

For Lease

Maitland Center Office Space 2,865± RSF - Only Space Available



Pembrook Commons

1800 Pembrook Drive, Orlando, Florida 32810

Building Features

- Class 'A', 4-story, 115,714± RSF office building with beautiful two-story atrium
- Great location in Maitland Center, Orlando's premier office park
- Ample surface parking: 5/1,000 RSF; Unwind Cafe on site; additional restaurants in close proximity
- Immediately adjacent to Maitland Boulevard (SR 414) and across from Orlando Sportsplex
- Very close to I-4 approximately 1 mile via updated Maitland Boulevard - allows access to Downtown Orlando and the entire Orlando MSA
- Convenient access to SR 414 (Maitland Blvd), I-4, US Hwy 17-92, SR 436 (Semoran Blvd), SR 434 and other major roadways
- Well maintained and attractive property with on-site leasing and property management

Available Spaces		
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Suite	RSF	Available
285	2,865	Now

BROKER BONUS: 1% Bonus to Co-Brokers*

SUMMER SPECIAL* Lease Rate

\$22.50/RSF Full Service

\$21.50/RSF Full Service*

*Ends 10/31/24

*3-Year Minimum Term for New, Qualified Credit Tenant

For more information:

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08.21.24

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.

1800 Pembrook Drive, Suite 350 Orlando, Florida 32810-6928 +1 407 875 9989

nairealvest.com

1800 Pembrook Drive

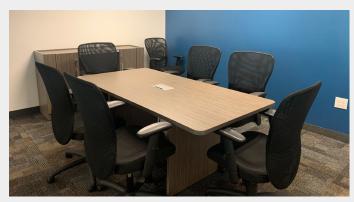
Orlando, Florida 32810

Suite $285 - 2,865 \pm RSF$ 1% BROKER BONUS **AVAILABLE*** Work Area / Cubicles Approximately 40'-2" x 42' Office 15'-8" x 8'-4" Conference Room 12' x 14'-4" Server Room Completely Furnished: Break Room • Conference room: table, 12' x 10'-2' (7) chairs, credenza • Cubicles (16) including file cabinets • Break room: table, (4) chairs, fullsize refrigerator, water dispenser



• Office: desk, overhead cabinet, round table, (5) chairs

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Orlando MSA 1800 Pembrook Drive Orlando, Florida 32810 **Maitland Center Office Space** Pembrook Commons 46 Mount Dora 46 WEKLVA PARKWAY Sanford 453 SEMINOLE STATE COLLEGE 10LL 429 (441) 419 Apopka Winter Altamonte Springs/ **Springs** 429 414 451 **Pembrook** Commons SEMINOL STATE COLLEGE Oviedo SEMINOLE STATE COLLEGE (426) Central Florida Winter Park FULL SAIL 455 Ocoee 441) Winter (438) Garden 408 408 Downtown Orlando 429 435) (423) 417 528 (527A) 516 535 Orlando International 15 SeaWorld. 417 27 (536) (192) Kissimmee St. Cloud 538 (27)



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