



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 Spaces		
Suite	RSF	Available
105	1,122	Now
120	1,122	Now
165	1,380	Now
215	2,128	Now
230	2,128	Now

Fall Special: 1 Month Free for New Tenants*

*Outside of Minimum 3-Year Term
New Leases Must Be Signed by 12/31/24

Lease Rate

~~\$22.00/RSF Mod Gross~~
\$21.00/RSF Mod Gross**

Net of Janitorial & Electric
**3-Year Minimum Term for NEW,
Qualified Credit Tenant

For more information:

Mary Frances West, CCIM
+1 407 949 0725 | mfwest@realvest.com

10.24.24

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.

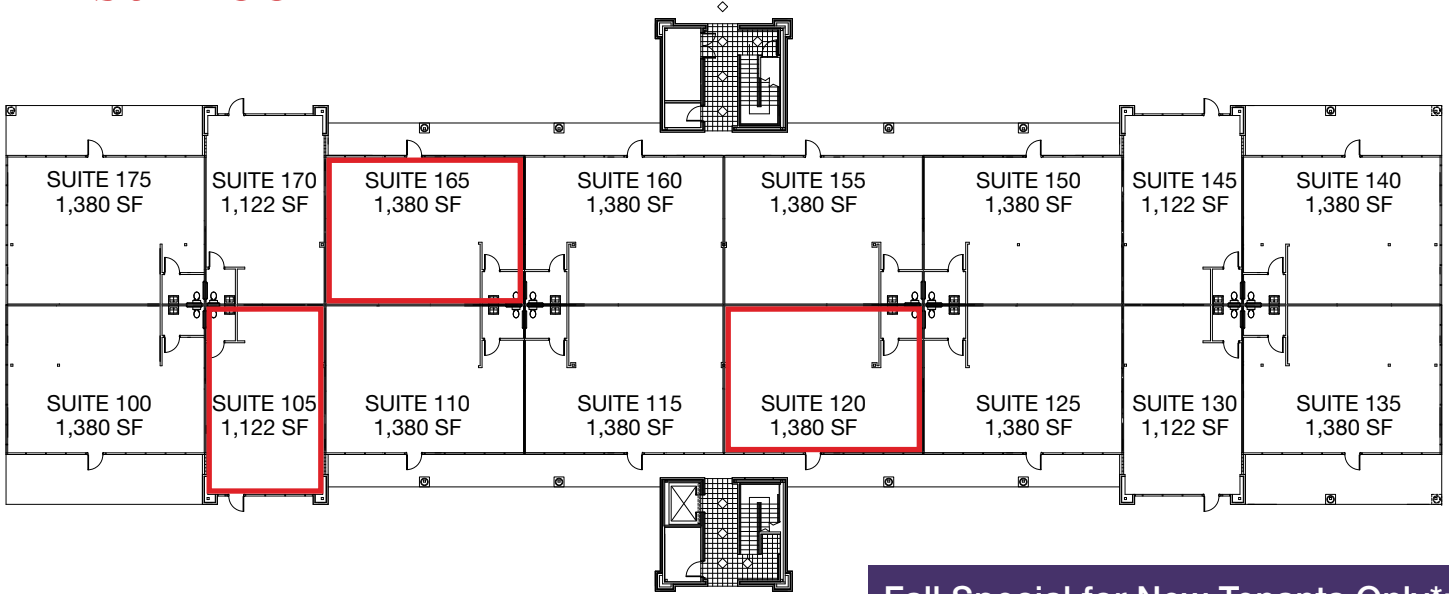
1800 Pembroke Drive, Suite 350
Orlando, Florida 32810-6928
+1 407 875 9989

nairealvest.com

3361 Rouse Road
Orlando, Florida 32817

Floor Plans
Orlando Office Space
University Court

First Floor



Fall Special for New Tenants Only*:

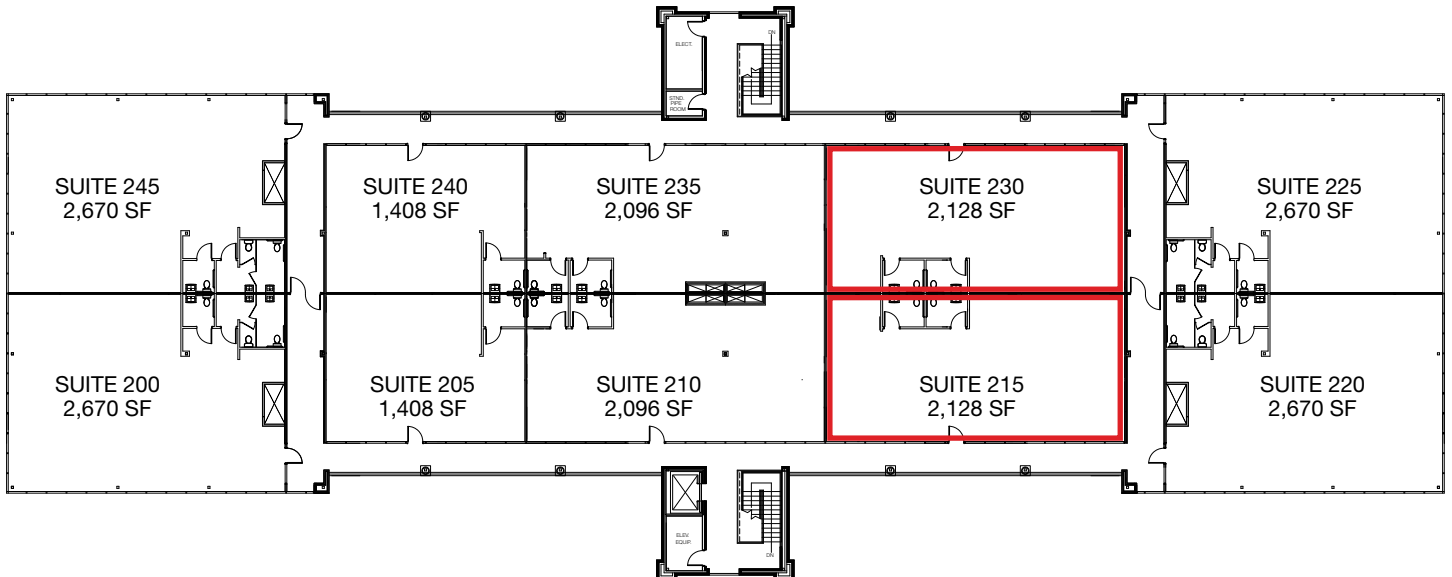
1 Month Free Rent

Lease Rate Reduced to \$21.00/SF MG

*Free Rent is Outside of Minimum 3-Year Term

New Leases Must Be Signed by 12/31/24

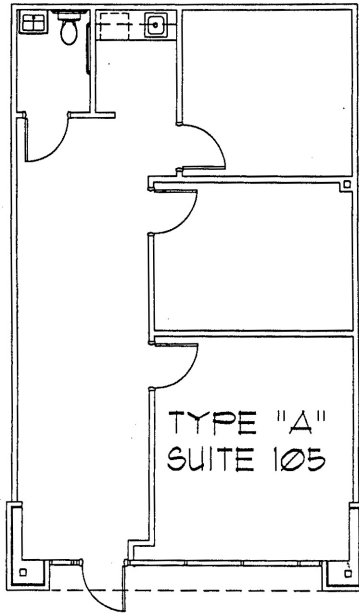
Second Floor



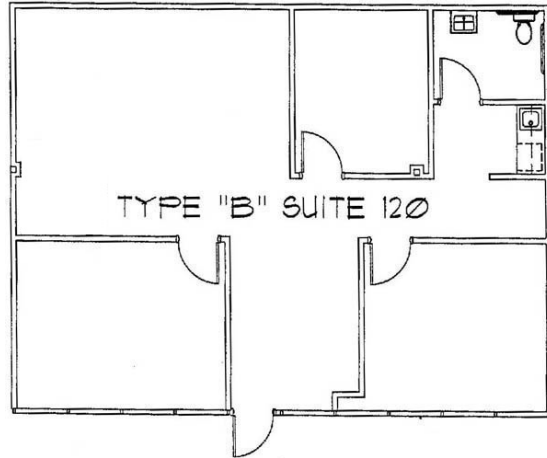
3361 Rouse Road
Orlando, Florida 32817

As-Builts
Orlando Office Space
University Court

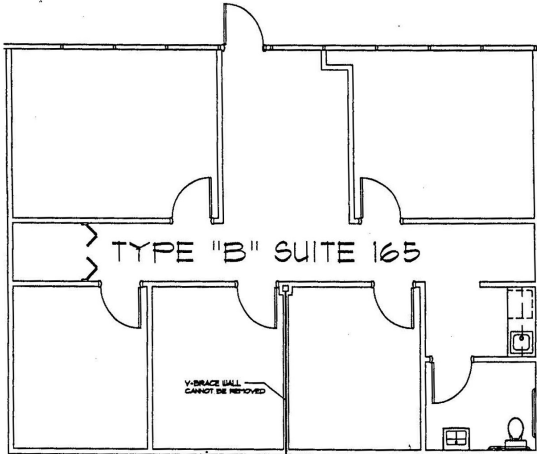
Suite 105 - 1,122± RSF



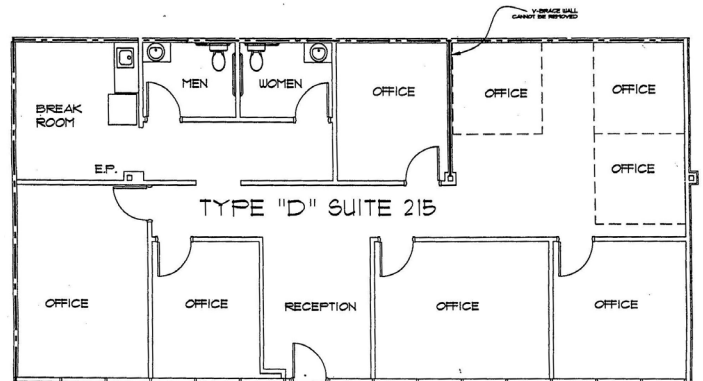
Suite 120 - 1,380± RSF



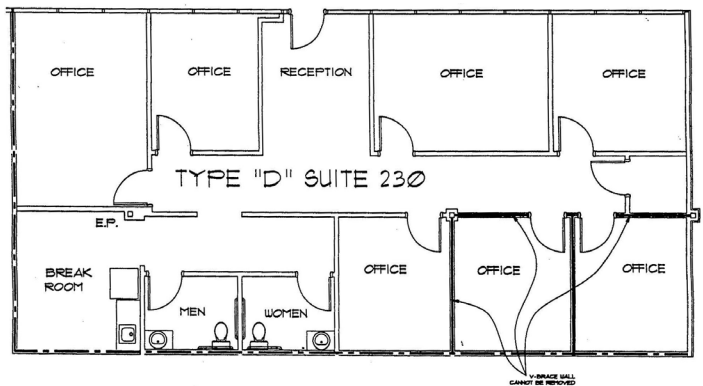
Suite 165 - 1,380± RSF



Suite 215 - 2,128± RSF



Suite 230 - 2,128± RSF



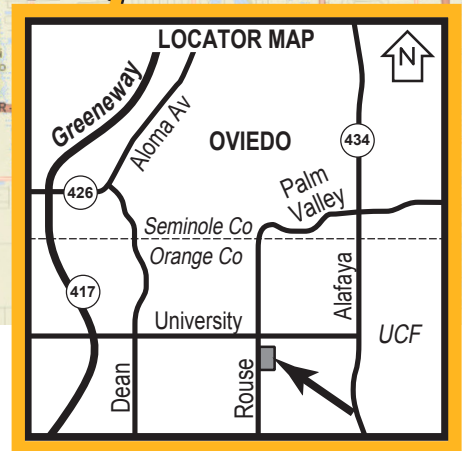
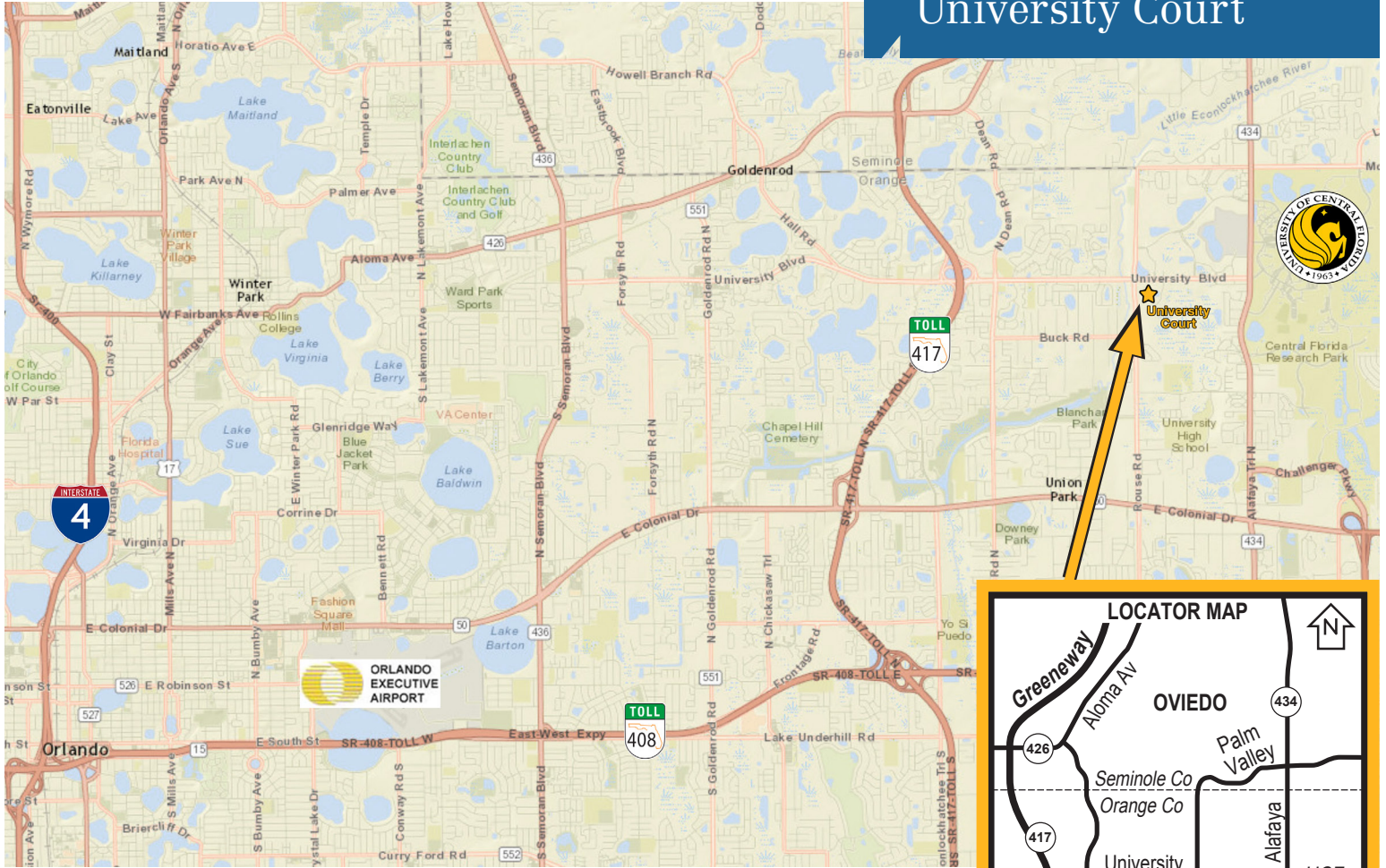
Ample Parking



*Space plans may have been altered.

3361 Rouse Road
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Orlando MSA
Orlando Office Space
University Court



Pylon signage on University Boulevard
also available for lease

