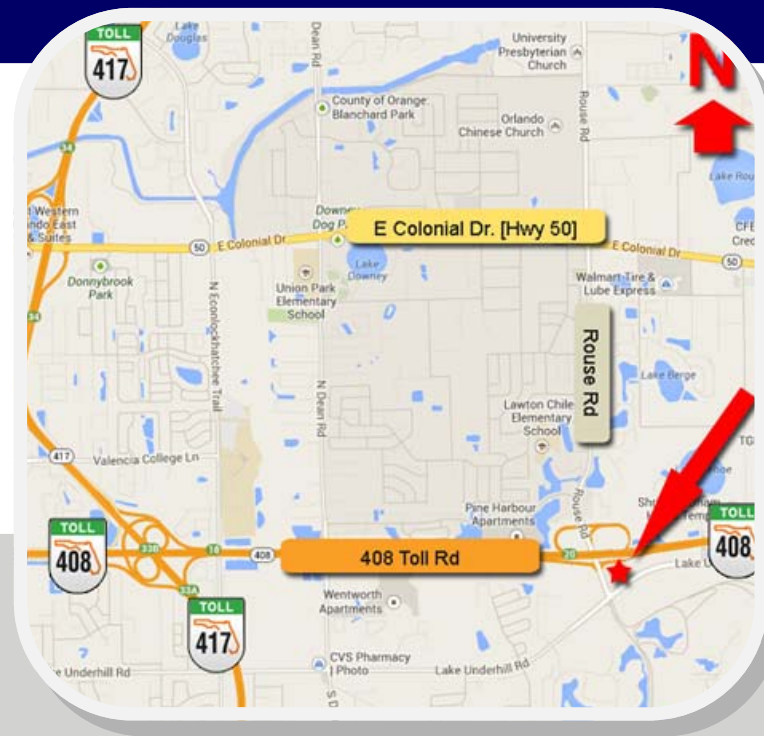
Suite 300— Psychiatric Pain & Medical Rehab. Clinic, PA

Suite 200—Dr. Ronald J Trevisani

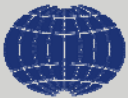
Suite 100—Florida Hospital Medical Group



Location Map



11317 Lake Underhill Rd. | Orlando, FL 32825



Market Overview

ORLANDO

Located in the heart of Central Florida, Orlando is known around the world. Tourism destinations such as Disney World and Universal Studios, championship sports teams, renown medical centers and research parks all contribute to the quality of life.

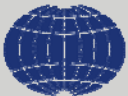
In addition to the benefits of thriving arts, culture, sports and recreation, the residents of Orlando also enjoy a quality of life enhanced by abundant lakes, plentiful parks and vivid blue skies.

ORANGE COUNTY

To quote the Orlando Economic Development Council, “Orange County is home to the second-largest university in the nation (one of the top research universities), one of the top ten research parks in the country, one of only two National Entrepreneur Centers, a world-class international airport and an all new Medical City .”

FLORIDA STATE TAX INCENTIVES

Florida boasts no state personal income tax, no state-level ad valorem tax; no inventory tax; no ad valorem tax on goods -in-transit; exemptions from sales tax on manufacturing machinery and equipment used in production; and exemptions from sales tax on purchases of research and development equipment.



For more information, contact:

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