

RDIP

RESOURCE  
DEVELOPMENT  
INVESTMENT  
PROPERTIES  
INCORPORATED



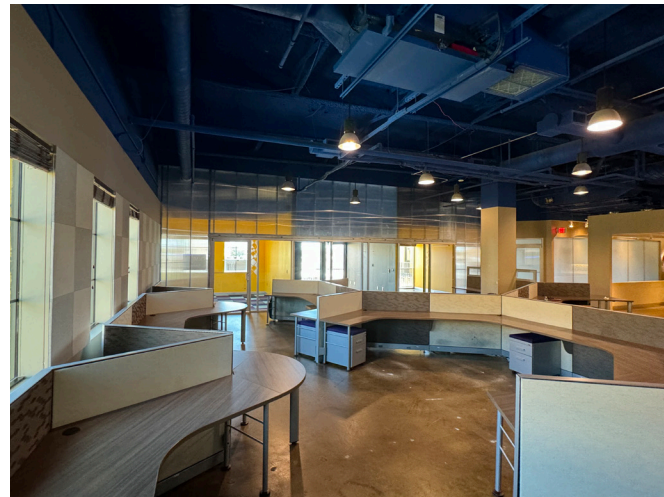
Priced offered at  
**\$1,950,000 (\$280/SF)**

# VERANDA PARK @ METROWEST

6996 Piazza Grande Avenue • Orlando, FL 32835

Buy this 7,000± SF Creative Loft Space where employees want to come to work!

- Designed to stimulate creativity
- Adjacent to restaurants, stores, and parks
- MetroWest is one of Central Florida's most successful "work, live, play" communities
- Veranda Park @ MetroWest in Southwest Orlando is 15 minutes to:
  - International Drive/Theme Parks
  - Downtown Orlando
  - Windermere, Ocoee and Winter Garden



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# First Class Location Market Aerial

MetroWest is a master planned community on 1800 acres in southwest Orlando. The main entrance is situated on MetroWest Boulevard, off of Kirkman Road, with easy access to 1-4.

Situated in the center of this community is a beautiful golf course, with main streets, MetroWest Blvd and Hiawasee, creating merging 4 lane tree canopied streets. MetroWest was designed around the golf course, lakes and green space. MetroWest is one of Central Florida's most successful "work, live, play" communities.

The Demographics reflect a strong, economically viable, younger community. (See 3 mile radius)

**109,900**



Total  
Population

**35.1**



Total  
Households

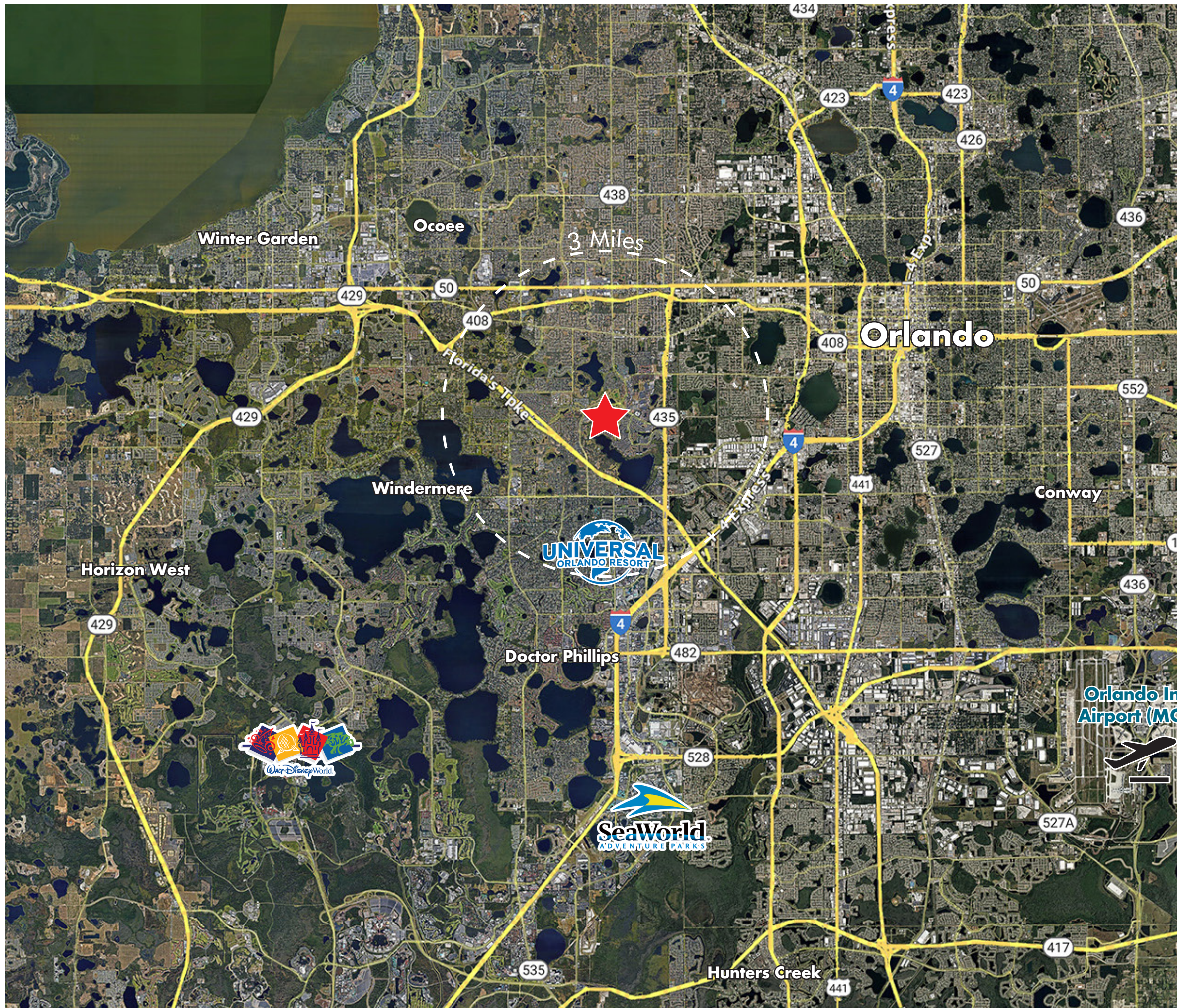
**\$85,700**



Avg. HH  
Income

See corporations and businesses locating in  
MetroWest, Orlando, FL:

[https://www.metrowestcommunity.com/businesses/  
metrowest-businesses/](https://www.metrowestcommunity.com/businesses/metrowest-businesses/)



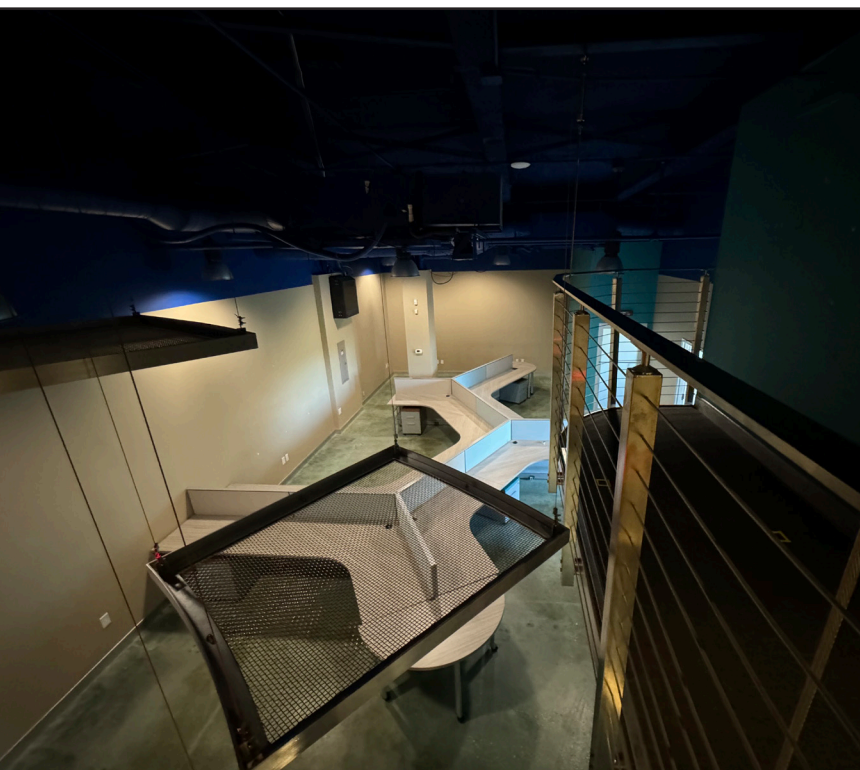


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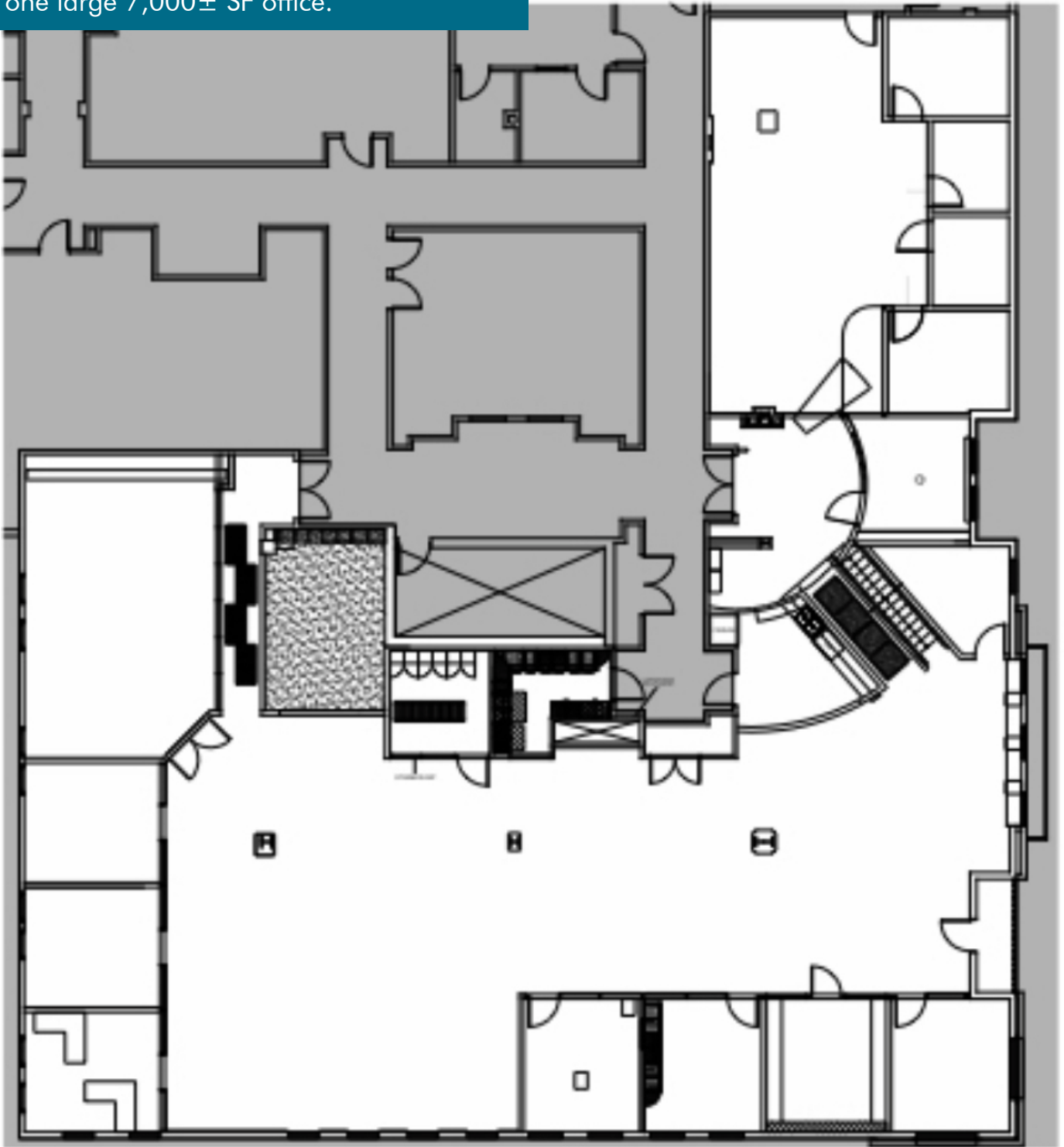
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7,000± SF available in sought after Veranda Park @ MetroWest. The space has an open floor plan with many private offices/conference rooms. Lots of windows and natural light create an interactive innovative space to work.

- Asking Price - \$1,950,000 (\$280/SF)
- HOA Fees approximately \$6/SF annually
- Creative floor plan with large open spaces for workstations
- 10 private offices
- 2 small conference rooms and 1 large conference room with projection screen
- Creston Controlled Systems
- IT room with extra HVAC
- 2 Break areas
- Surface parking 4/1,000 SF
- Outdoor balcony



White area reflects the three suites combined for one large 7,000± SF office.



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