



FOUNDRY  
COMMERCIAL

# EXCHANGE I

7509 EXCHANGE DRIVE

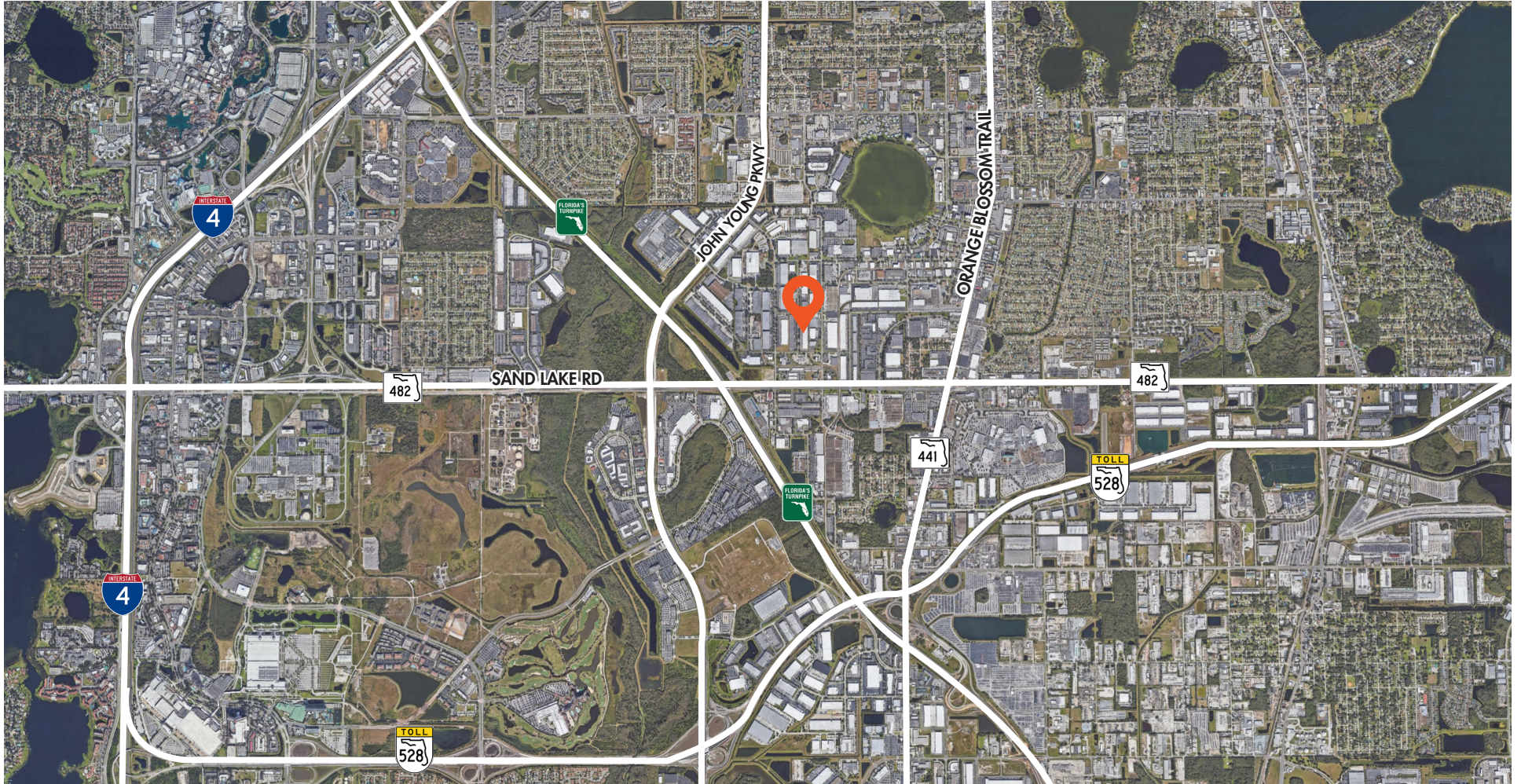
±13,401 RSF AVAILABLE FOR LEASE

EASTGROUP  
PROPERTIES

±13,401 AVAILABLE FOR LEASE

EXCHANGE I | 7509 EXCHANGE DRIVE, ORLANDO, FL

## PROPERTY MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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## SPACE FOR LEASE

### LOCATION OVERVIEW

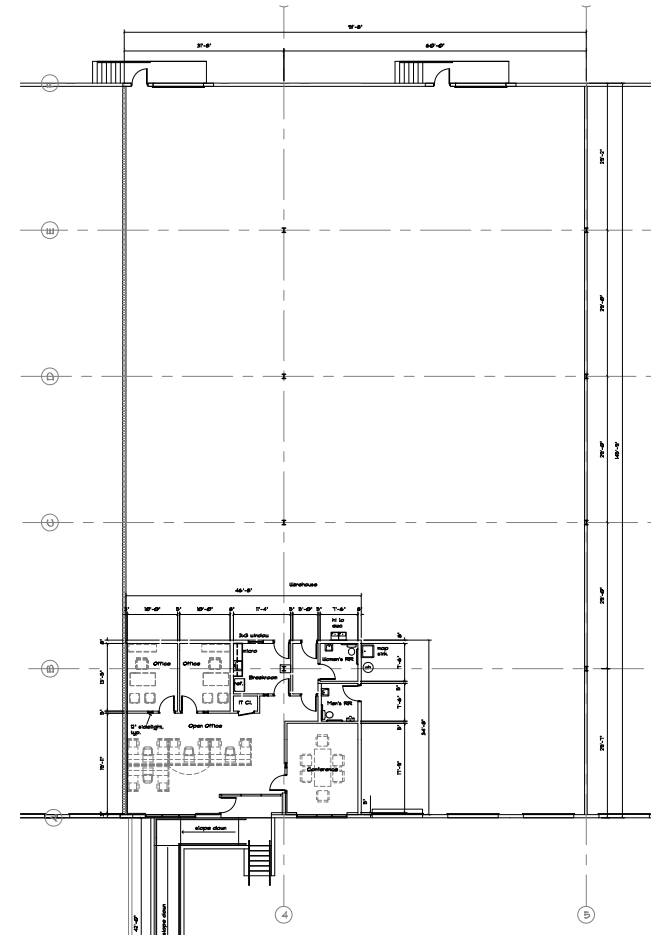
Situated in the highly sought-after Orlando Central Park, this property is located off of Presidents Drive at the intersection of John Young Park. This building offers excellent access to I-4, Sand Lake Road, The Turnpike and the Orlando International Airport.

### PROPERTY FEATURES

- Located in coveted OCP
- Front Load
- Brand New Office

### BUILDING FEATURES

AVAILABLE SF	± 13,401 SF
OFFICE SF	± 1,853 SF
LOADING	2 Dock High Doors
LEASE RATE	\$14.75/SF NNN
ESTIMATED 2021 OPEX	\$2.16/SF
CLEAR	26'
AVAILABLE	9/1/2024



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