



3361 Rouse Road

Orlando, Florida 32817

Property Features

- Attractive two-story brick building with insulated glass construction; built in 2000
- Professional office suites - most suites turnkey and ready for immediate occupancy
- Located in a HUB Zone, providing economic incentives for tenants
- Blocks from University of Central Florida
- Telephone / DSL – AT&T and Spectrum
- Parking: 4.8/1,000 SF
- Pylon signage also available for lease
- Within walking distance of Metro Diner, Panera Bread, Chick-fil-A and many other restaurants
- Easy access to University Boulevard, Alafaya Trail, SR 417 (GreeneWay), SR 408 (East-West), SR 50 (Colonial Drive) and Orlando International Airport

Available Space

Suite	SF	Available
105	1,122	Now
120	1,380	Now
165	1,380	Now
215	2,128	Now
230	2,128	12/01/24

Lease Rate

\$22.00/RSF Mod Gross

Net of Janitorial & Electric
Minimum 3 Year Lease

For more information:

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09.06.24

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.

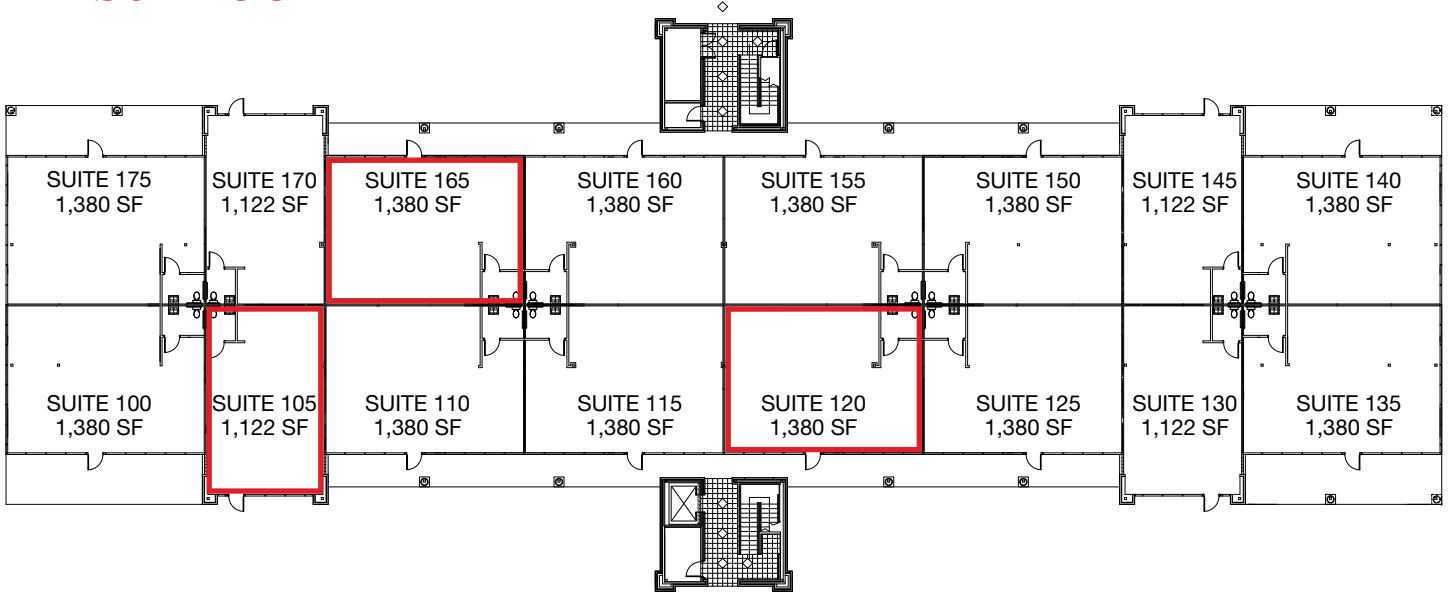
1800 Pembroke Drive, Suite 350
Orlando, Florida 32810-6928
+1 407 875 9989

nairealvest.com

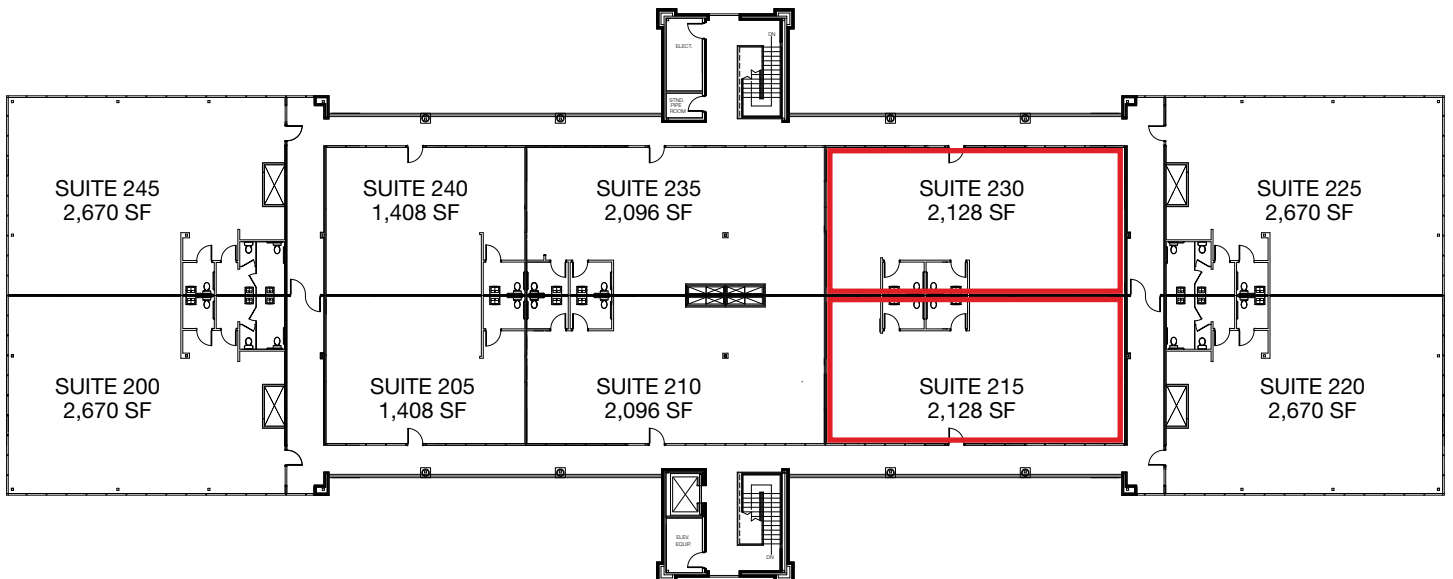
3361 Rouse Road
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Floor Plans
Orlando Office Space
University Court

First Floor



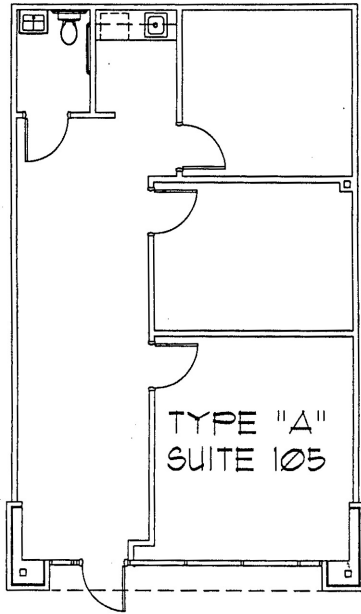
Second Floor



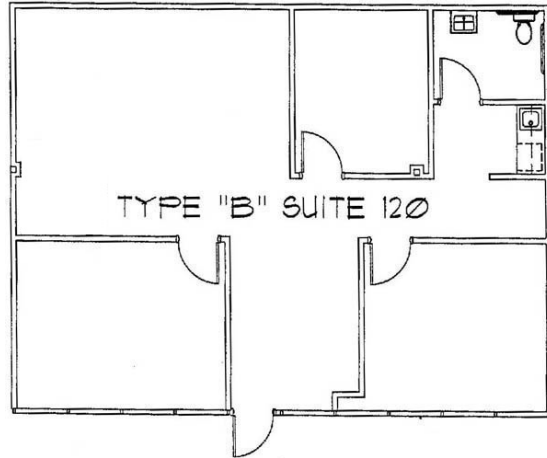
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As-Builts
Orlando Office Space
University Court

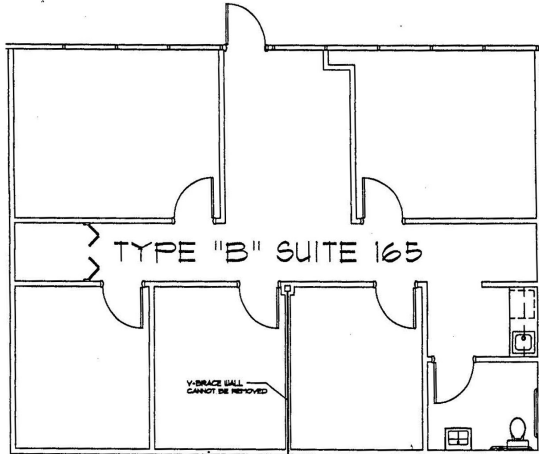
Suite 105 - 1,122± RSF



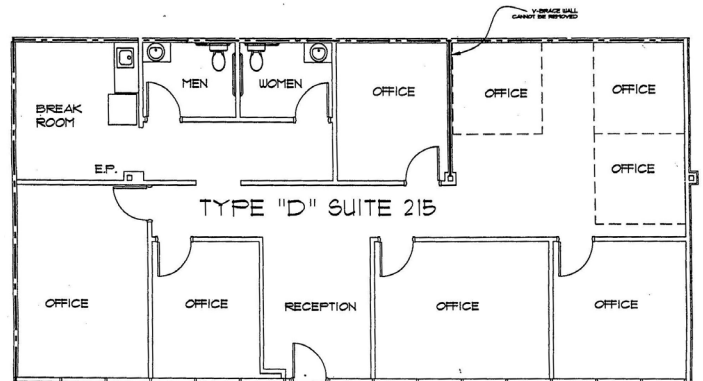
Suite 120 - 1,380± RSF



Suite 165 - 1,380± RSF



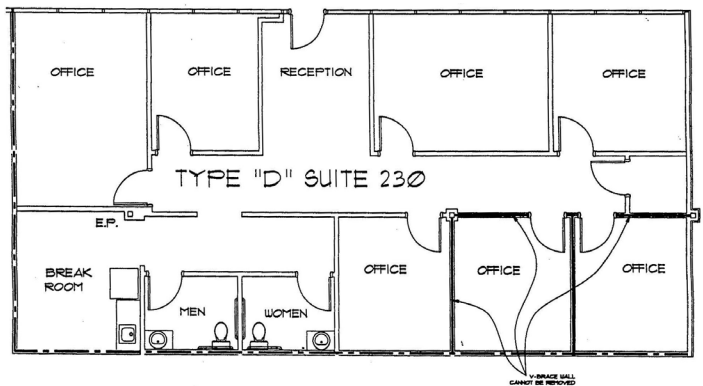
Suite 215 - 2,128± RSF



Ample Parking



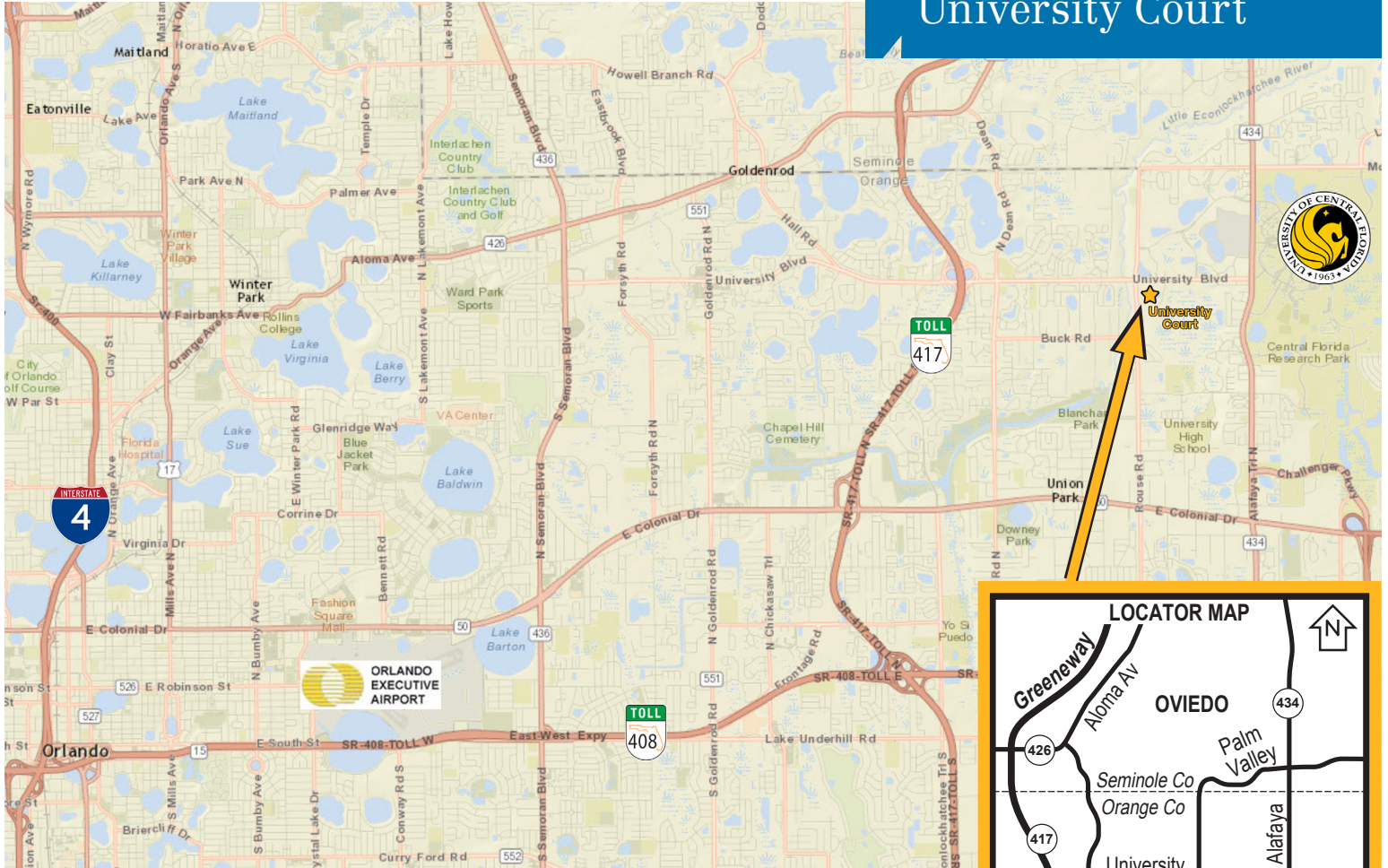
Suite 230 - 2,128± RSF



*Space plans may have been altered.

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Orlando MSA
Orlando Office Space
University Court



Pylon signage on University Boulevard
also available for lease

