

**FOR
SALE**

LEGACY POINT

**5749 WESTGATE DRIVE
ORLANDO, FL 32835**



PROPERTY HIGHLIGHTS

- **3 Story Tuscan Style Office Building in the SW Orlando in the MetroWest market visible to Kirkman Road**
- **51,976 Gross Area, 46,914 SF Net Rentable Office Property**
- **Designed as a Office Condo Building with Split Utilities**
- **2.67 Acres with 143 Parking Spaces (3/1000 Parking Ratio)**
- **Large Outdoor 2nd Floor Patio**
- **Built in 2008, 35 Units in Shell Condition**
- **50% of the 3rd Floor is built out in Vanilla Shell**
- **Potential Owner Financing with 50% Down**
- **Being Sold Less than Replacement Cost**
- **Building Plans Available Upon Request**
- **Sales Price: \$3,500,000 (\$67 PSF)**

C O N T A C T

Vincent F. Wolle, CCIM, SIOR
407.448.1823 *mobile*
VWolle@ResultsREPartners.com

Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
SALE**

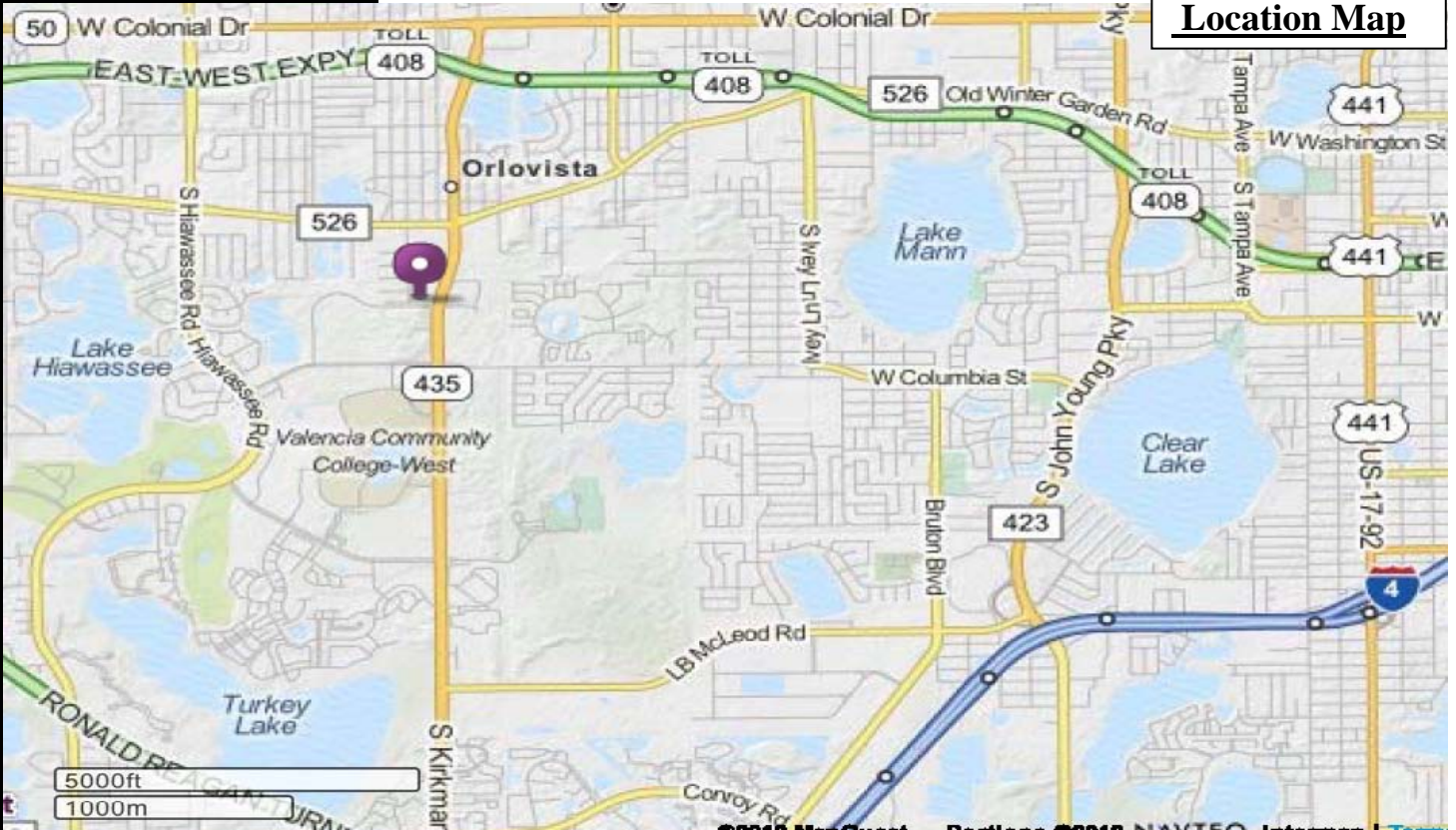
LEGACY POINT

5749 WESTGATE DRIVE
ORLANDO, FL 32835



RESULTS
REAL ESTATE PARTNERS, LLC

Location Map



Aerial View



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
SALE**

LEGACY POINT

**5749 WESTGATE DRIVE
ORLANDO, FL 32835**



Split Power for Suite (Tenant pays their own power)

2nd Floor Outdoor Patio Area

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

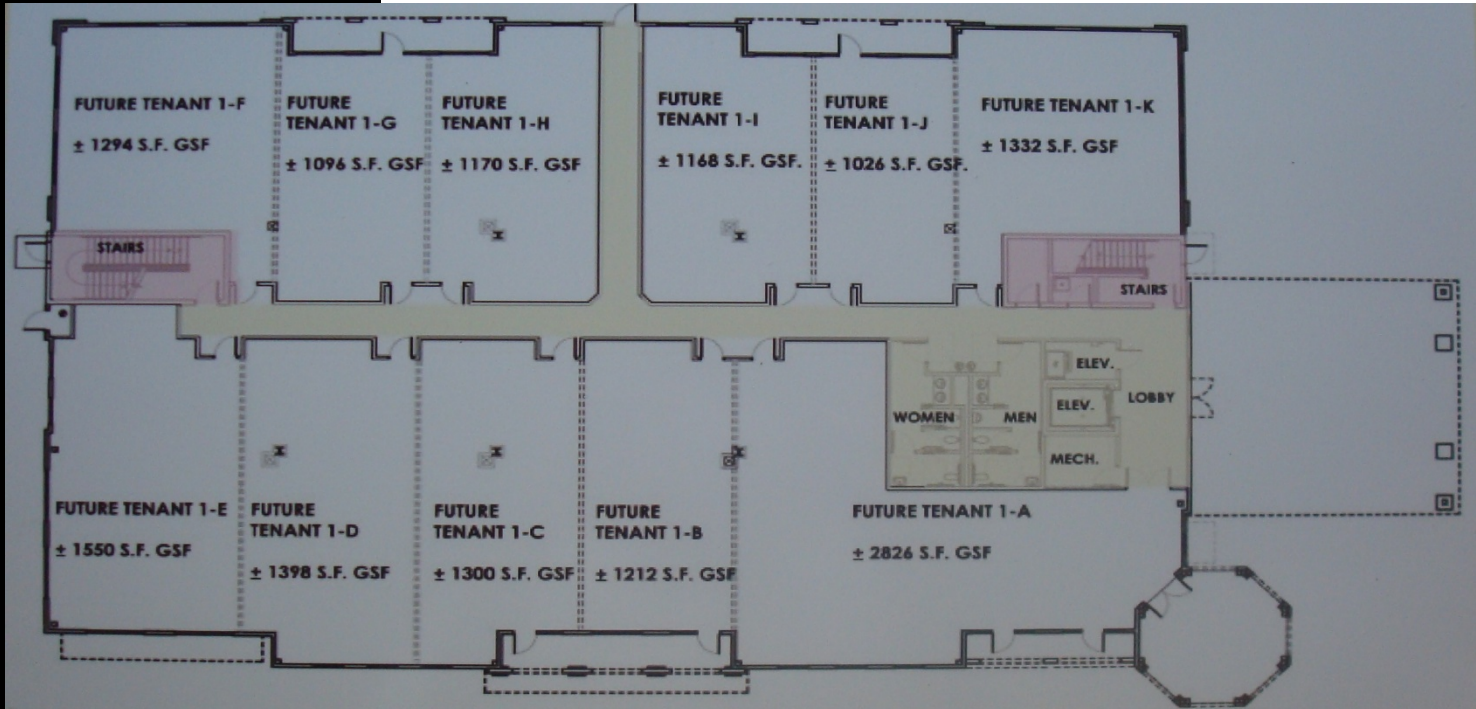
**FOR
SALE**

LEGACY POINT

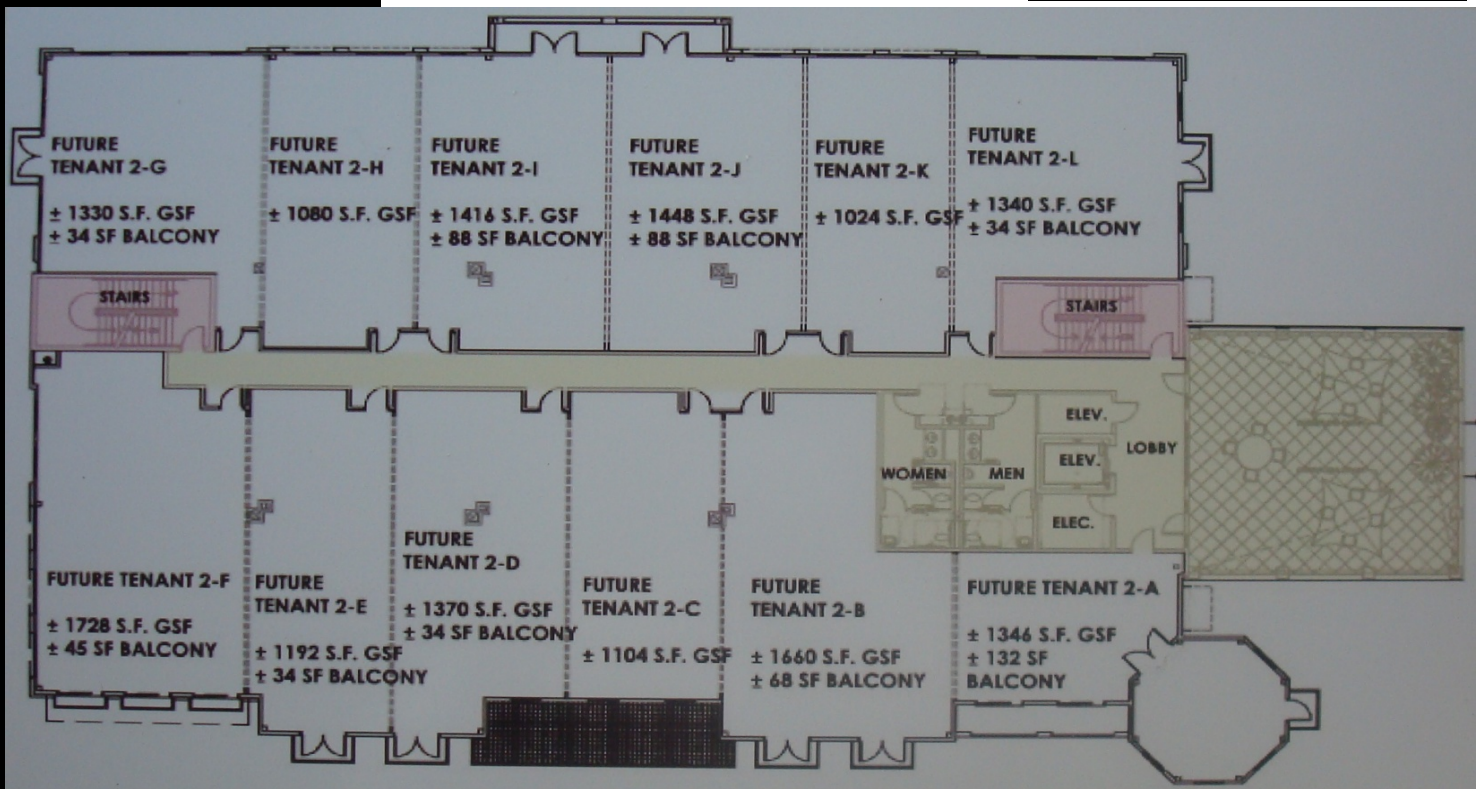
5749 WESTGATE DRIVE
ORLANDO, FL 32835



1st Floor (Shell Condition)



2nd Floor (Shell Condition)



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

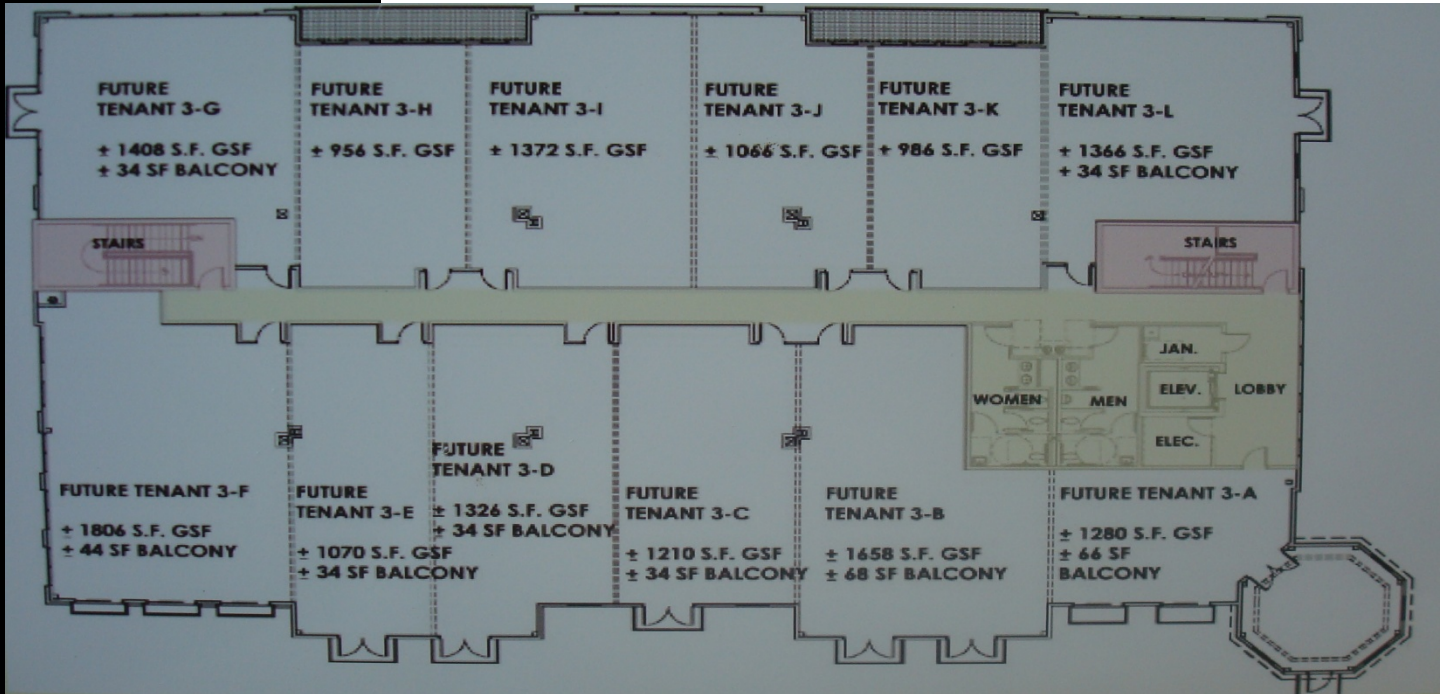
**FOR
SALE**

LEGACY POINT

5749 WESTGATE DRIVE
ORLANDO, FL 32835



3rd Floor (50% Shell Condition)



- 50% of the 3rd floor is White Box Shell Condition
- Separate HVAC units for each tenant
- Patios for some of the suites
- In Suite Bathrooms Available
- Great SW Orlando Location

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.