



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

6314 Kingspointe Parkway, Suite 6
Orlando, FL 32819

FLEX OFFICE SPACE WITH WAREHOUSE

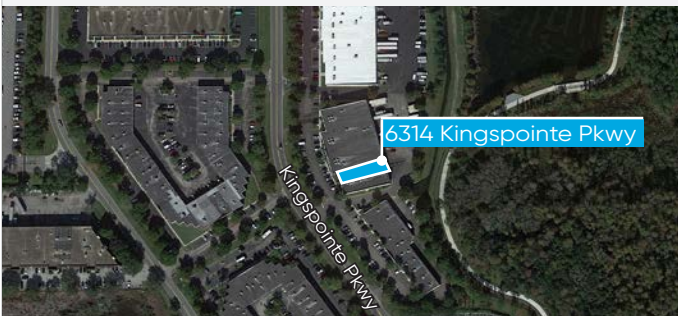


FOR LEASE

- + **Lease Price:** \$15.95/SF NNN
- + **Available SF:** 4,600 SF
 - + Office: ~2,000 SF + 600 SF Mezzanine
 - + Warehouse: ~2,000 SF
- + **Primary Use:** Office / Flex
- + **Additional Use:** Distribution

Highlights

- Built-out office with warehouse
- High-end finishes
- Move-in ready
- Loading: 3 (2 dock, 1 grade)
- Ample parking
- 22' Clear Height
- Built in 2006, renovated in 2023



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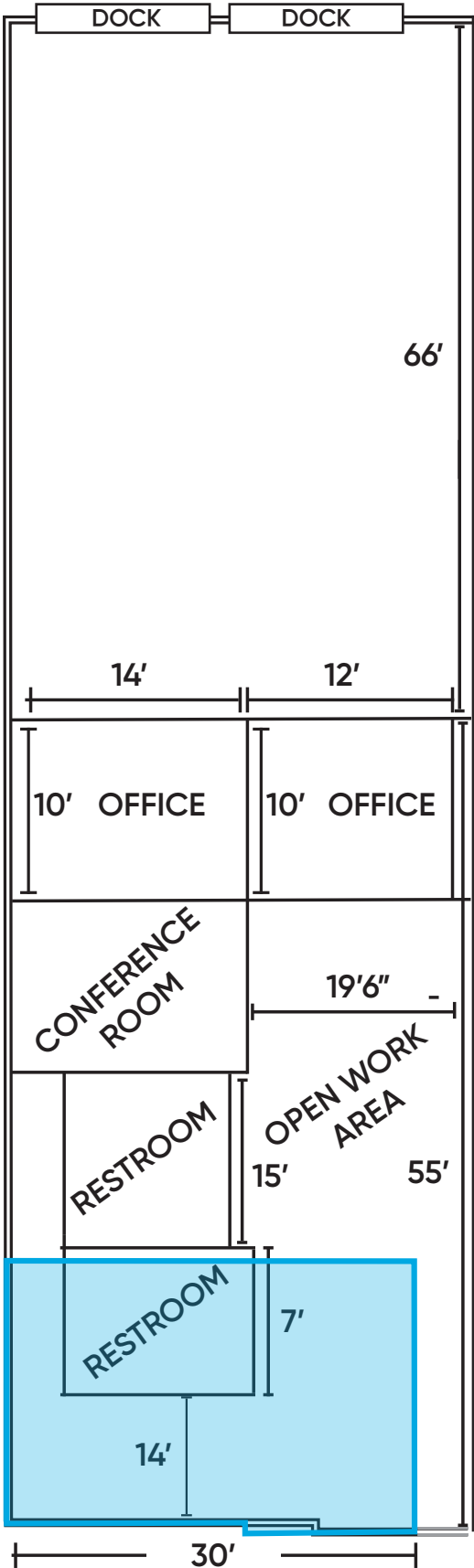
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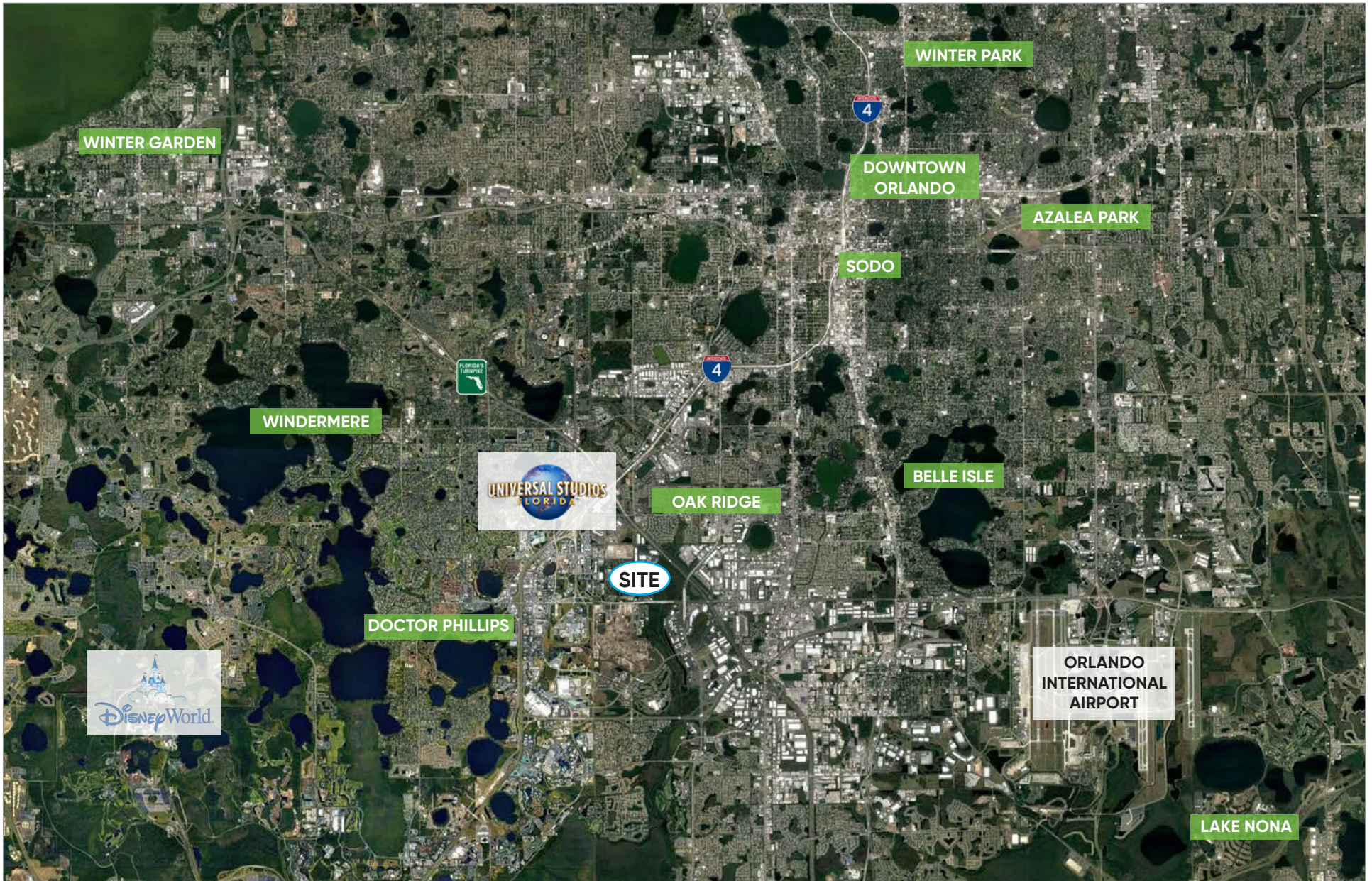
Suite 6-Office Flex Unit



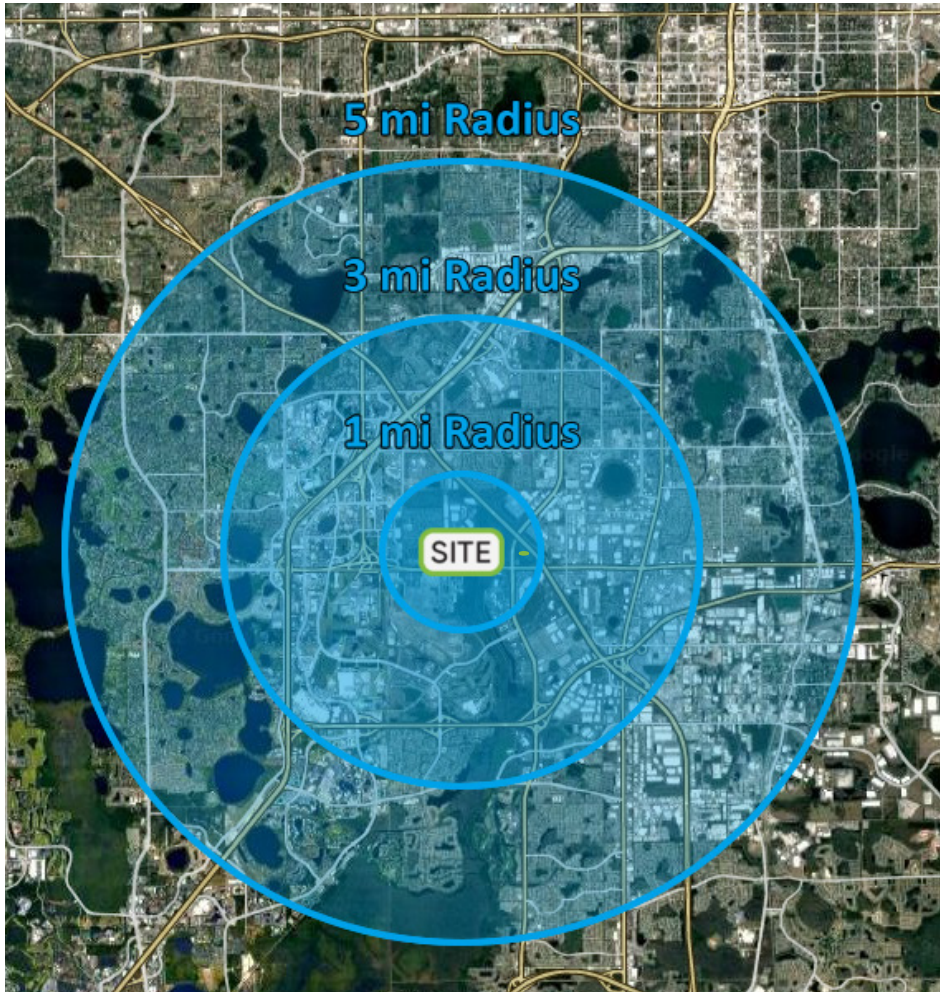
Mezzanine Layout



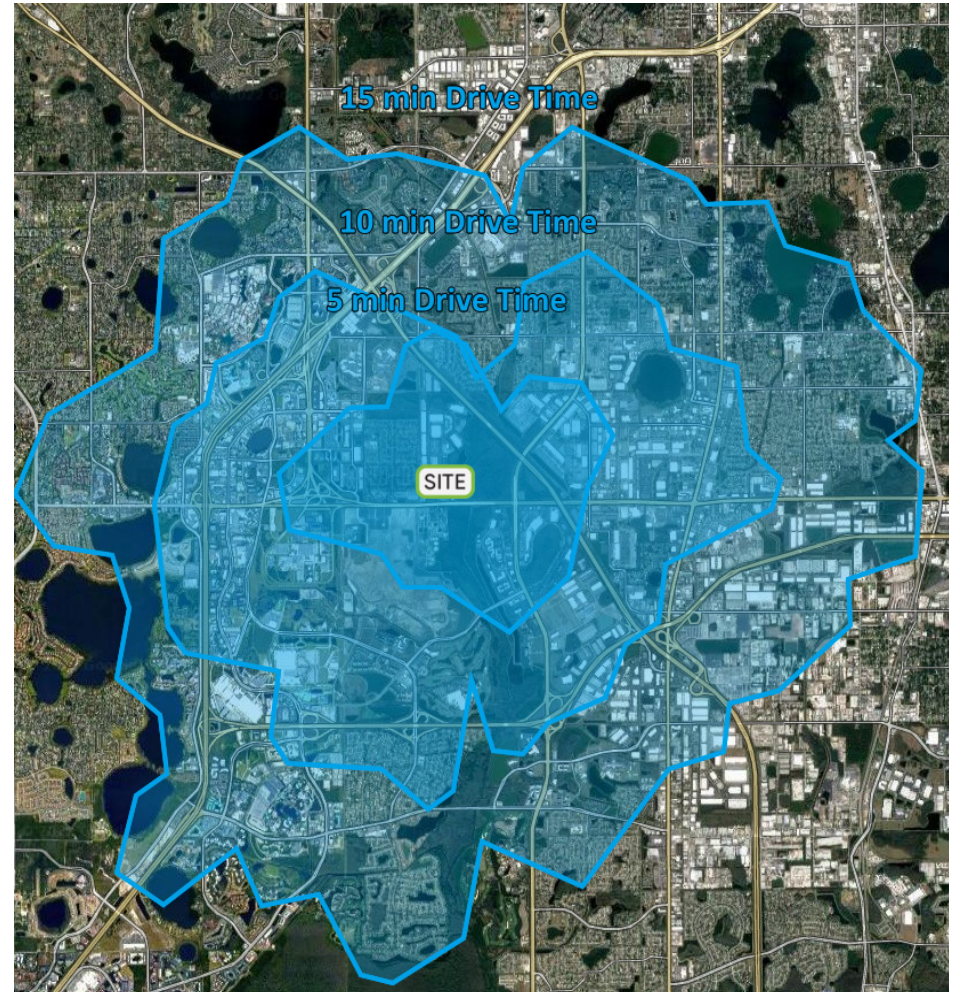
Site Location



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	3,240	\$66,023	749	8,528
3-Mile	63,202	\$56,224	7,871	90,483
5-Mile	212,383	\$79,115	18,376	175,312



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	4,215	\$65,098	1,307	18,583
10-Minutes	24,576	\$61,535	4,988	64,241
15-Minutes	110,340	\$59,876	11,313	122,850

