

FOR LEASE



FREESTANDING OFFICE/WAREHOUSE

6790 Edgewater Commerce Pkwy, Orlando, FL 32810

AVAILABLE

14,869± SF OFFICE AND WAREHOUSE
(ENTIRE PROPERTY)

OR

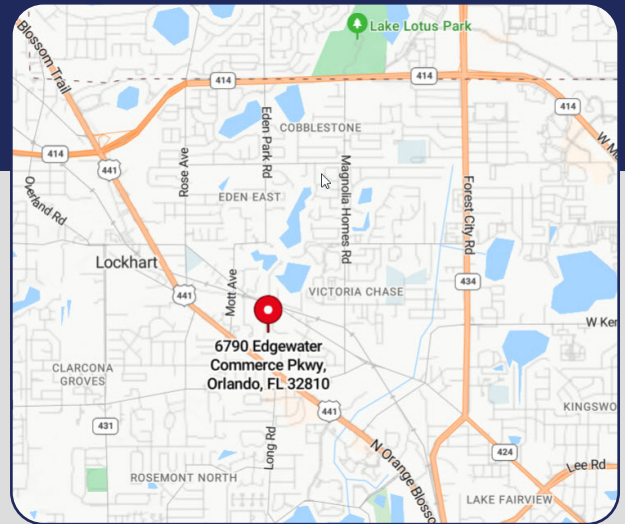
6,300± SF OFFICE
(BUILDING ONLY)

OFFICE

- * 6,300± SF of office space on two stories
- * Two restrooms downstairs, one restroom upstairs (three total)
- * Mix of open work area and offices (cubicles available)
- * Move-in ready
- * **\$17.00/SF Modified Gross (tenant pays utilities and sales tax)**

OFFICE AND WAREHOUSE

- * 8,569± SF of warehouse and 6,300± SF of office (14,869± SF total)
 - * Three grade level doors
 - * Five restrooms total
 - * Move-in ready
 - * **\$13.00/SF, NNN**
- ◇ Excellent parking, up to 30 spaces
 - ◇ Building signage
 - ◇ Great location with easy access to Hwy 441



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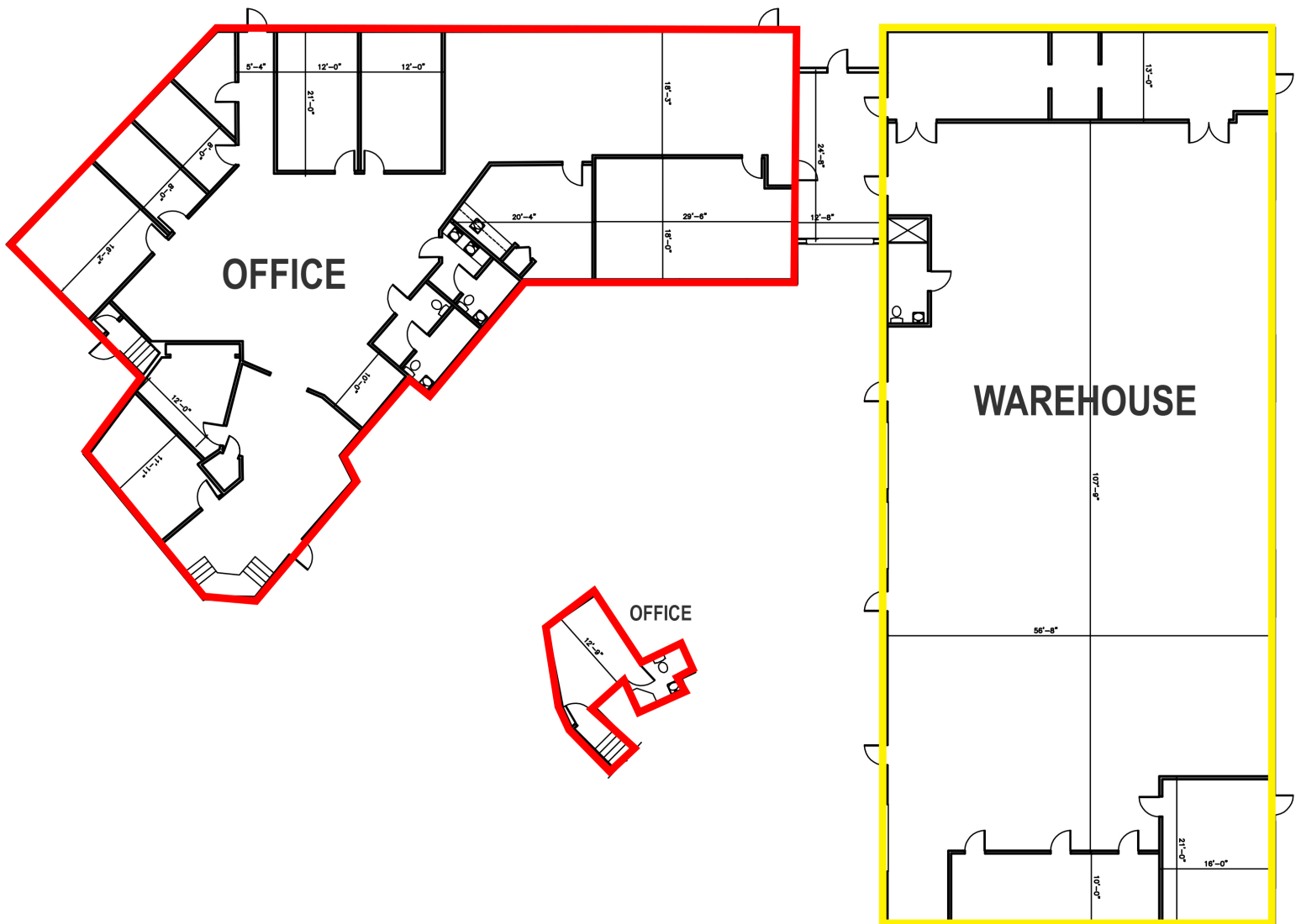


1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

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FLOOR PLAN



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

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ENTRY LOBBY



UPSTAIRS OPEN AREA



OPEN WORK AREA
(CUBICLES AVAILABLE)



CONFERENCE ROOM



PRIVATE OFFICE



MAIN PARKING



EXTRA PARKING



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