



## 3361 Rouse Road Orlando, Florida 32817

### Property Features

- Professional office suites available
- Most suites turnkey and ready for immediate occupancy
- Located in a HUB Zone, providing economic incentives for tenants
- Located blocks from University of Central Florida
- Telephone / DSL – AT&T and Spectrum
- Parking: 4.8/1,000 SF
- Pylon signage also available for lease
- Within walking distance of Metro Diner, Panera Bread, Chick-fil-A and many other restaurants
- Easy access to University Boulevard, Alafaya Trail, SR 417 (GreeneWay), SR 408 (East-West), SR 50 (Colonial Drive) and Orlando International Airport

### Available Space

Suite	SF	Available
105	1,122	08/01/24
120	1,380	Now
165	1,380	Now
225	2,670	Now

### Lease Rate

**\$22.00/RSF Mod Gross**  
Net of Janitorial & Electric  
Minimum 3 Year Lease

For more information:

**Mary Frances West, CCIM**  
+1 407 949 0725 | mfwest@realvest.com

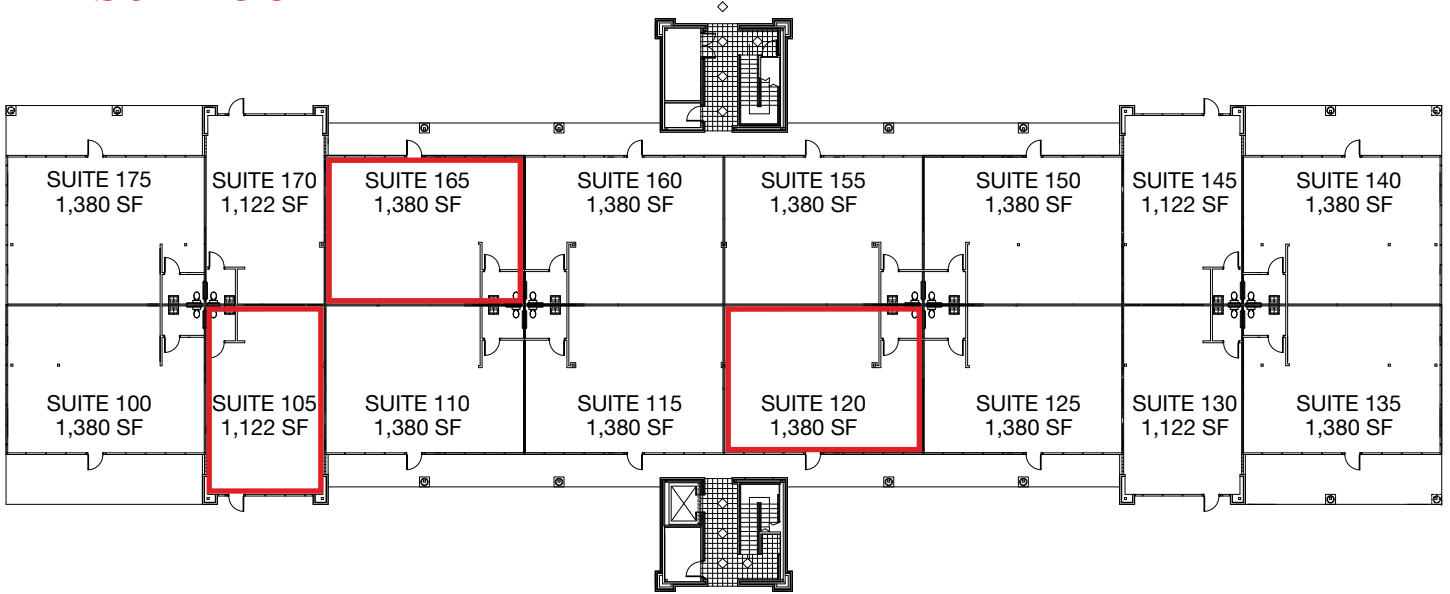
06.10.24

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

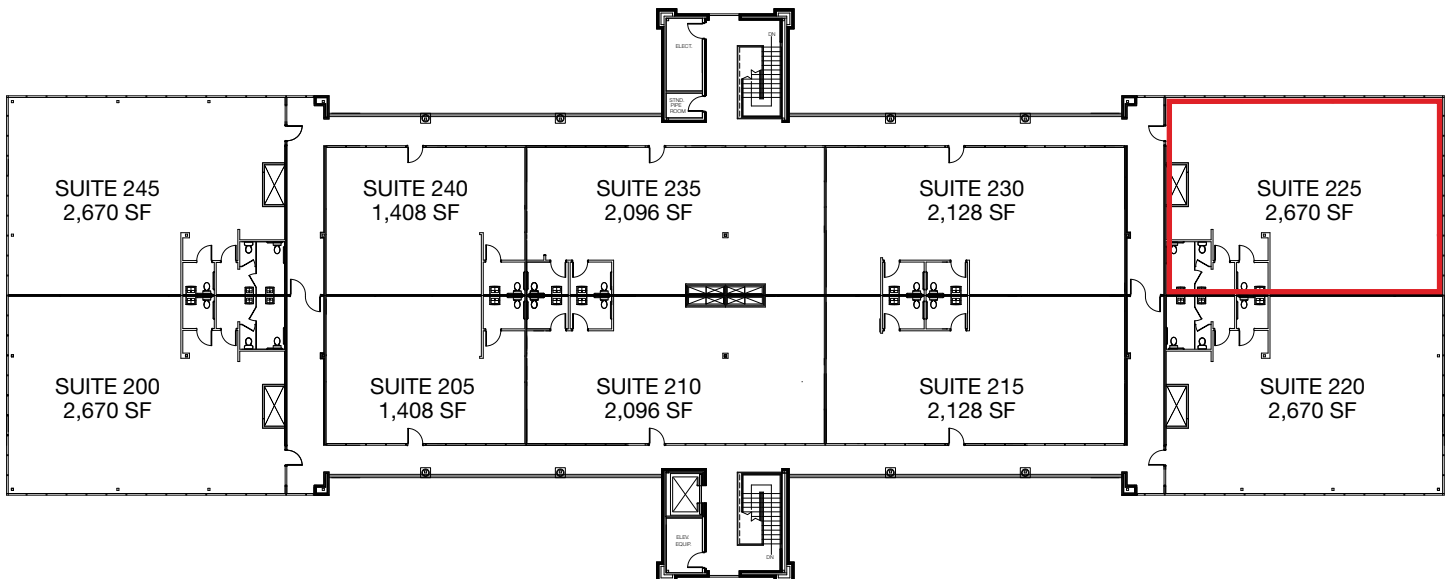
1800 Pembroke Drive, Suite 350  
Orlando, Florida 32810-6928  
+1 407 875 9989

[nairealvest.com](http://nairealvest.com)

## First Floor



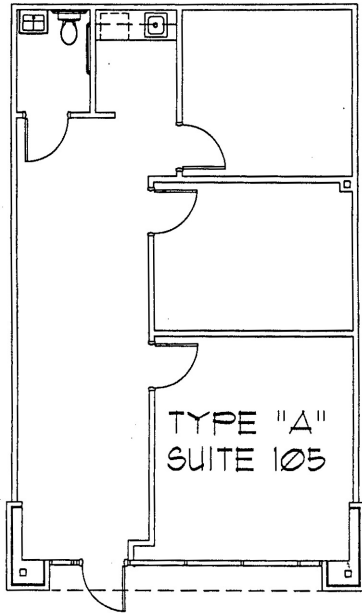
## Second Floor



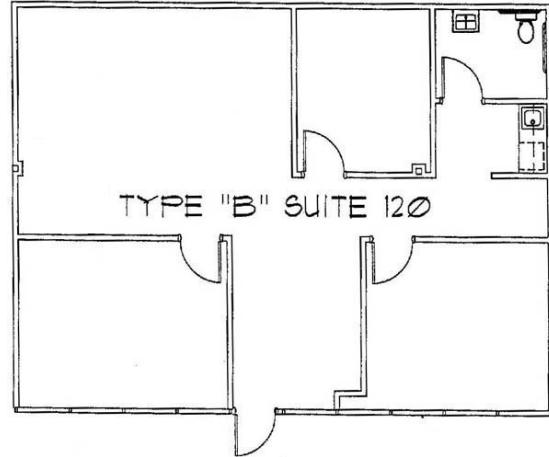
3361 Rouse Road  
Orlando, Florida 32817

As-Builts  
Orlando Office Space  
University Court

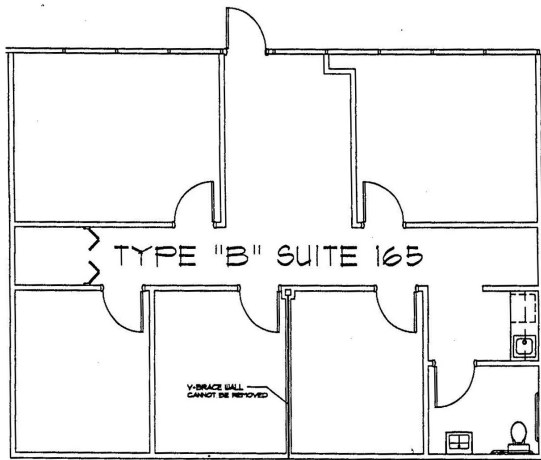
Suite 105 - 1,122± RSF



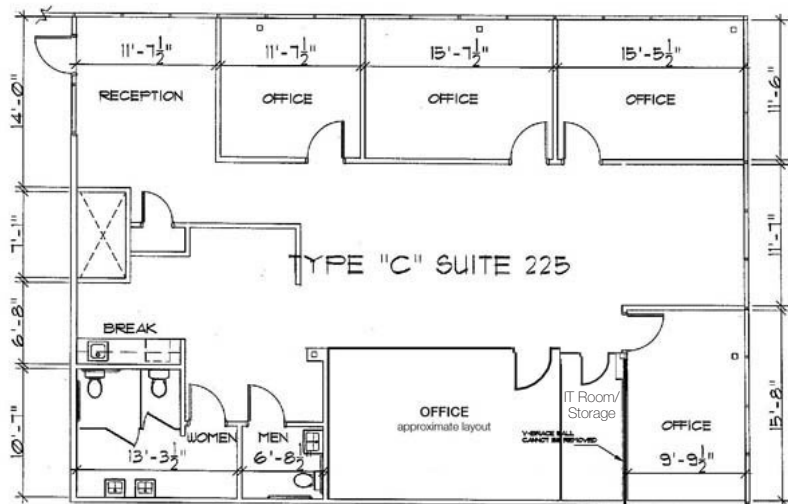
Suite 120 - 1,380± RSF



Suite 165 - 1,380± RSF



Suite 225 - 2,670± RSF



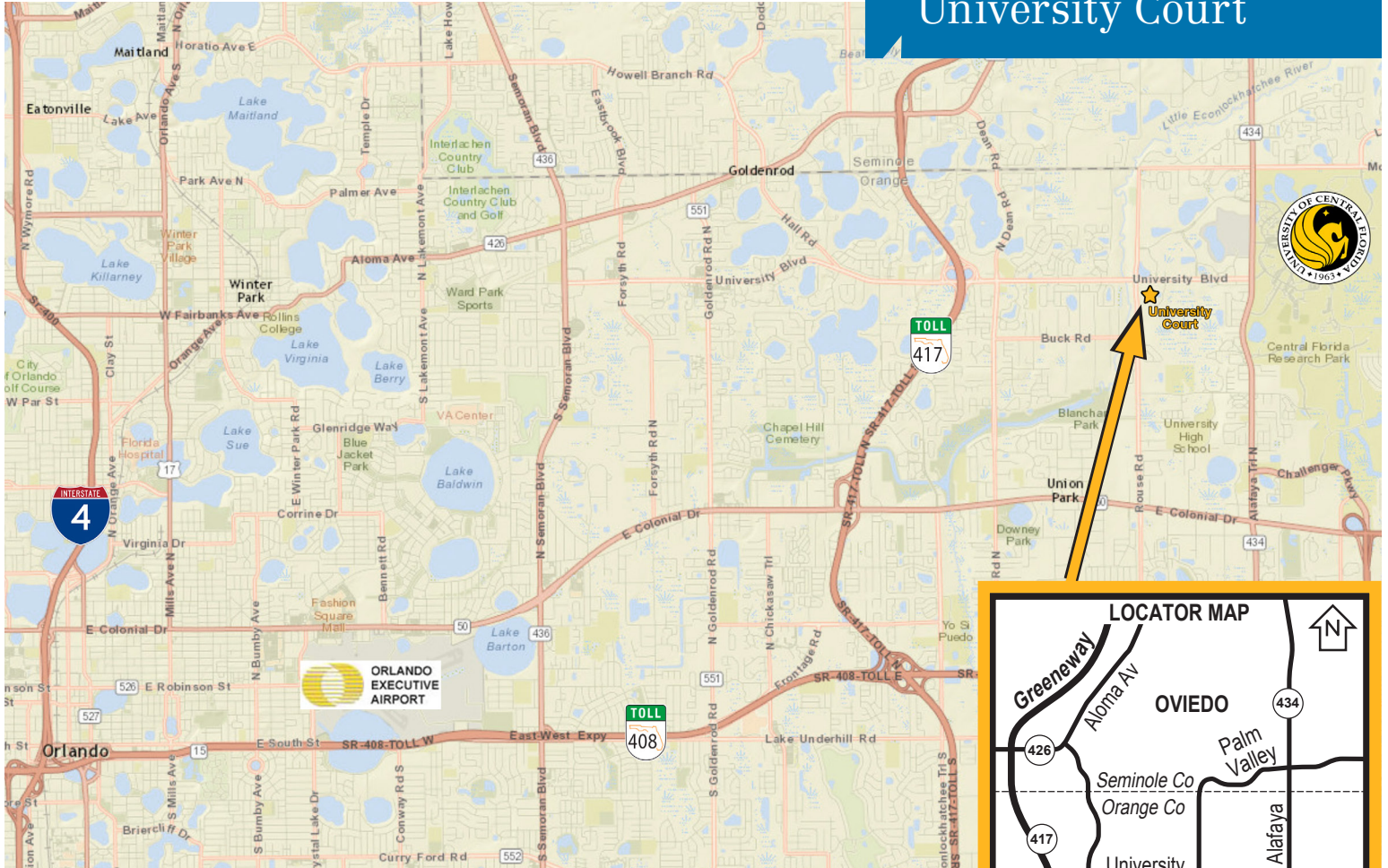
Ample Parking



\*Space plans may have been altered.

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Orlando MSA  
Orlando Office Space  
University Court



Pylon signage on University Boulevard  
also available for lease

