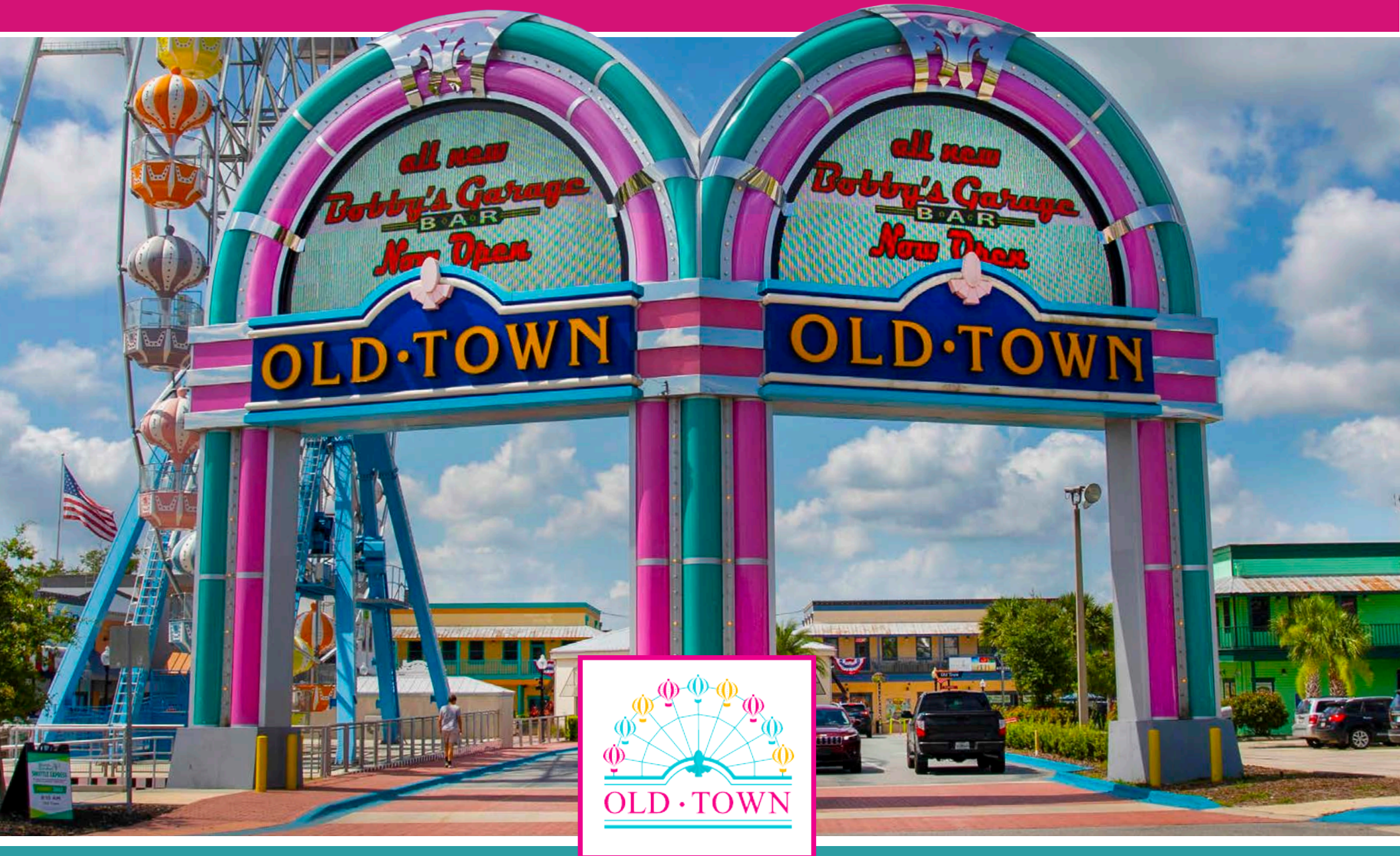


4 ACRE Presents: Office Space For Lease | Multiple Spaces



Kissimmee's Favorite Place to Play Can Now Be Your Favorite Place to Work

5770 W. Irlo Bronson Memorial Hwy, Kissimmee, FL 34746

Join Us for a Unique Work Environment with Incredible Access to Dining, Shopping and Attractions

Move-in or Build-Out
2,563 SF

Custom Build-Out
2,538 SF

Move-In Ready Suite
4,329 SF

Custom Build-Out
2,560 SF

PROPERTY DETAILS

- RENOVATED IN 2022
- RESERVED PARKING & SIGNAGE OPPORTUNITIES AVAILABLE
- DINING, SHOPPING, ATTRACTIONS, LIVE ENTERTAINMENT, AND EVENTS ONSITE
- CLOSE TO...
 - I-4 (GAYLORD PALMS EXIT) (5 MIN.)
 - WALT DISNEY WORLD (8 MIN.)
 - SEAWORLD (13 MIN.)
 - INTERNATIONAL DRIVE (17 MIN.)
 - UNIVERSAL (20 MIN.)

Office Space at the Classic Old Town

Old Town is a beautiful 18 Acre Entertainment & Shopping complex with over seventy unique shops and restaurants. Recent property renovations have allowed Old town to bring to market this one-of-a-kind office space. The property has 4,329 SF of move in ready office available. The space is equipped with a reception, 9 private offices, conference room, open work area, break room and 2 recently upgraded restrooms. The space is unique

as most of the private offices have their own access point via the wrap around balcony. Located off of the highway 192 corridor in Kissimmee, the location allows the property to compete against any other office with its ability to service the Greater Orlando communities and other popular Orlando theme parks & attractions including Walt Disney World, Universal, Seaworld and International Drive.







1 Suite 326 - ±4,329 SF

2 Suite 325 - ±2,560 SF

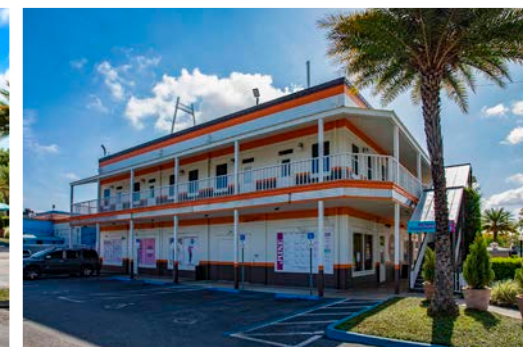
3 Suite 135 - ±2,538 SF

4 Suite 156 - ±2,563 SF



Space 1

Suite 326 | 4,329 SF



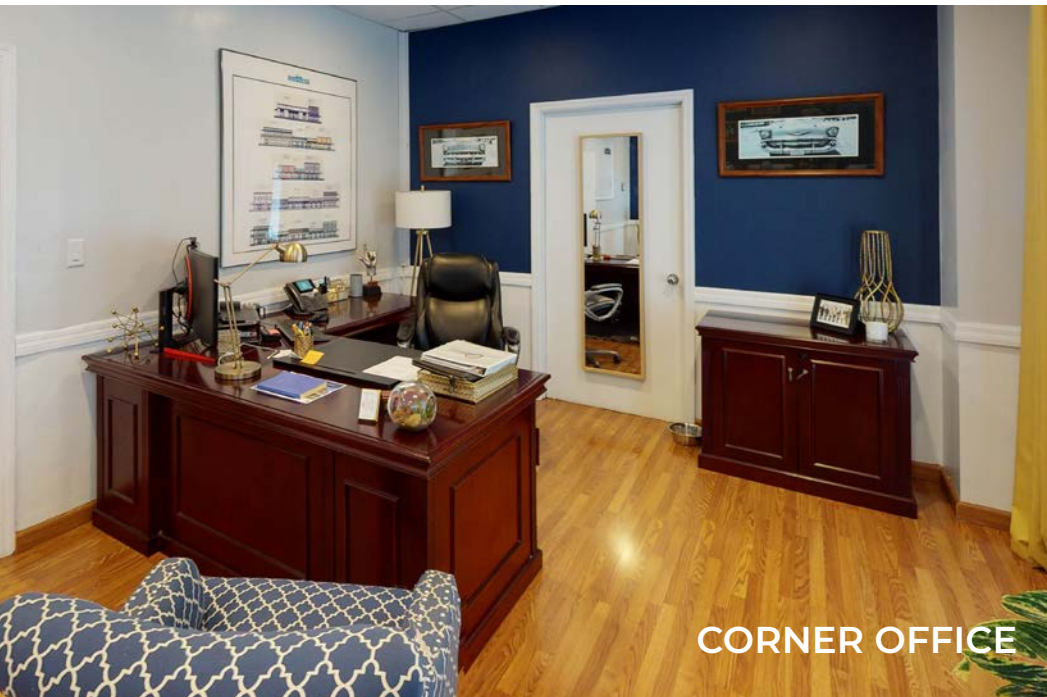
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MAIN AREA



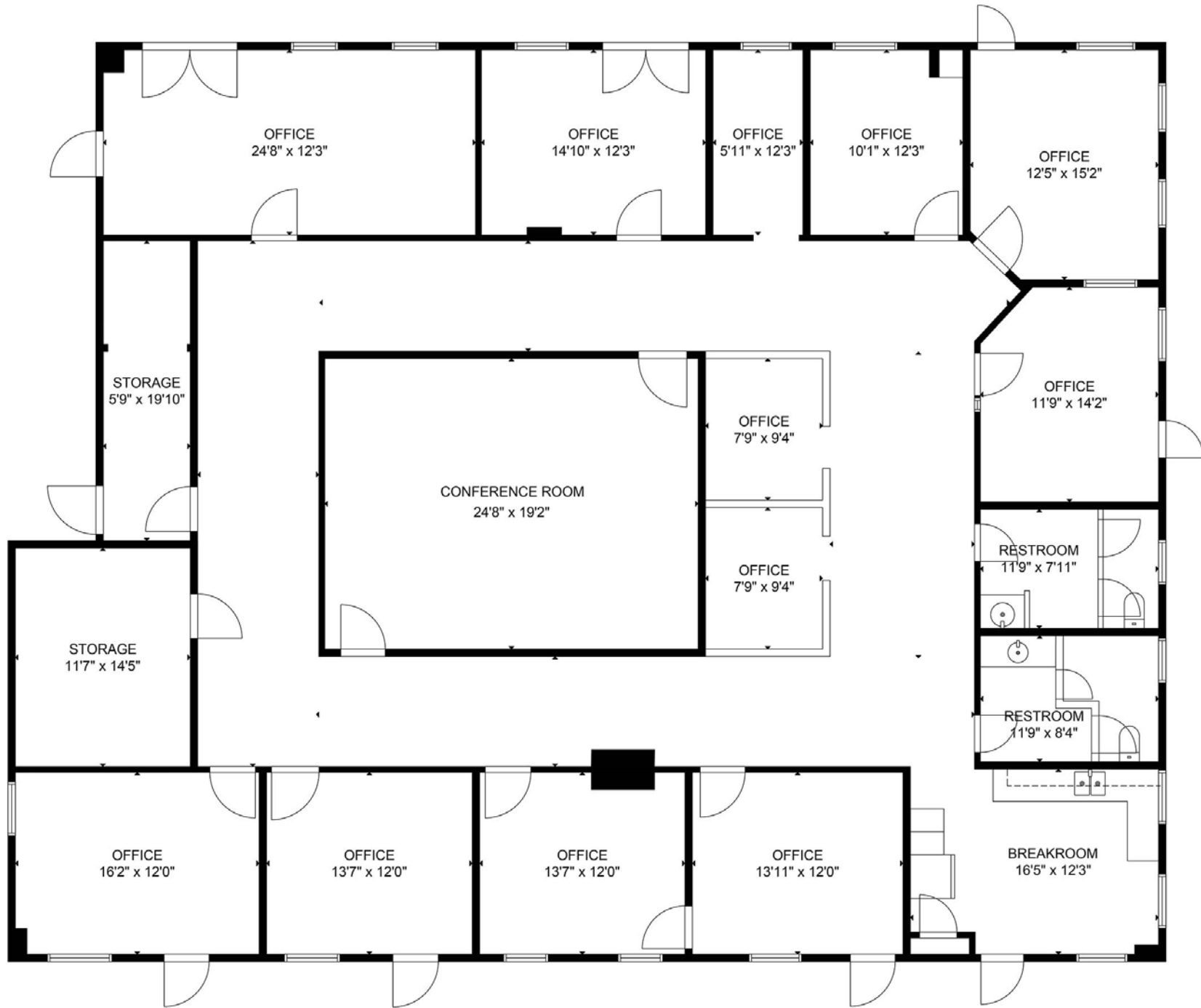
CONFERENCE ROOM



CORNER OFFICE



BREAKROOM

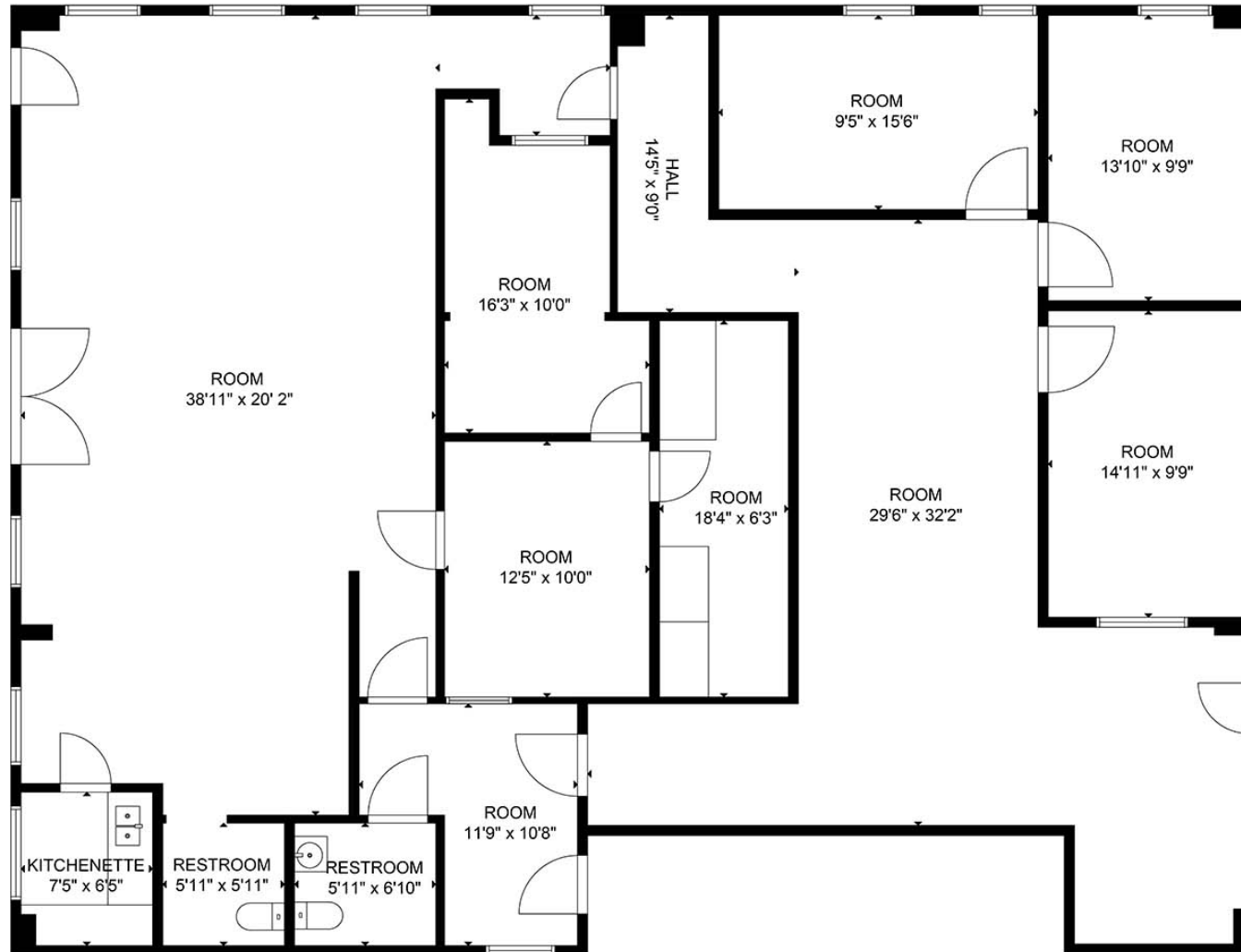


Space 2

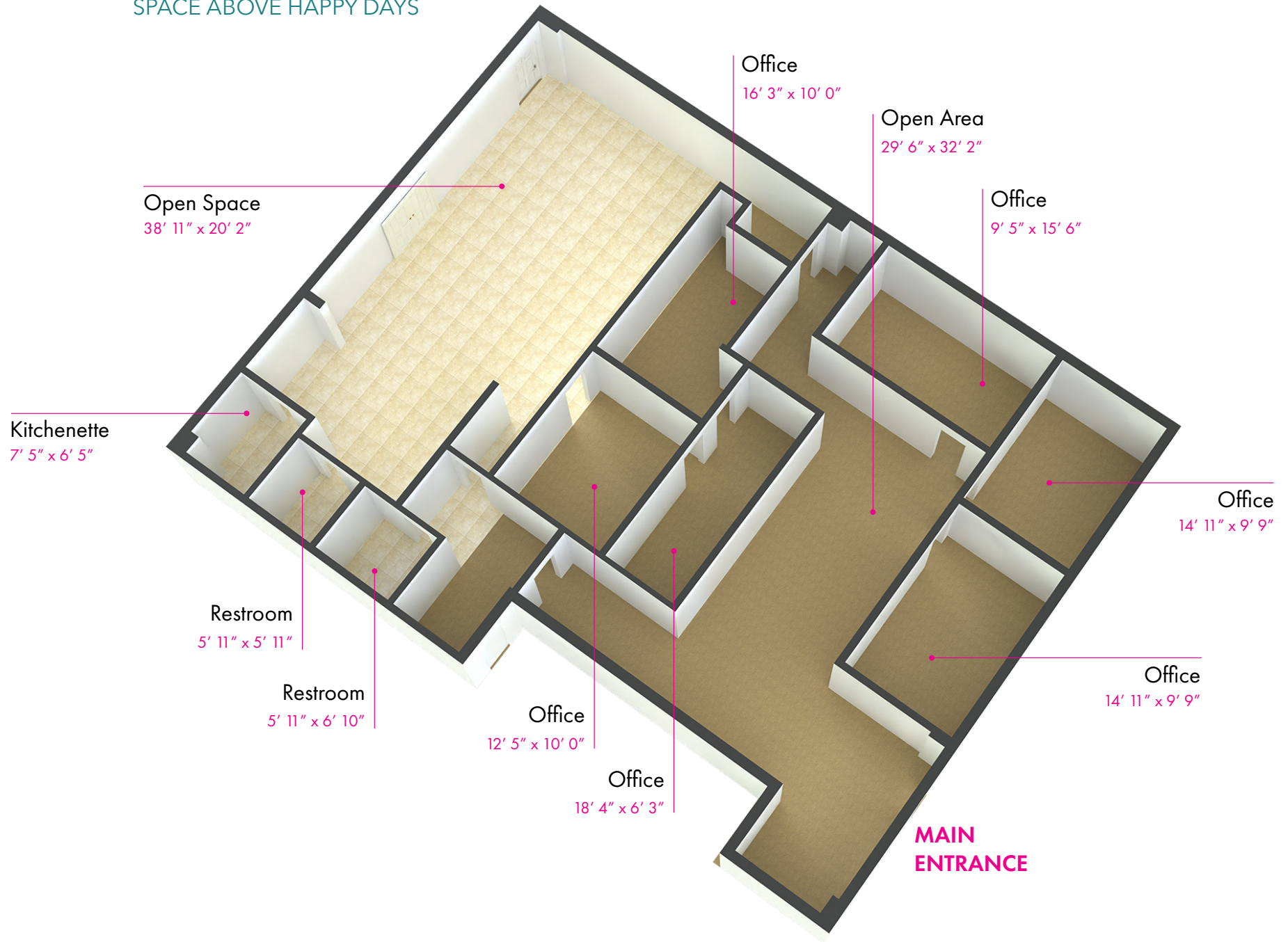
Suite 325 | ±2,560 SF



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SPACE ABOVE HAPPY DAYS



BETTER FLOW, MORE EFFICIENT LAYOUT

This option features a larger, more defined breakroom, an employee lounge or sitting area at the back entrance, a large conference room/executive office and a large, flexible, L-shaped open work area for cubicles or workstations.

This space is ideal for businesses that want at least 3 private offices, ample conference space and private work areas for employees and the flexibility to add additional capacity through the open spaces.



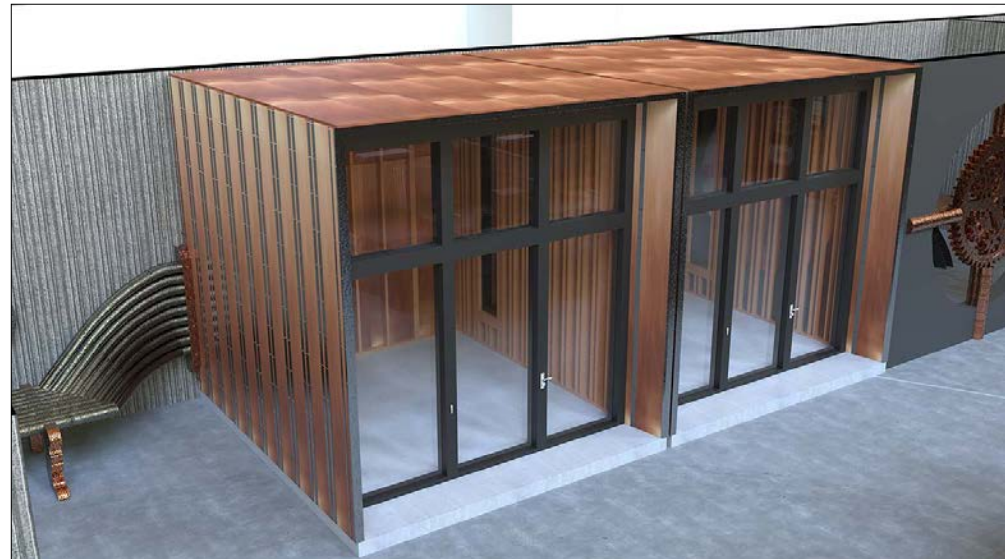




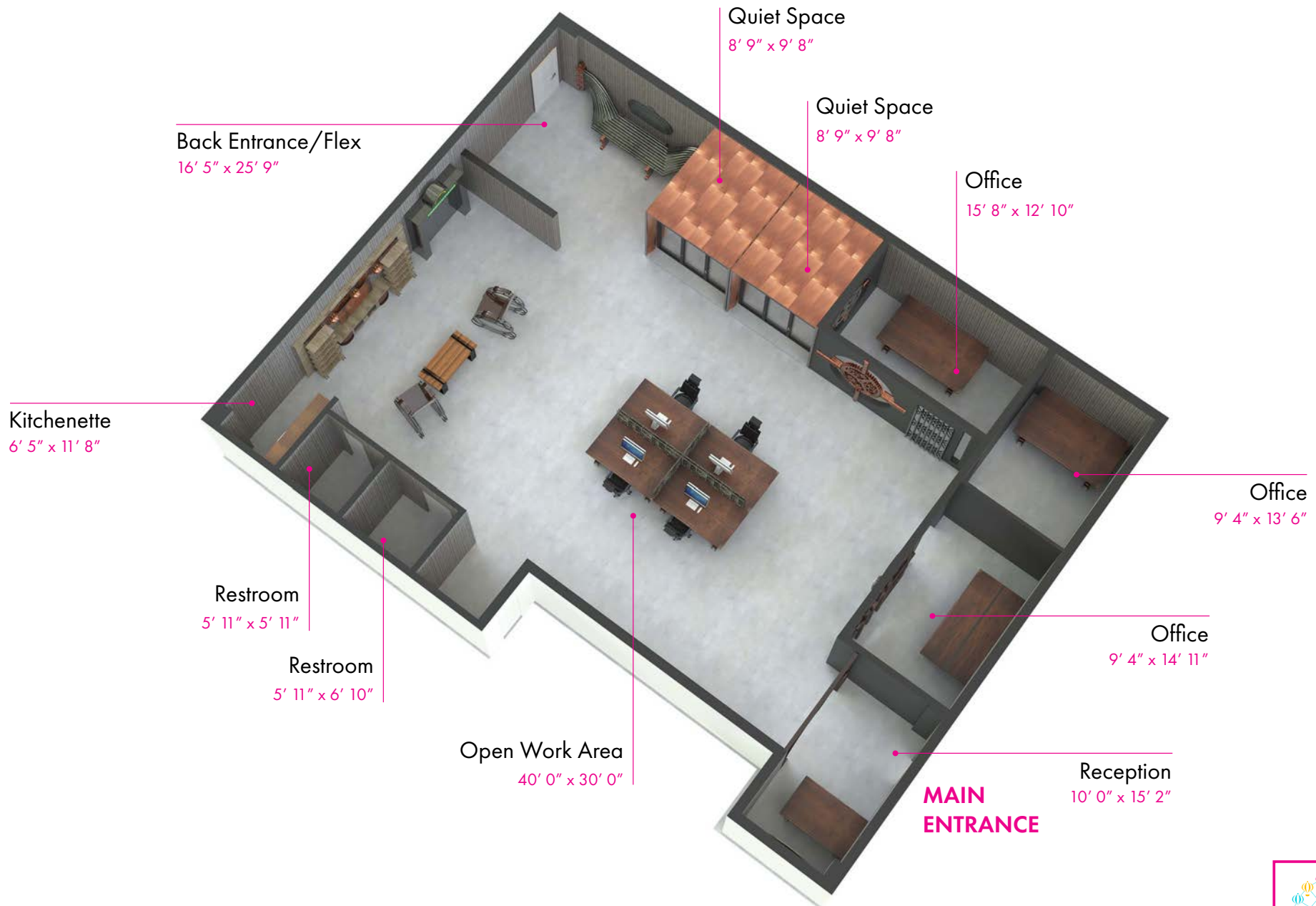
OPEN CONCEPT - VINTAGE INDUSTRIAL

This option features a primarily open concept, flexible enough to curate a variety of workplace options. Shown here is a vintage industrial concept with concrete floors, re-purposed vintage “steampunk” elements.

This space is ideal for businesses that want a wide open concept with a private offices and the option to add “Quiet Rooms” which employees or guests can make private calls or take a mental break.







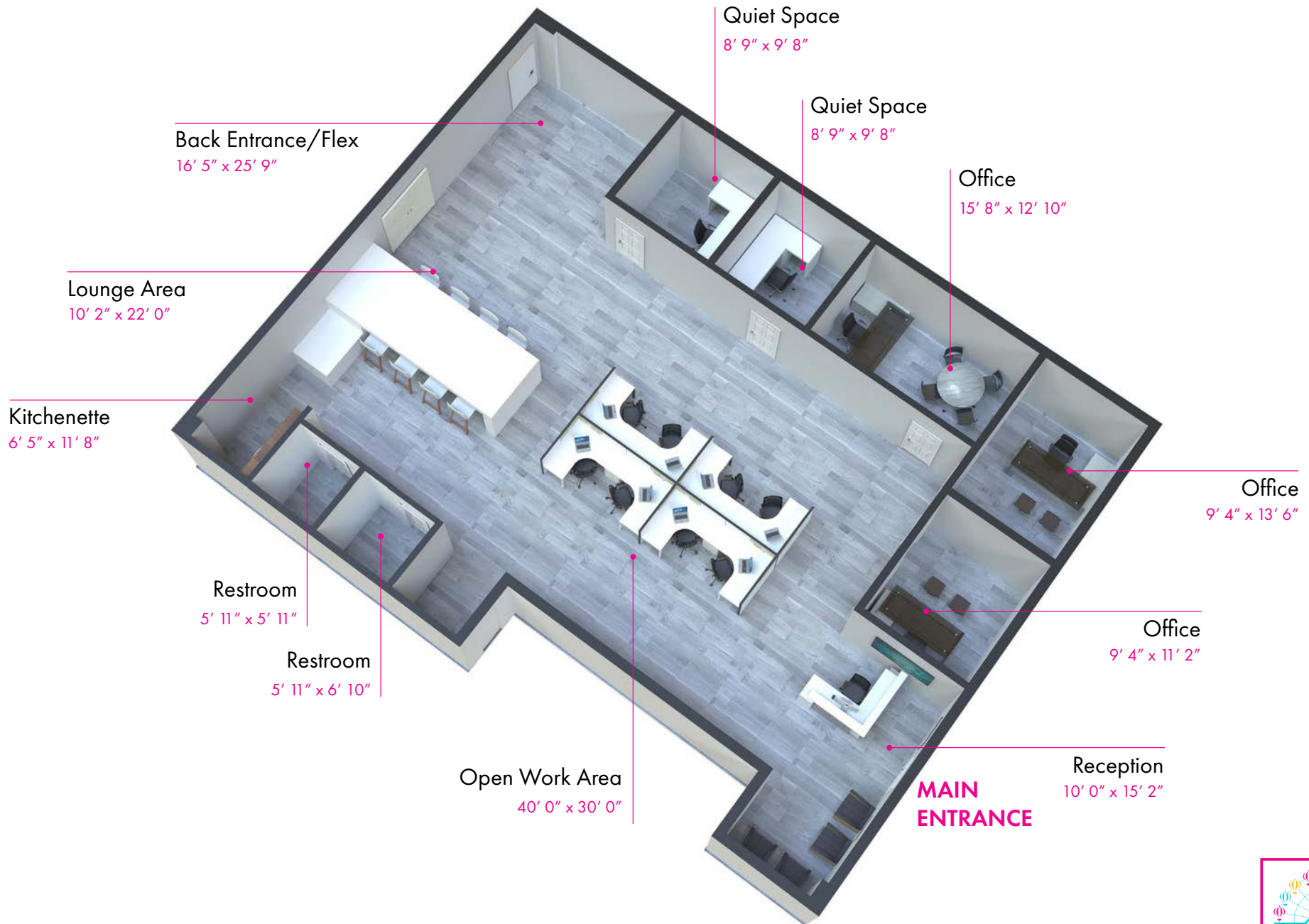
OPTION 2 ALTERNATIVE

This option is similar in layout to Option 2A with a few changes. The break area incorporates a large counter top “island” that can be multi-purpose. It can be a place for employees to sit during breaks as well as serve as a meeting spot, replacing the need for an enclosed conference room.

This space is also ideal for businesses that want a wide open concept with private offices and two flexible spaces that can be used as small offices or storage and can also be used as “Quiet Rooms” as indicated in Option 2A.





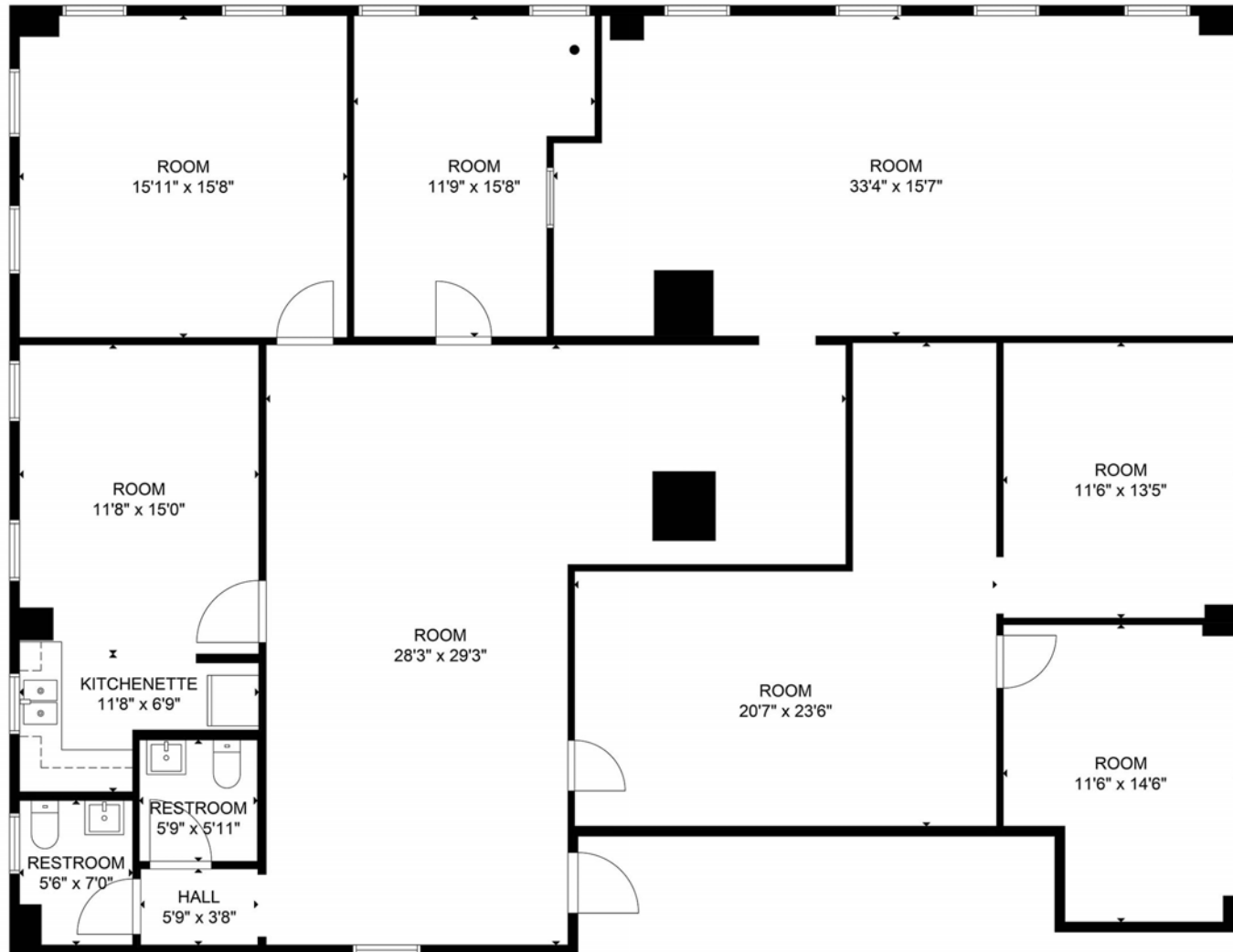


Space 3

Suite 135 | ±2,538 SF

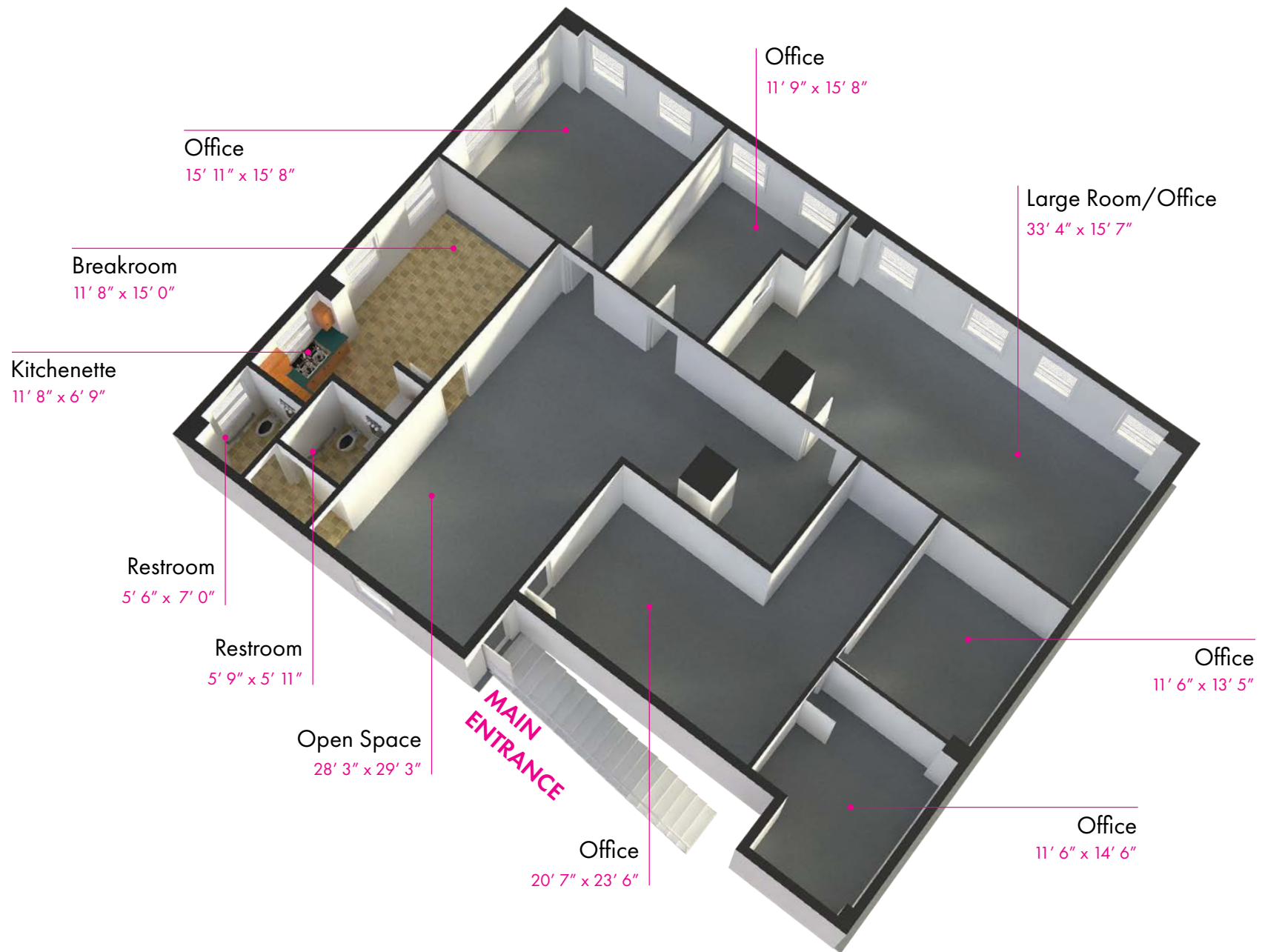


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GROSS INTERNAL AREA
FLOOR 1: 2,538 sq ft

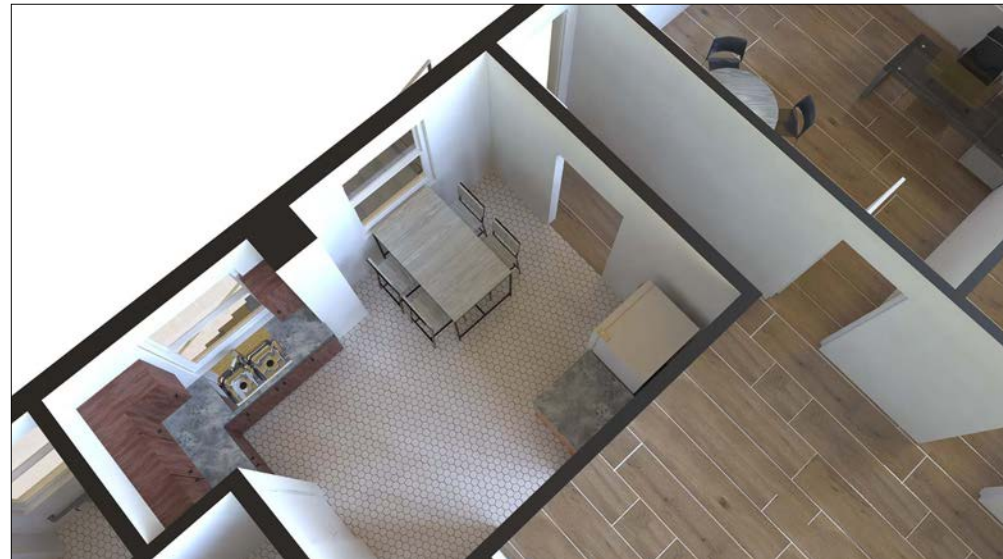
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



PRIVATE RECEPTION AREA

This option adds a private reception area at the top of the front stairs and eliminates the inefficient closed-off offices in the middle of the plan. This allows for two adjoined open areas and additional storage space. To compensate for the lost office space, the very large room is split into two ample-sized offices.

Since this space will require a back entrance (currently absent), a hallway is added between the back corner office and the breakroom.

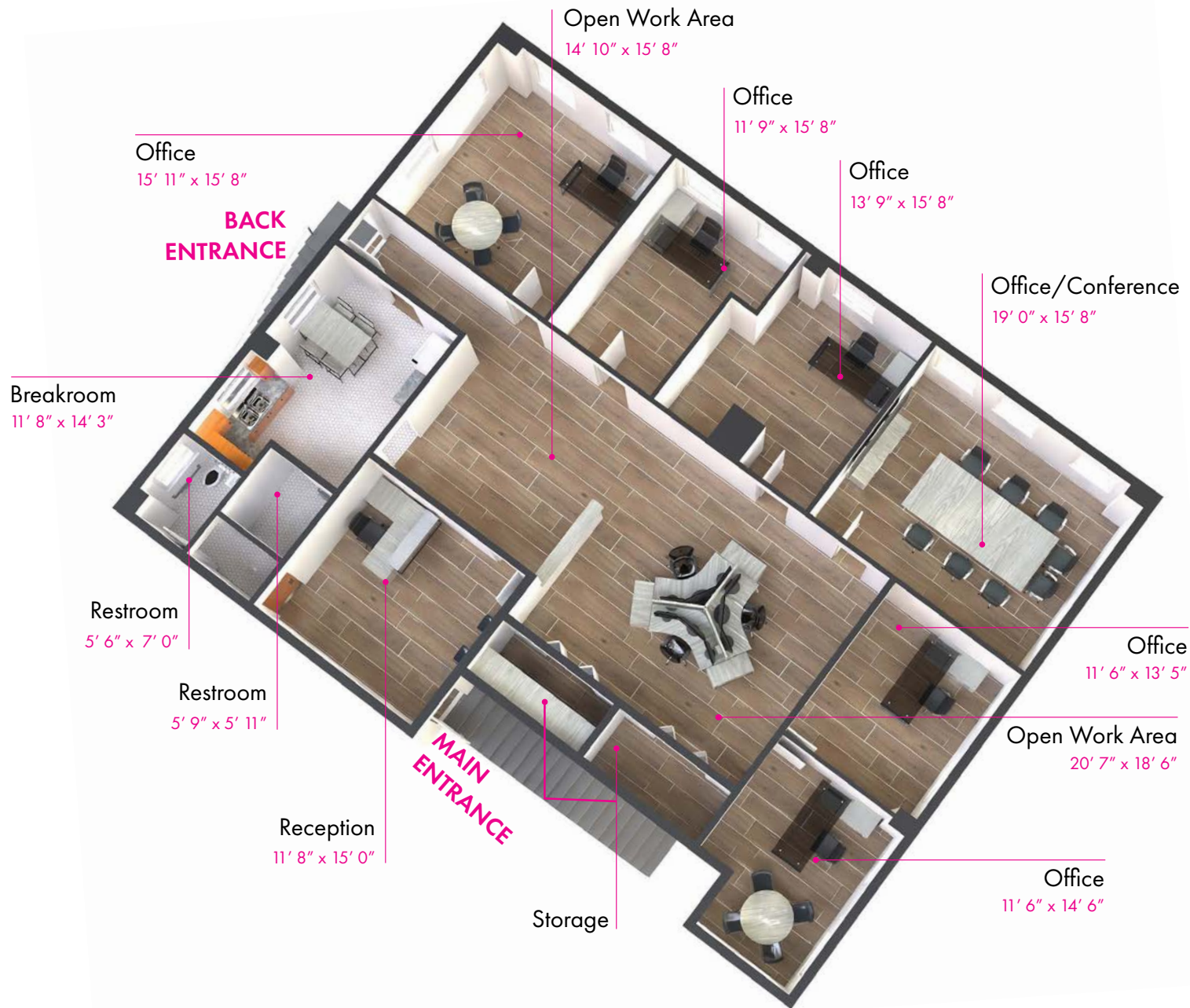




GROSS INTERNAL AREA
FLOOR 1: 2,538 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





GLASS ENCLOSED CONFERENCE ROOM

Option 2 is similar to Option 1, but provides a semi-private reception area which maintains some openness. This plan also adds a sitting area behind the reception area and a glass-enclosed conference room.

The office layouts are identical to Option 1, and the main difference is the private conference room as opposed to the open work area.





GROSS INTERNAL AREA
FLOOR 1: 2,538 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



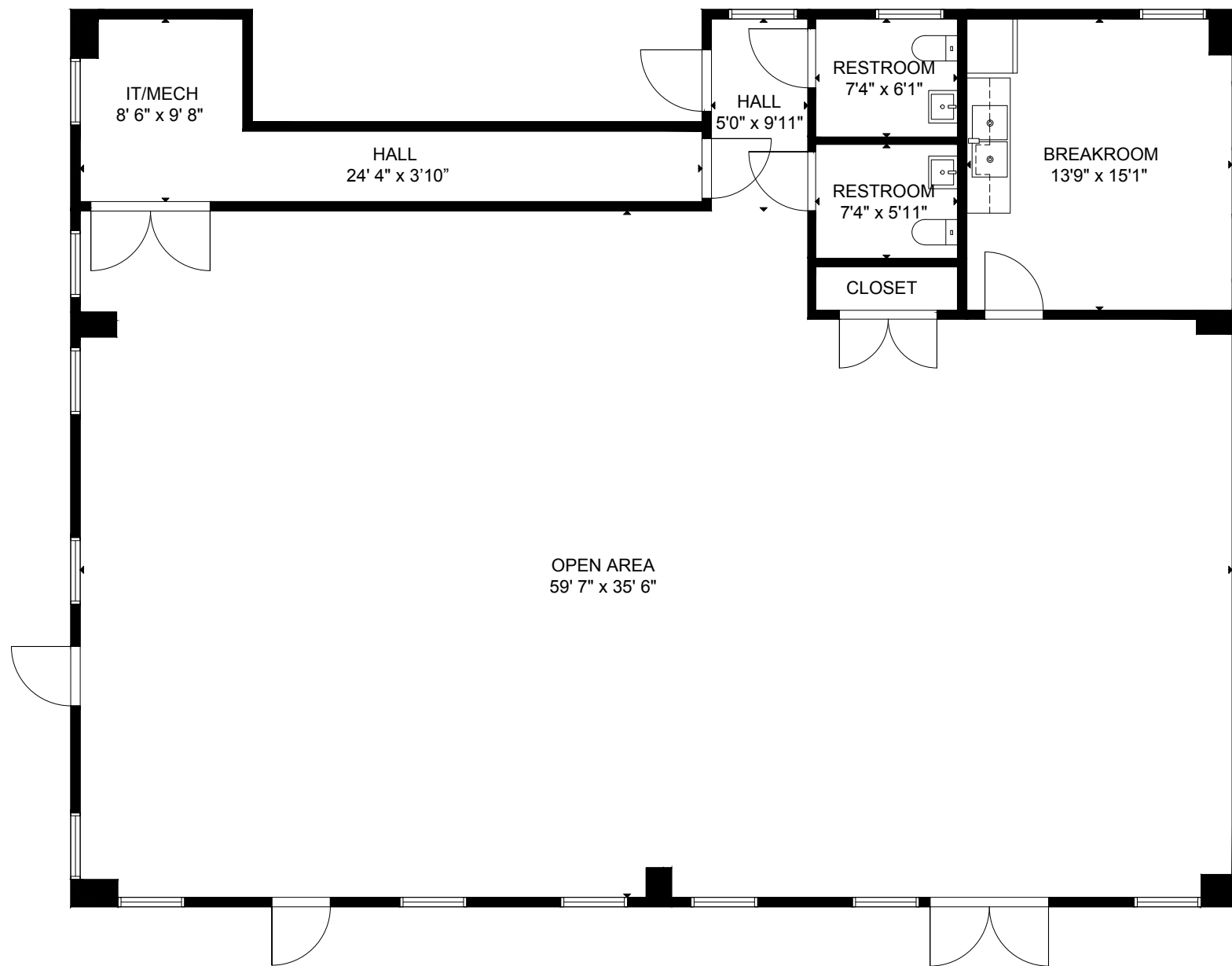


Space 4

Suite 156 | ±2,563 SF

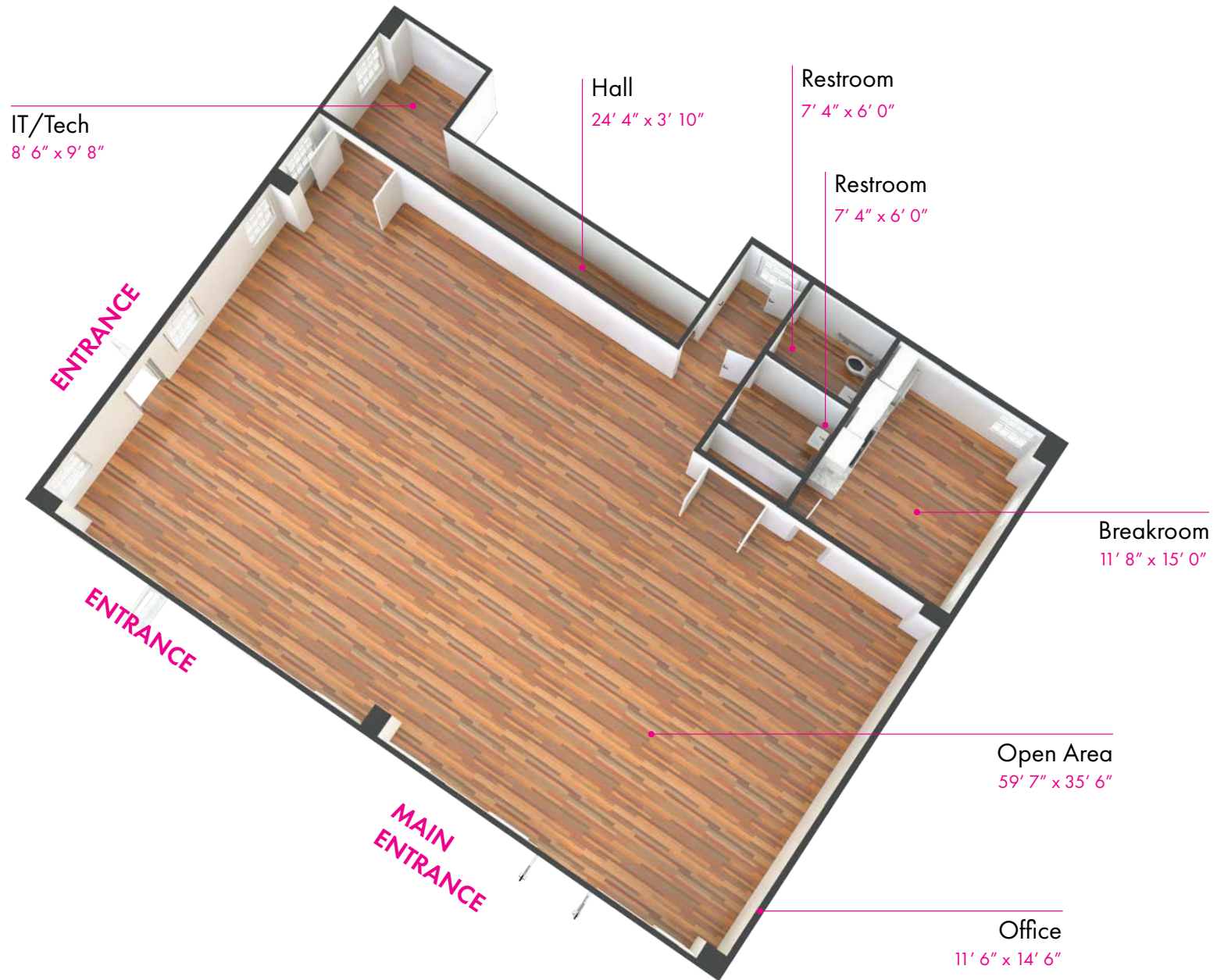


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GROSS INTERNAL AREA
TOTAL: 2,563 sq ft

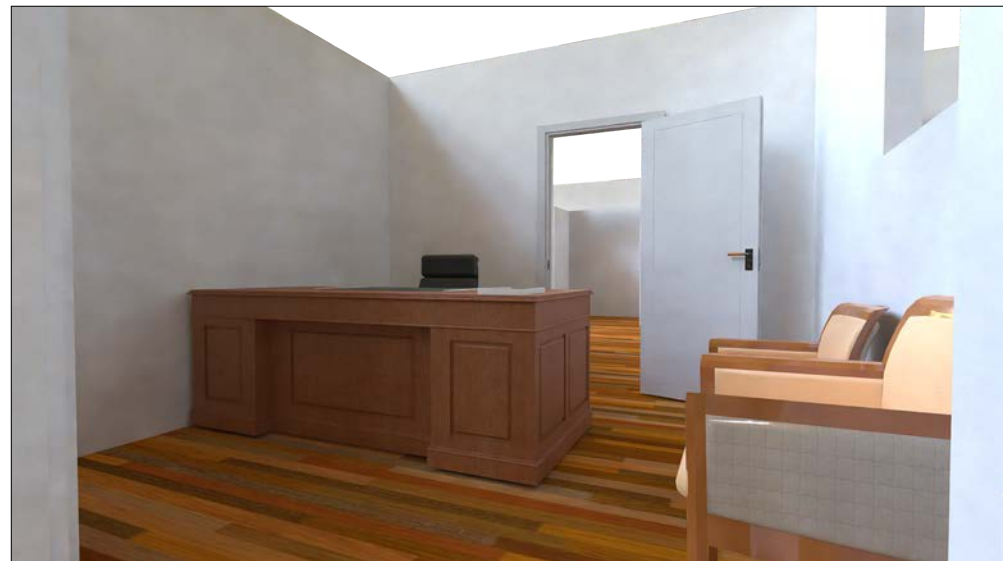
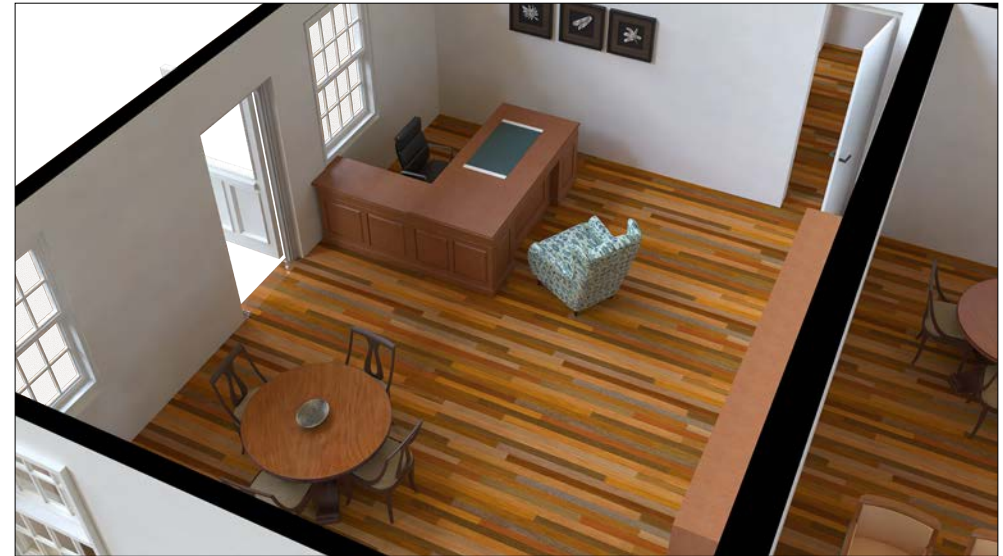
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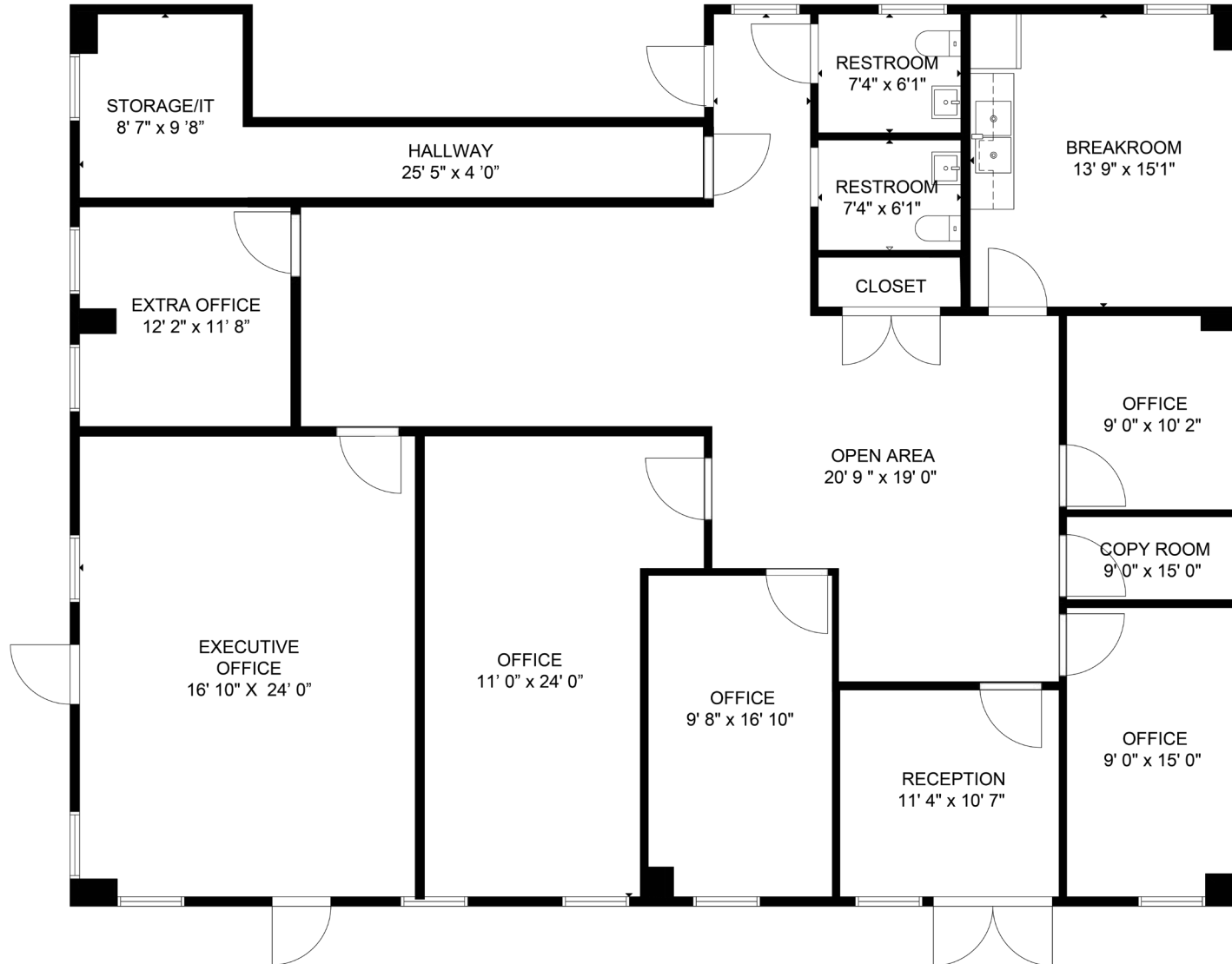


CONFIGURATION WITH PRIVATE OFFICES

This option converts a large, open concept space to one containing seven private offices, one of which can be converted to a large conference room. The space has a private reception and waiting area and is accessible from the ground floor with a lift.

This space plan can be modified further based on the tenant's specific requirements.





GROSS INTERNAL AREA
TOTAL: 2,563 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

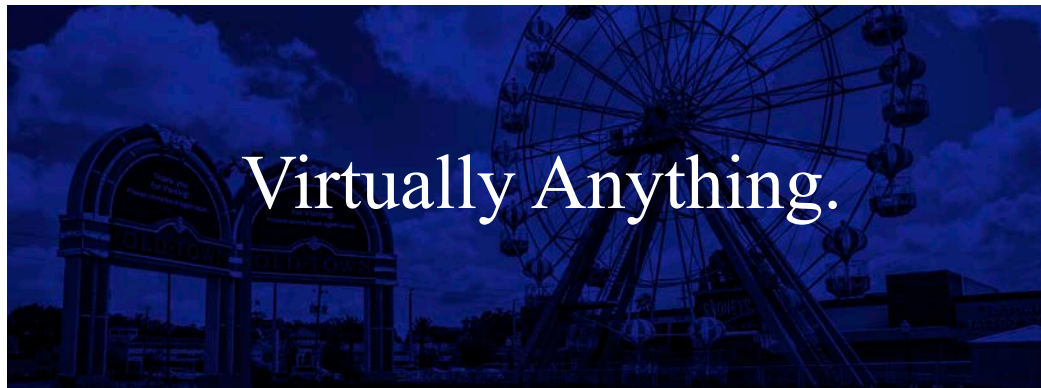




Amenities

Best Lunch Break Ever.

WHAT CAN YOU DO ON YOUR LUNCH BREAK IF YOUR OFFICE IS AT OLD TOWN?...



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BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4



FOOD & BEVERAGE

- 101 Shoneys
- 111 Sugars Gallery
- 113 Twisted Vine Winery & BBQ
- 131 Bobby's Garage Bar
- 135 Nathan's Famous
- 140 Flippers
- 144 El Borrego
- 157 Mr. Sushi
- 185 Southern Breeze
- 186 Aunti Anne's

SHOPPING

- 109 Garra Spas
- 150 Fun Dollar
- 152 Groovy Store
- 160 Shades
- 161 Comfort Wiz Footwear
- 164 Old Town Leather
- 165 Skully's Rock N Roll Exper.
- 168 Tiki Jim's
- 169 Magnets
- 172 Ocean Wave Surf Shop
- 173 Britich Isle Connection
- 180 Annie's Gifts

ATTRACTIONS

- A Extreme Ninja Challenge
- B Ferris Wheel

FOOD & BEVERAGE

- 214 Sweet Dreams
- 222 Sun on the Beach

SHOPPING

- 200 Wound N' Around
- 203 Tobacco Works
- 205 Electronic Town
- 212 Kiss. Wax Hands
- 213 As Seen On TV
- 215 Teams
- 218 Gold Hut
- 229 Old Town Portrait

ATTRACTIONS

- C Mortem Manor

FOOD & BEVERAGE

- 326 A&W
- 309 Downtown Deli
- 319 Beef Jerky Experience
- 13 Go Nuts

SHOPPING

- 303 CSTM TGS
- 305 OOTW Embroidery
- 315 Ink Spot Tattoo
- 322 Old Town Vacation Center

ATTRACTIONS

- D Hangman Challenge
- E Happy Days Fun Center

FOOD & BEVERAGE

- 414 Sakeba Asian Pub & Grill
- 424 Tony's Antojito's
- 433 Kissimmee Popcorn

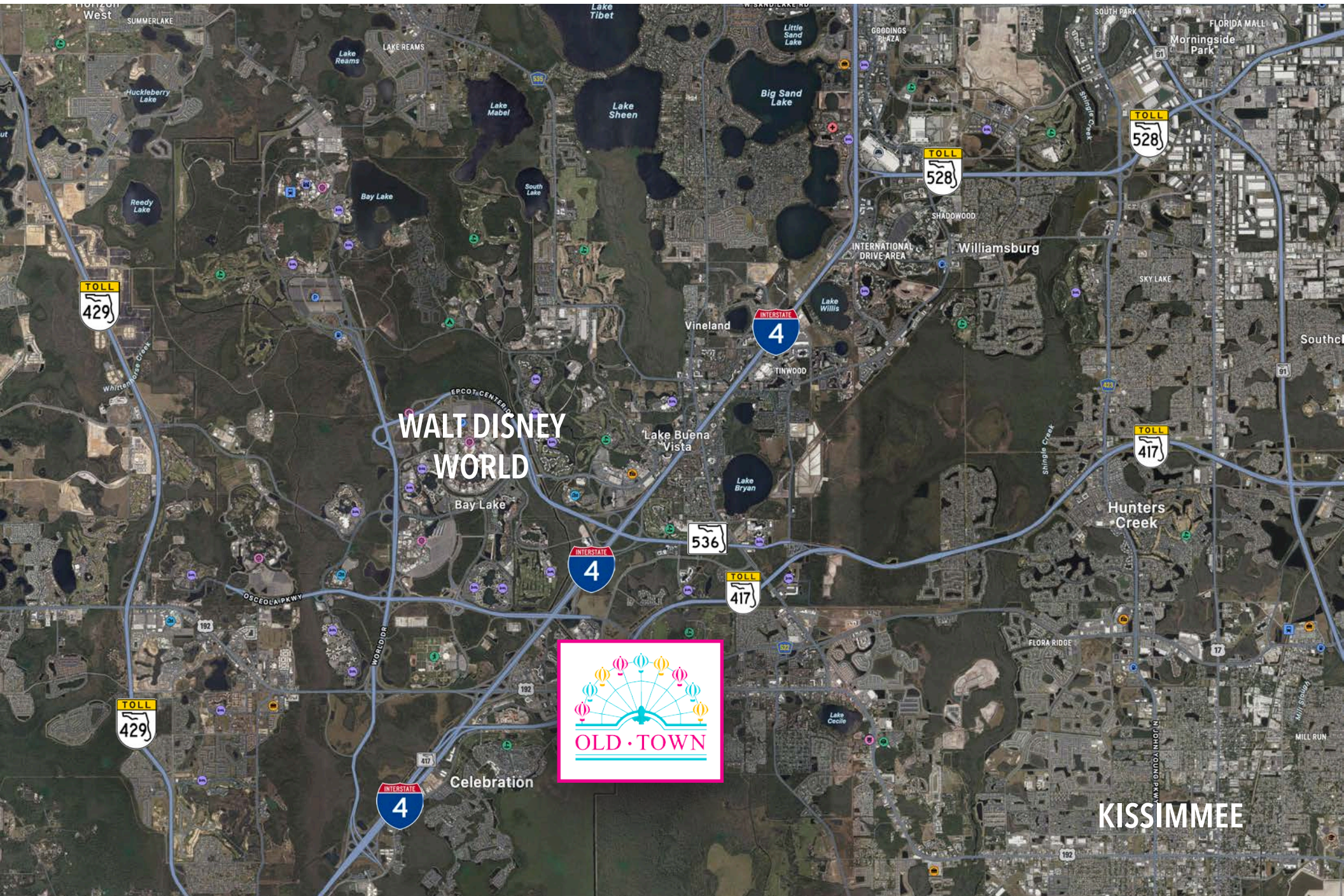
SHOPPING

- 401 Black Market Minerals
- 408 Extreme Woodcrafts
- 412 Lucky Mouse
- 413 Filthy Rich
- 415 The Soap Company
- 418 Egyptian Gifts, Etc.
- 420 Mini Queen
- 421 OT General Store
- 422 OT Vapor
- 426 Caricature
- 426 OT Vacation Center
- 430 Wild Billie's Gifts
- 434 Budget Ren-A-Car

ATTRACTIONS

- F Great Magic Hall
- G Happy Days Adventure Zone
- H Carousel
- I Paratrooper
- J Hurricane







FOR MORE INFORMATION:



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407.601.1466

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