



FOUNDRY
COMMERCIAL

EXCHANGE I

7509 EXCHANGE DRIVE

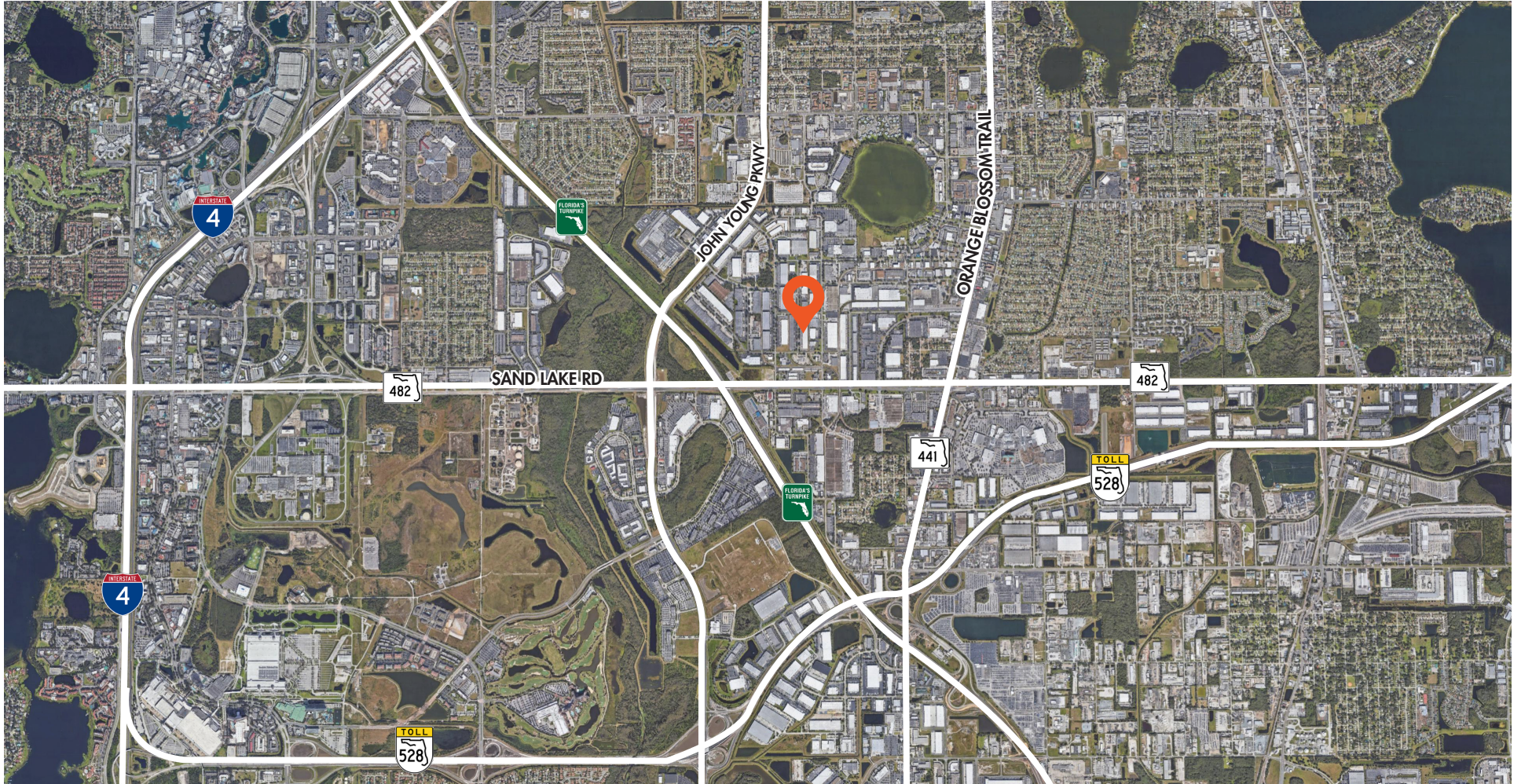
±13,401 RSF AVAILABLE FOR LEASE

EASTGROUP
PROPERTIES

±13,401 AVAILABLE FOR LEASE

EXCHANGE I | 7509 EXCHANGE DRIVE, ORLANDO, FL

PROPERTY MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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SPACE FOR LEASE

LOCATION OVERVIEW

Situated in the highly sought-after Orlando Central Park, this property is located off of Exchange Drive with great access to Sand Lake Road, John Young Parkway and Orange Blossom Trail.

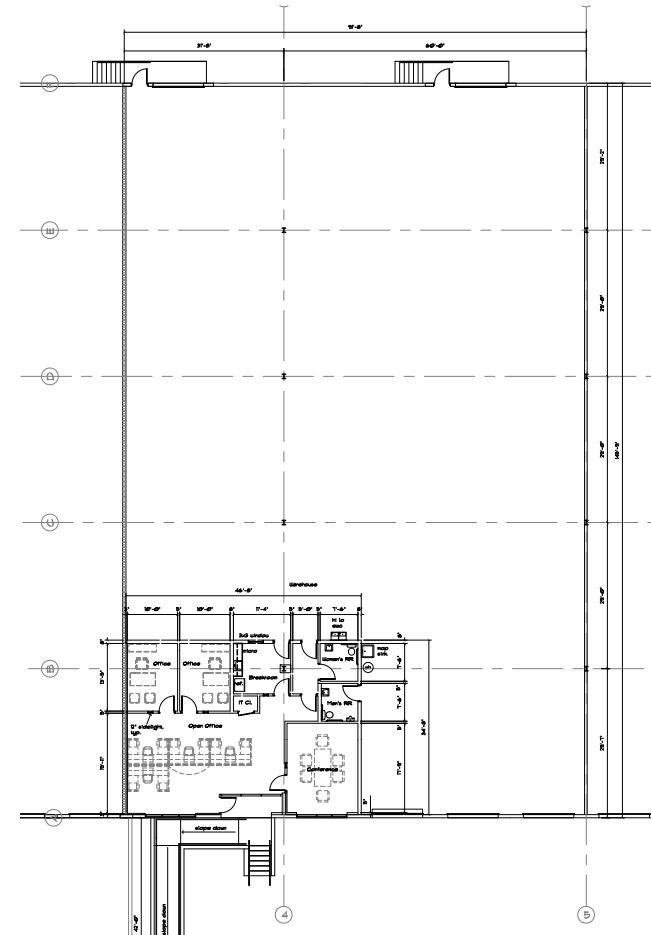
The space will feature a brand new spec office, new HVAC for office, new LED warehouse lighting and newly painted white interior warehouse walls.

PROPERTY FEATURES

- Located in coveted OCP
- Front Load
- Brand New Office

BUILDING FEATURES

AVAILABLE SF	± 13,401 SF
OFFICE SF	± 1,853 SF
LOADING	3 Dock High Doors
LEASE RATE	\$14.95/SF NNN
ESTIMATED 2024 OPEX	\$2.16/SF
CLEAR	26'
AVAILABLE	11/1/2024



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SPEC OFFICE PHOTOS



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