

For Lease

# Terra Cotta Business Park

993 - 7,000 SF | \$16.00/SF NNN - \$25.00/SF MG



## 5575 South Semoran Blvd

Orlando, Florida 32822

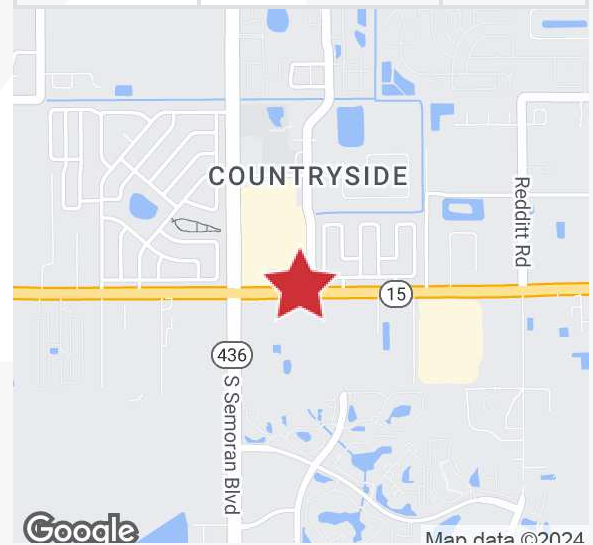
### Property Highlights

- Terra Cotta Business Park - 123,556 SF single-story office building with 5/1000 parking
- Landscaping has been upgraded recently
- Excellent space for medical user, CPA, law firm, technology company or any business services
- Close proximity to OIA, restaurants, banks and shopping
- Entrances on SR 436, Hoffner Ave & Commander Drive
- Easy access to SR 436 (Semoran Blvd), SR 528 (Beachline), SR 417 (GreeneWay) and SR 408 (East-West)
- Long term owner of the property

**Dalfen**  
INDUSTRIAL

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 6	\$16.00/SF NNN	993
Suite 5010	\$25.00/SF MG	1,386
Suite 31-35	\$16.00/SF NNN	7,000



For more information

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**Lease Rate: \$16.00 NNN - \$25.00 / SF MG**

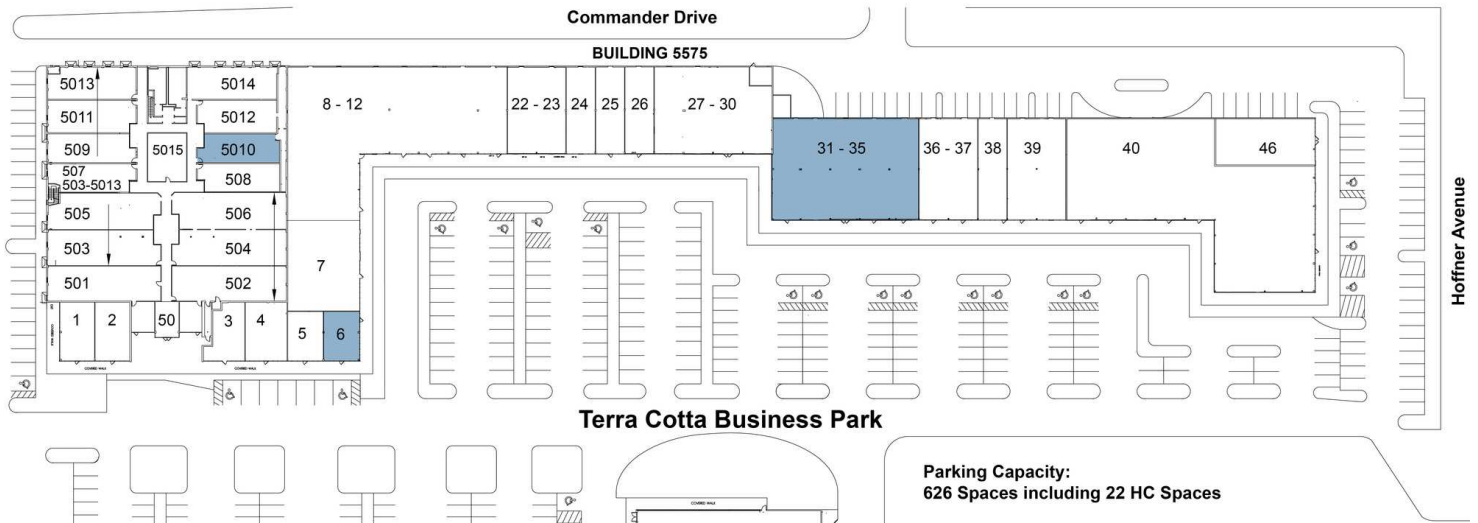
**NAI Realvest**<sup>®</sup>

07.29.24

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.

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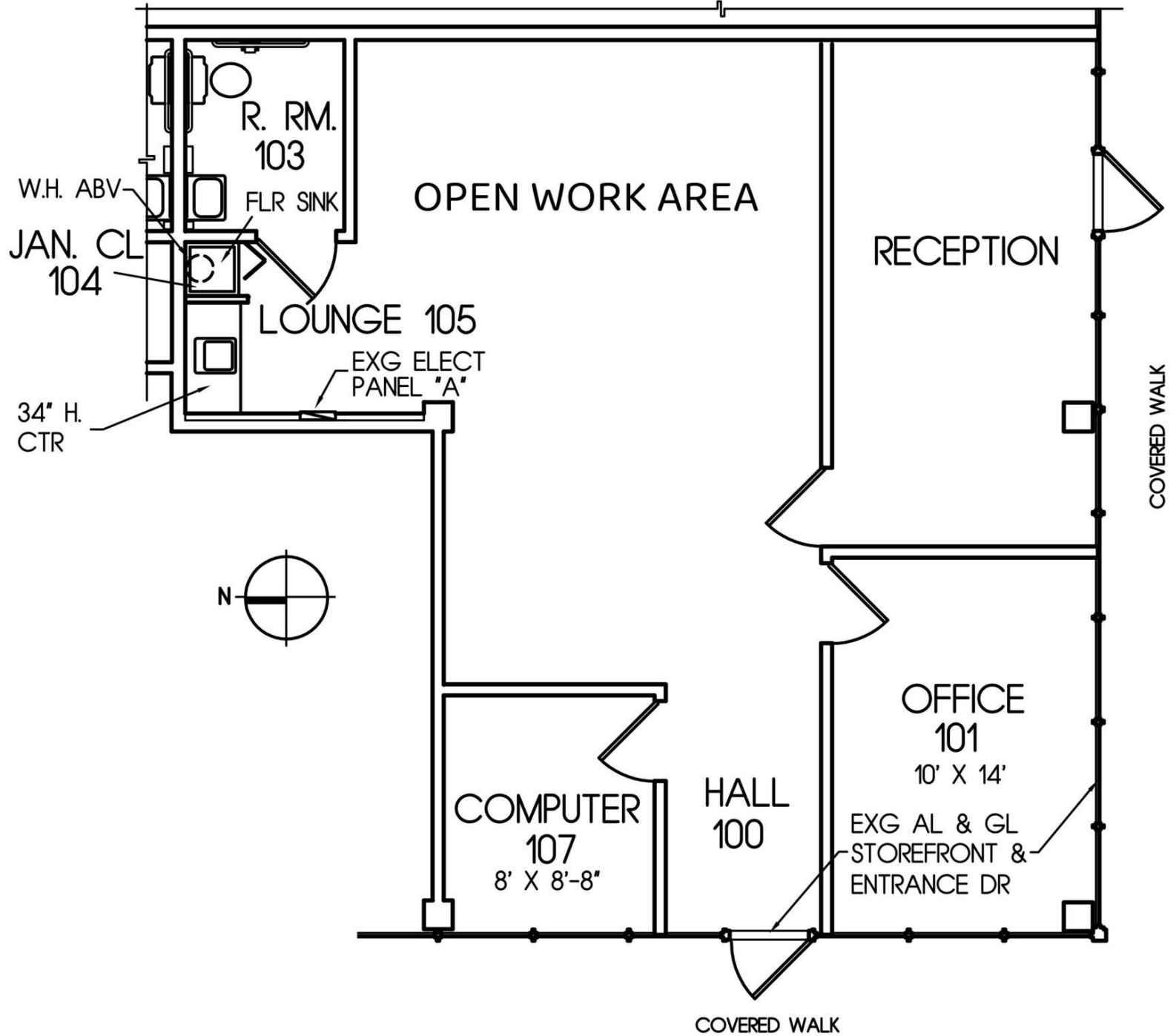
# Site Plan



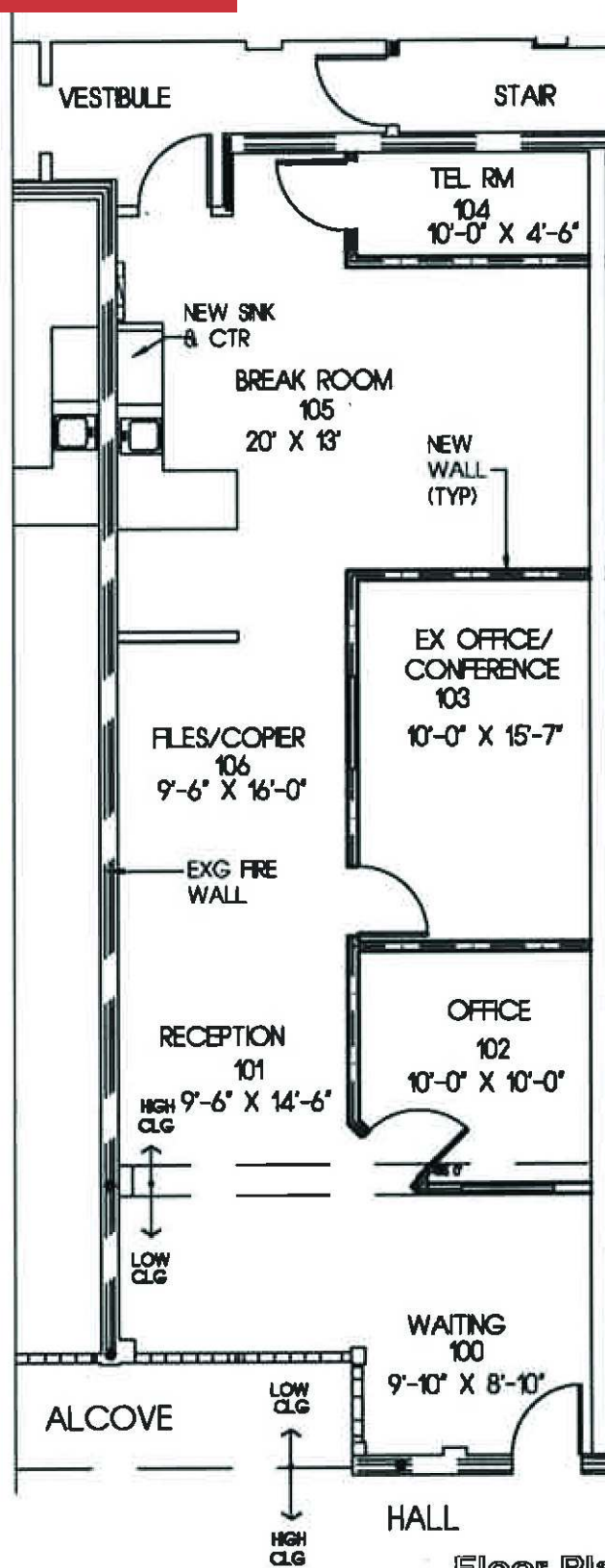
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	COMMENTS
Suite 6	993 SF	NNN	\$16.00 SF/yr	Operating expenses: \$6.05/SF Available 09/01/24
Suite 5010	1,386 SF	Modified Gross	\$25.00 SF/yr	Suitable for any professional services firm
Suite 31-35	7,000 SF	NNN	\$16.00 SF/yr	Operating expenses: \$6.05/SF Can be subdivided. Large open area and perimeter offices.

# UNIT 6



Suite 5010 - 1,368± SF



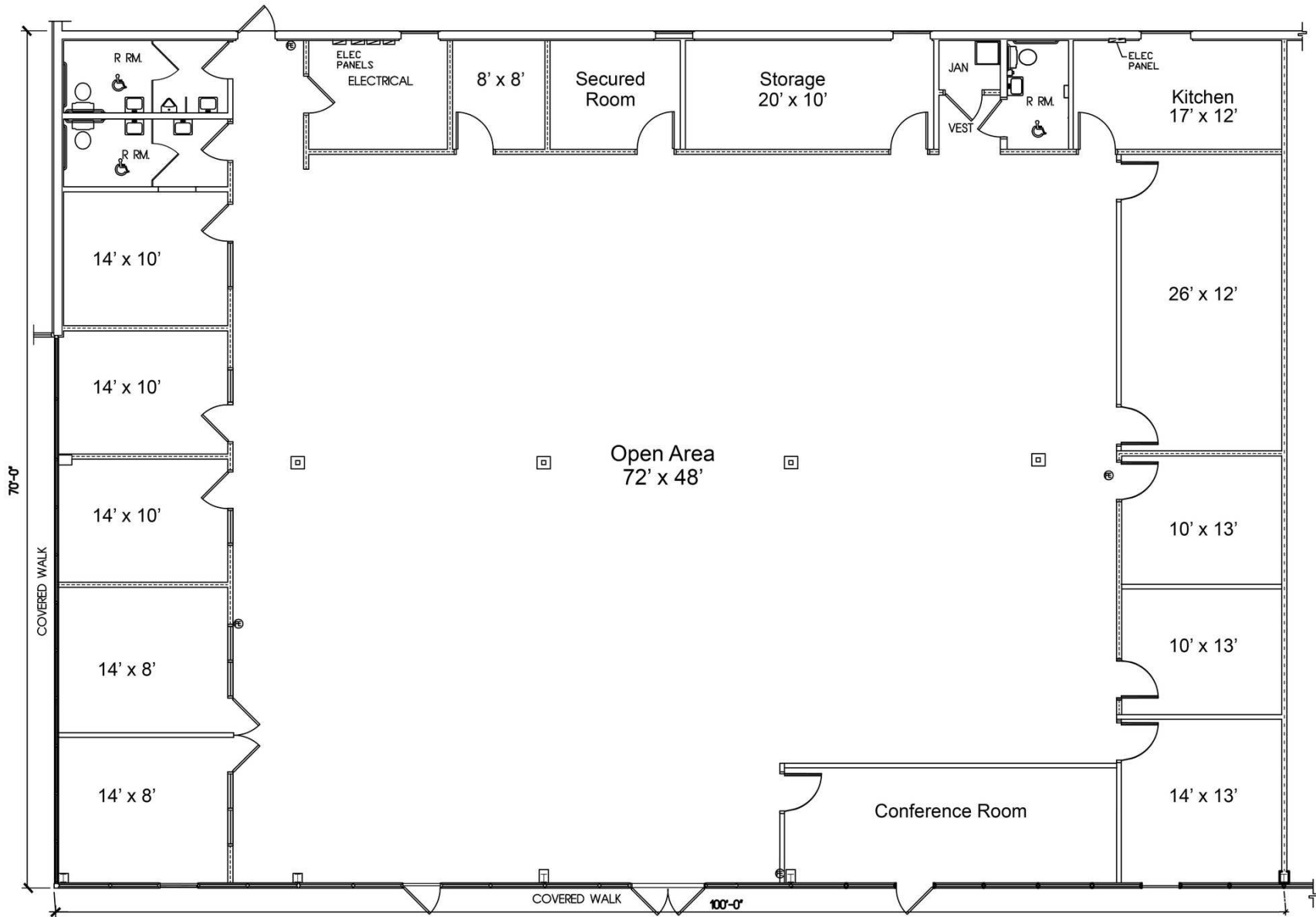
SUITE 5010

Floor Plan  
SCALE : 1/8"=1'-0"

TERRACOTTA BUSINESS PARK,

SUITE 5010  
AREA : 1386 SF

Suite 31-35 - 7,000± SF



\*All measurements approximate - floor plan is not to scale