

**FOR LEASE**

Owned and Operated by



# LeeVista Business Center - Bldg D

7443 Emerald Dunes Drive, Orlando, FL 32822

## 32,750 SF



### LEASING INFO & CONTACT

**Tim Perry, CCIM, SIOR**

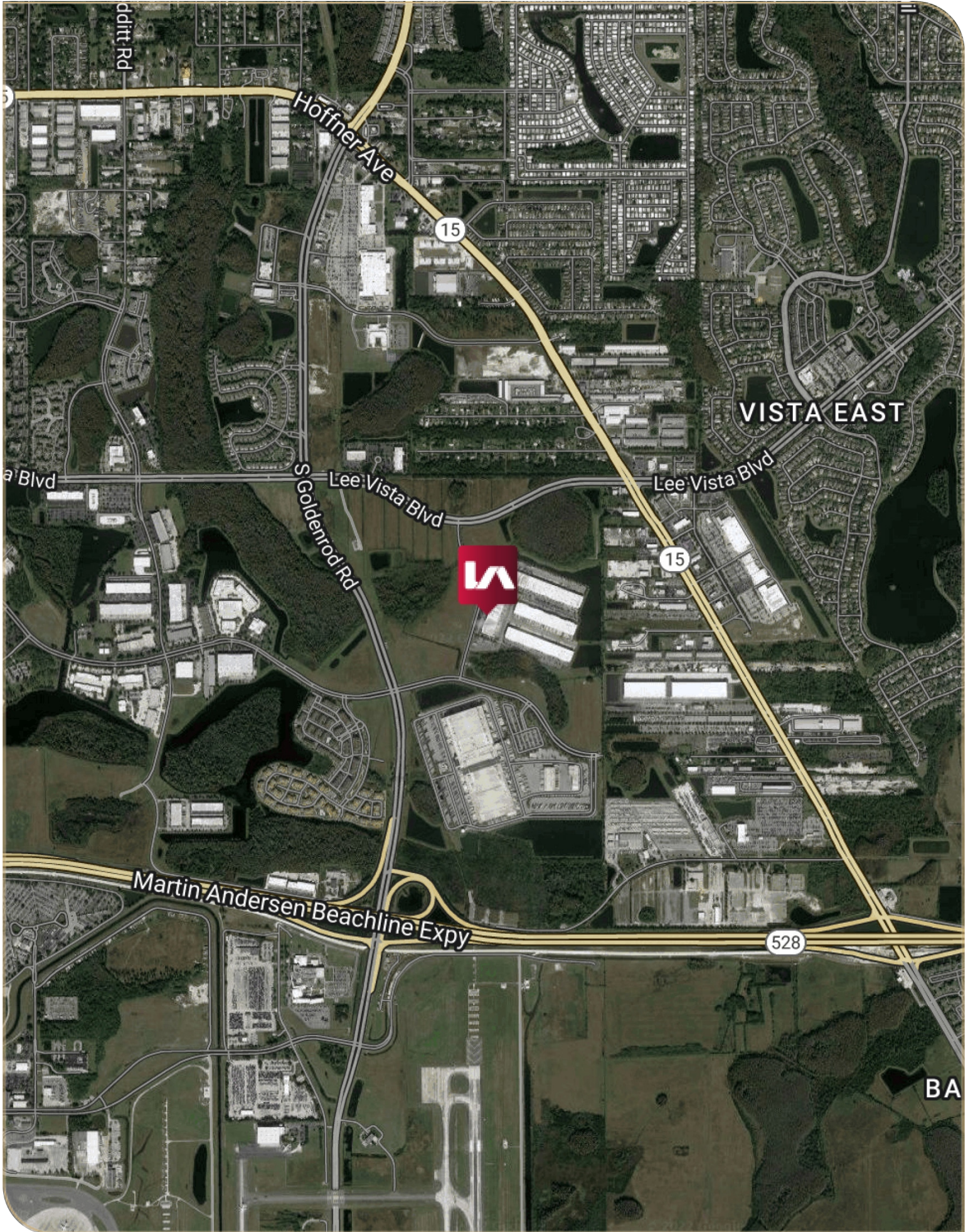
321.281.8515 / [tperry@lee-associates.com](mailto:tperry@lee-associates.com)

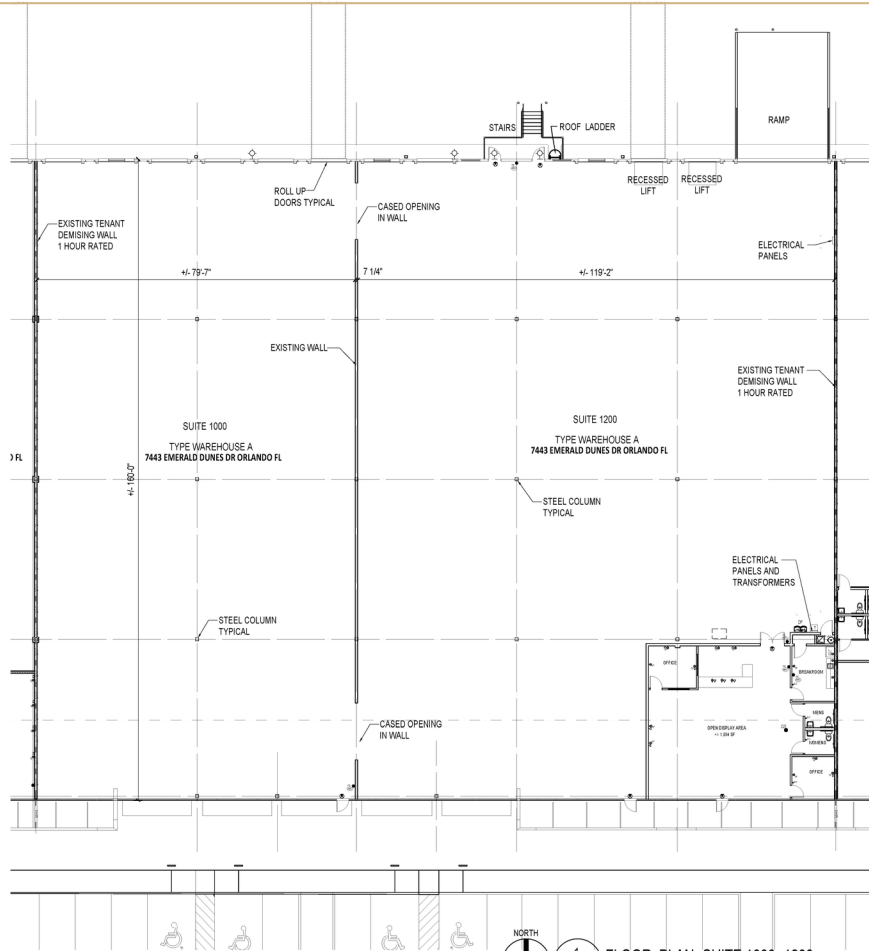
**Bo Bradford, CCIM, SIOR**

321.281.8502 / [bbradford@lee-associates.com](mailto:bbradford@lee-associates.com)



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.





NORTH  
 1 FLOOR PLAN- SUITE 1000- 1200  
 SK.00 SCALE: 1/16" = 1'-0" 1000-1200 7443 EMERALD DUNES DR ORL

### BUILDING DATA

<b>Building SF:</b>	106,500 SF
<b>Clear Height:</b>	24'
<b>Column Spacing:</b>	40' W x 40' D
<b>Building Depth:</b>	160'
<b>Truck Court:</b>	150' including a 60' concrete apron
<b>Available:</b>	April 1, 2024

### LISTING DATA

<b>Available SF:</b>	32,750 SF
<b>Office SF:</b>	1,854 SF
<b>Doors:</b>	11 Dock High Doors 1 Oversized Door (20' x 12') with Ramp to Grade 2 Pit Levelers
<b>Lease Rate:</b>	\$11.95/SF NNN
<b>Op Ex:</b>	\$3.52/SF