

OFFICE FOR SALE

PROPOSED OFFICE BUILDING FOR SALE

6549 OLD WINTER GARDEN ROAD, ORLANDO, FL 32835



Property Details

- 40,732 SF of Gross Floor Area
- 4/1000 Parking Ratio
- 1st Floor Covered Parking
- Owner may consider "Office Condo" Development
- Attractive Design with Limited Core Area"
- Located in SW Orlando near Metro West
- Close to Kirkman Road, I-4, 408, Hwy 50 (Colonial) and the Florida Turnpike.
- In-House Financing Available (call for details)

SALES PRICE

\$10,000,000
(\$245 PSF)



RESULTS REAL ESTATE PARTNERS, LLC
Licensed Commercial Real Estate Brokers

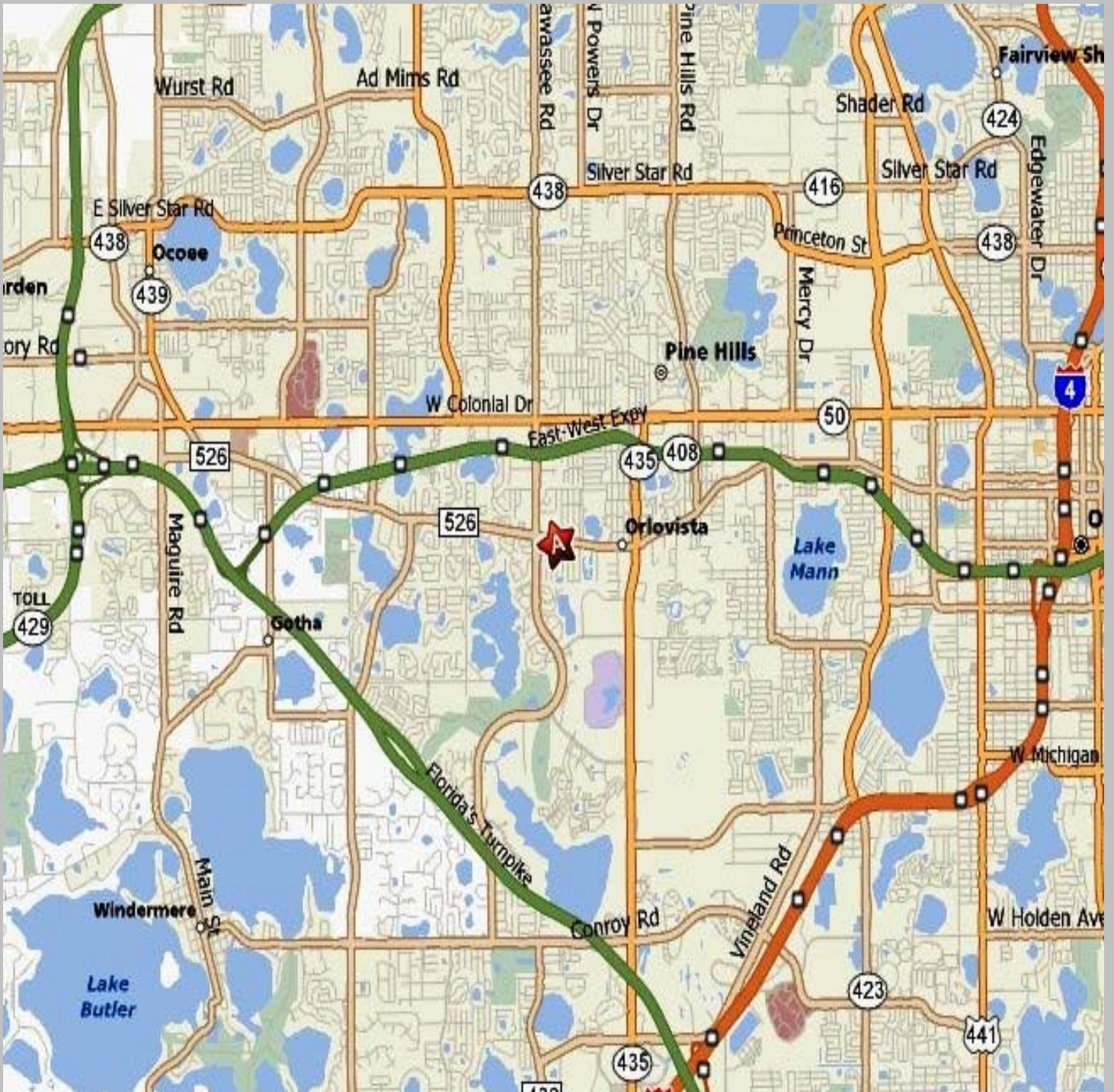
108 Commerce St, Suite 200
Lake Mary, FL 32746
Office (407) 647-0200
Fax (407) 647-0205
www.ResultsREPartners.com

Please Contact:

Vincent F. Wolle or Jennifer Martin
407.448.1823 Cell / 407-647-0200 Office
VWolle@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.

LOCATOR MAP



RESULTS REAL ESTATE PARTNERS, LLC

Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200

Lake Mary, FL 32746

Office (407) 647-0200

Fax (407) 647-0205

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.

AERIAL

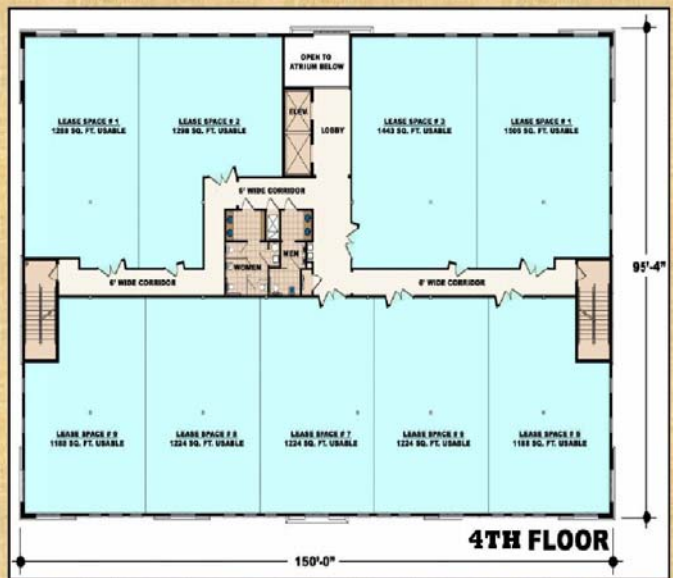
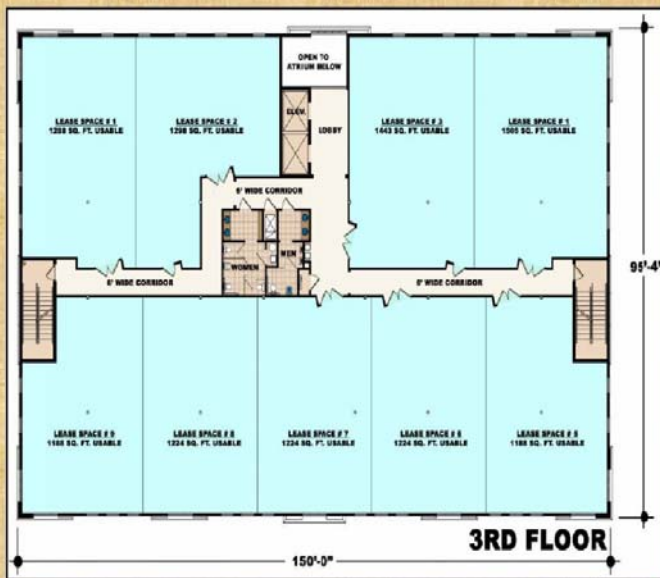
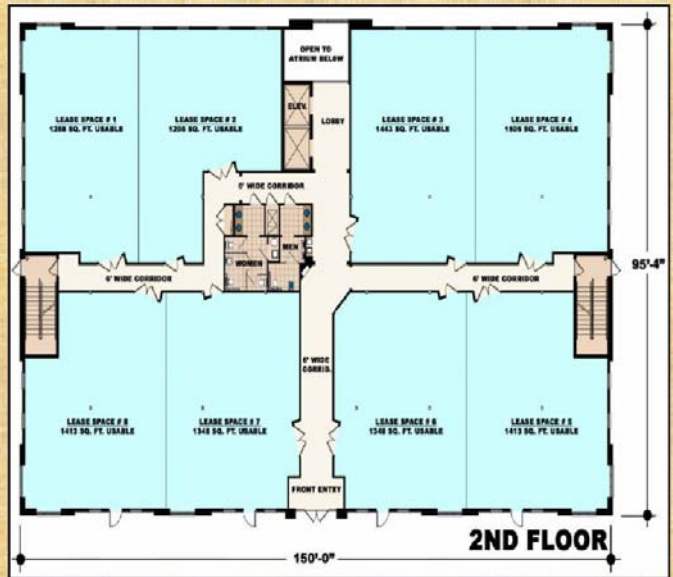


RESULTS REAL ESTATE PARTNERS, LLC
Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200
Lake Mary, FL 32746
Office (407) 647-0200
Fax (407) 647-0205
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.

FLOOR PLAN



RESULTS REAL ESTATE PARTNERS, LLC
Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200
Lake Mary, FL 32746
Office (407) 647-0200
Fax (407) 647-0205
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

SITE PLAN

PROPOSED LAND USE

PROFESSIONAL OFFICE

WATER

ORANGE COUNTY UTILITIES

WASTEWATER

ORANGE COUNTY UTILITIES

STORMWATER

ORANGE COUNTY;
ST. JOHN'S WATER MANAGEMENT DISTRICT

TELEPHONE

xxx TELEPHONE

ELECTRIC

xxx POWER

OPEN SPACE

MIN. OPEN SPACE = 25%
IMPERVIOUS/TOTAL AREA=81,042 S.F./114,996.6 S.F.=70.47%

PARKING CALCULATIONS:

PARKING REQUIRED - PER ORANGE COUNTY TABLE 7.10

OFFICE: 1 SPACE PER 250 S.F. OFA (GROSS FLOOR AREA)
40,732 S.F. / 250 S.F. = 163 SPACES

PARKING PROVIDED:

TOTAL SPACES PROVIDED: 4 HANDICAP SPACE
128 SPACES (9' X 20')
40 SPACES (8' X 16')
172 SPACES

SYMBOL	NAME
①	CANDLER FINE SAND
②	ST. LUCIE FINE SAND



BUILDING USE

PROFESSIONAL OFFICE

PHASING

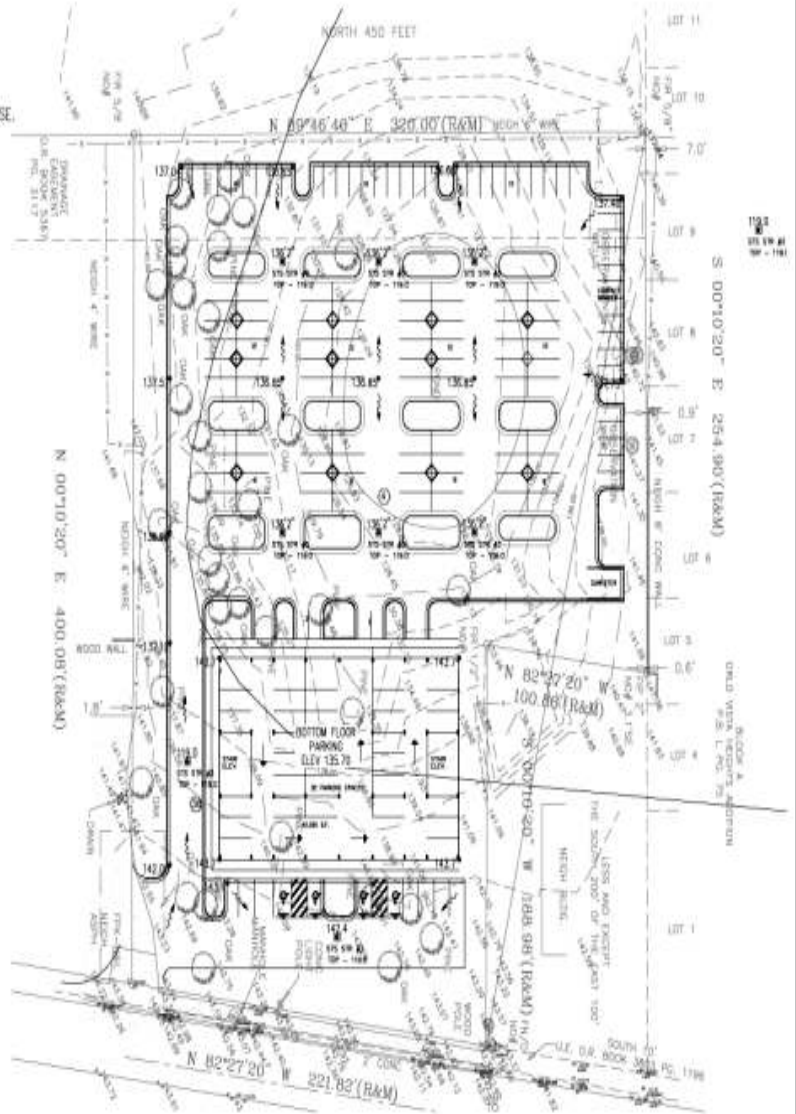
PROJECT WILL BE CONSTRUCTED IN ONE PHASE.

EXISTING VEGETATION

GRASS, PALM, OAK, AND PINE TREES

FAR

BUILDING FLOOR = 40,732 SF
TOTAL SITE = 118,000 SF = 0.345



RESULTS REAL ESTATE PARTNERS, LLC

Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200

Lake Mary, FL 32746

Office (407) 647-0200

Fax (407) 647-0205

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