



OFFICE SPACE FOR LEASE

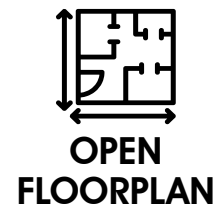
6416 Old Winter Garden Road, Orlando, FL 32835

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For Lease: \$25.00 / SF, Modified Gross

6416 Building:
 Suite A: ± 3,000 SF



AVAILABLE FOR IMMEDIATE OCCUPANCY



Open concept office space with 4 private offices and central collaborative space making it ideal for Training Concept, or Certification-Type Users

Shared parking ratio of 5/1,000. Includes 4 dedicated spaces in front of building, and fenced rear parking lot

Building oriented for maximum visibility on Old Winter Garden Rd (23,000 AADT)

Prominent Building façade signage available facing Old Winter Garden Road

Situated at the top of the Metro West Office Market, with access to 408 East-West Expressway, just two minutes from both the Hiawassee and Kirkman on-ramps

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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JOIN CO-TENANT



SITE MAP



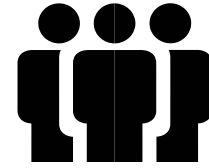
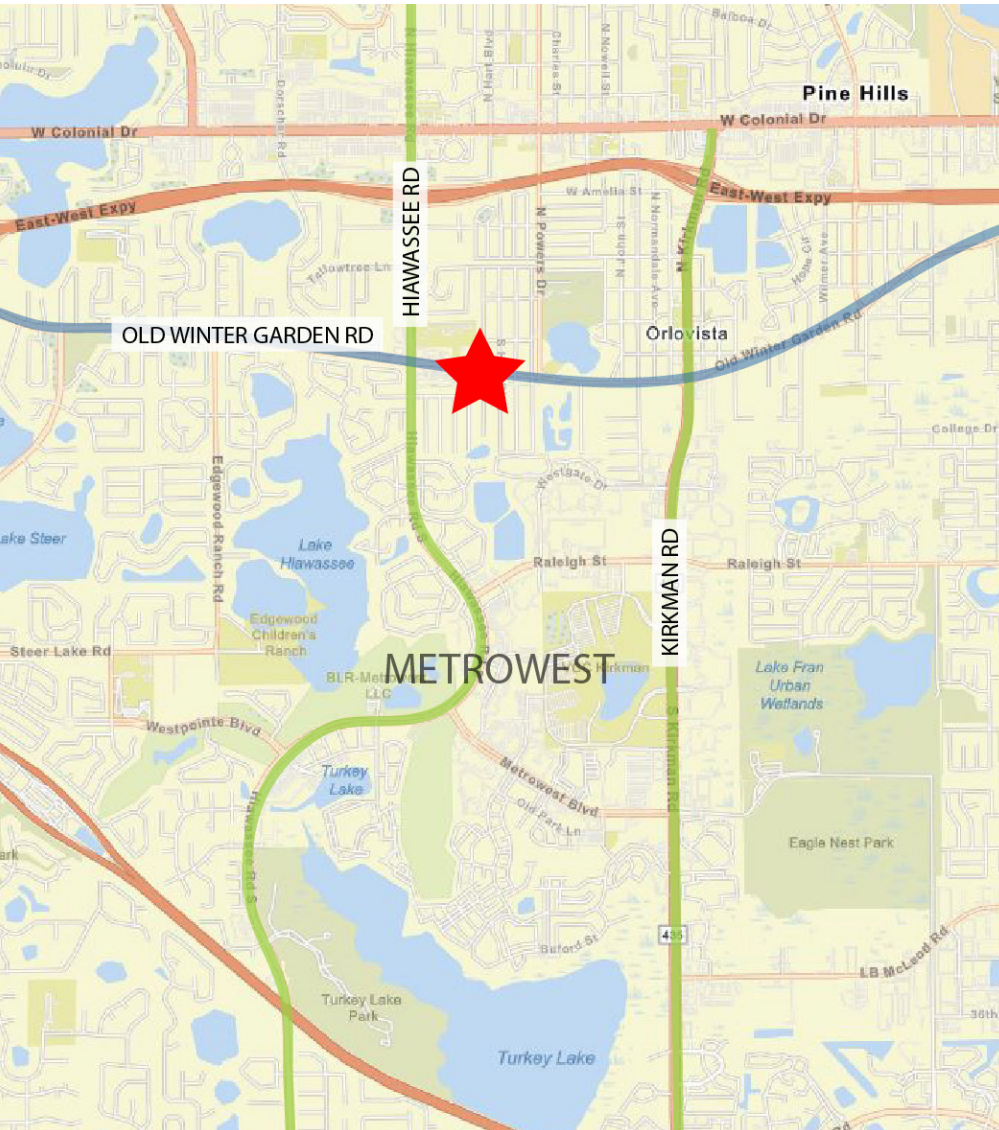
PROPERTY FEATURES

- Allocated Fenced Parking Available
- Multiple access points off of Old Winter Garden Road, S Hart Blvd and S Buena Vista Ave
- Facade Signage Available

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MARKET HIGHLIGHTS



**EMPLOYMENT
POPULATION**
± 60,251
(10 min radius)



**DRIVE TIME TO
408**
1 mile / 2 mins

| |  |  |  |  | |
|---------|---|---|---|---|-----------|
| | Total Population | Total Families | Total Households | Average Income | |
| 5 Mins | 2024 | 27,315 | 6,251 | 9,699 | \$71,383 |
| | 2029 | 27,217 | 6,175 | 9,649 | \$84,249 |
| 10 Mins | 2024 | 145,989 | 34,124 | 52,594 | \$78,634 |
| | 2029 | 146,883 | 34,0209 | 53,013 | \$91,917 |
| 15 Mins | 2024 | 355,744 | 82,075 | 134,609 | \$99,805 |
| | 2029 | 361,637 | 82,510 | 137,609 | \$115,006 |

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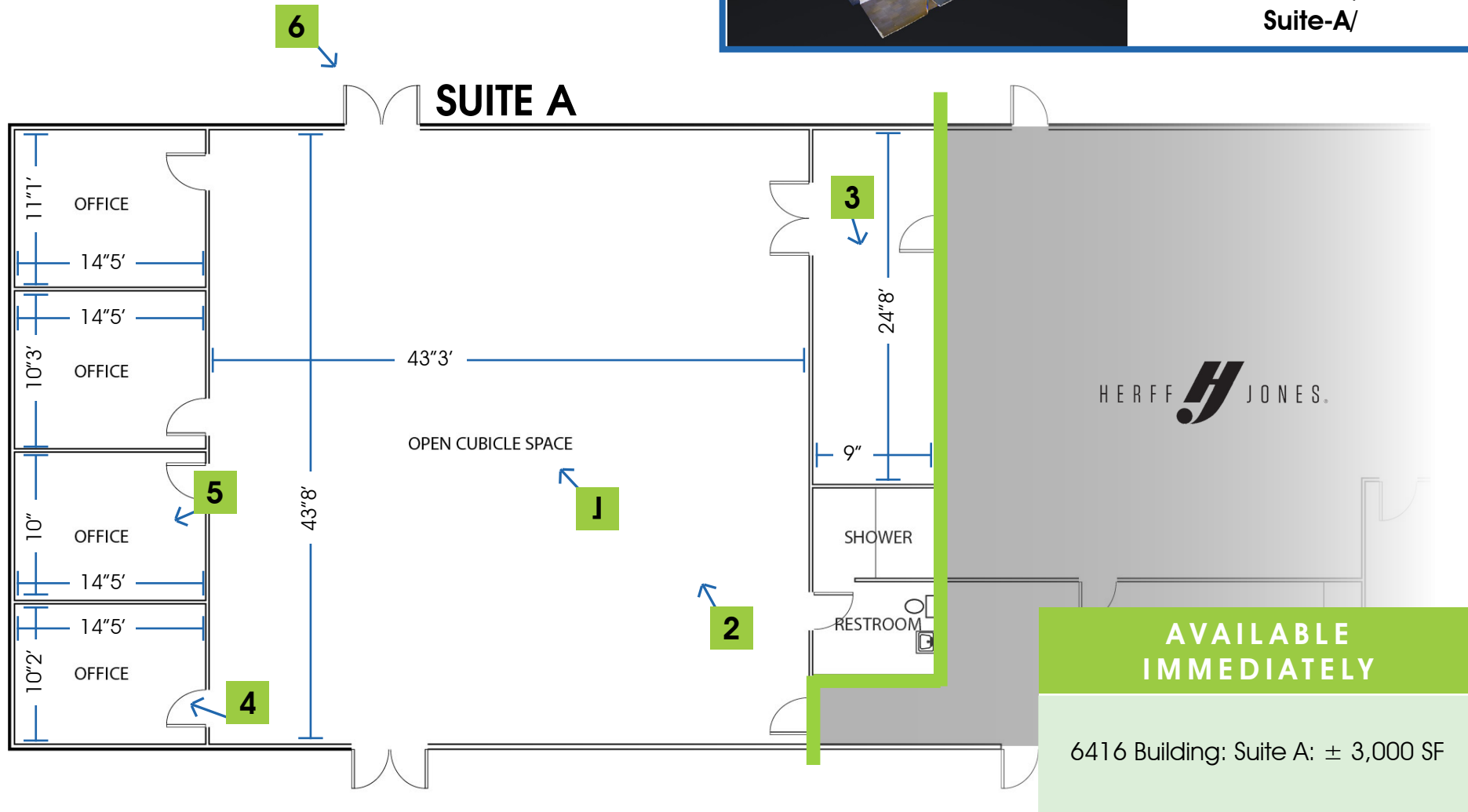
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6416 BUILDING: FLOORPLAN



TAKE A VIRTUAL TOUR
VIA MATTERPORT

Visit: [FCPG.com/Metro-II-Suite-A/](https://www.fcp.com/Metro-II-Suite-A/)



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PICTURES



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