



**Only 1 Space Left!**

## Pembroke Commons

1800 Pembroke 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		
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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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.

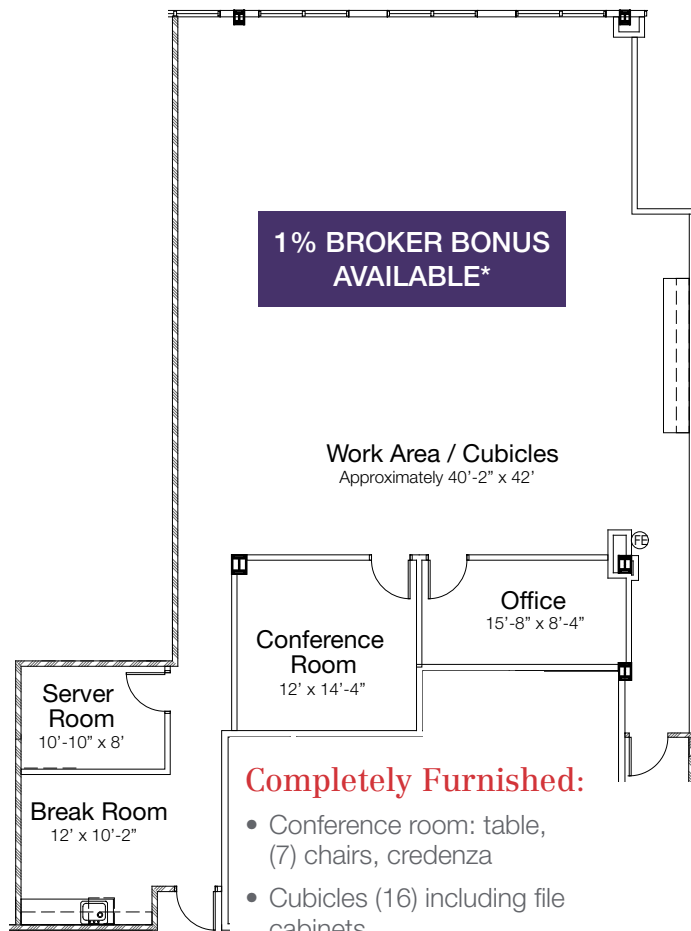
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[nairealvest.com](http://nairealvest.com)

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Orlando, Florida 32810

## Available Spaces Maitland Center Office Space Pembroke Commons

Suite 285 - 2,865± RSF



### Completely Furnished:

- Conference room: table, (7) chairs, credenza
- Cubicles (16) including file cabinets
- Break room: table, (4) chairs, full-size refrigerator, water dispenser
- Office: desk, overhead cabinet, round table, (5) chairs



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Maitland Center Office Space  
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Orlando MSA  
Maitland Center Office Space  
Pembroke Commons

