

For Lease

# Herndon Center - Office Space

1,500 - 1,800 SF | \$18.00 - \$20.00 / SF



## 615 - 645 Herndon Avenue

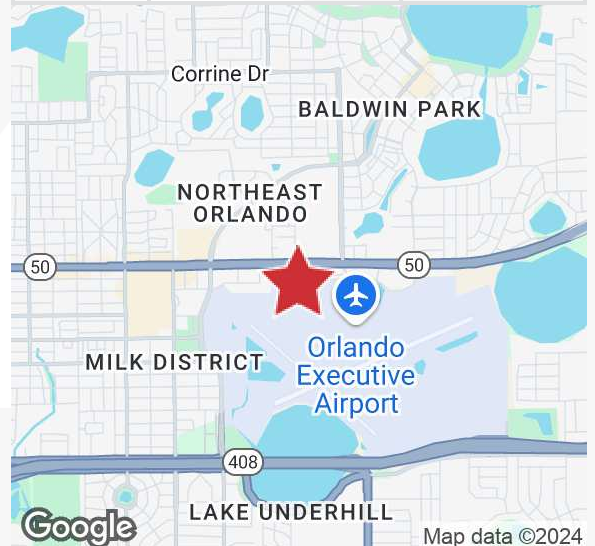
Orlando, Florida 32803

### Property Highlights

- 33,236± SF building on 2.0± acres
- Glass storefronts
- Utilities: OUC (electric, water and sewer)
- Zoning: AC3 (City of Orlando)
- Parking: 3.0/1,000 SF
- Across from the Fashion Square Mall
- Adjacent to the Orlando Executive Airport
- Convenient to Colonial Drive (SR 50), Semoran Blvd (SR 436), East-West Expressway (SR 408) and I-4

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
625 B	\$18.00 SF/yr	1,500
645 D	\$20.00 SF/yr	1,800



**Lease Rate Just Reduced**

**Lease Rate: \$18-\$20.00/SF Net (\$5.22/SF CAM)**

For more information

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12.11.24

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.

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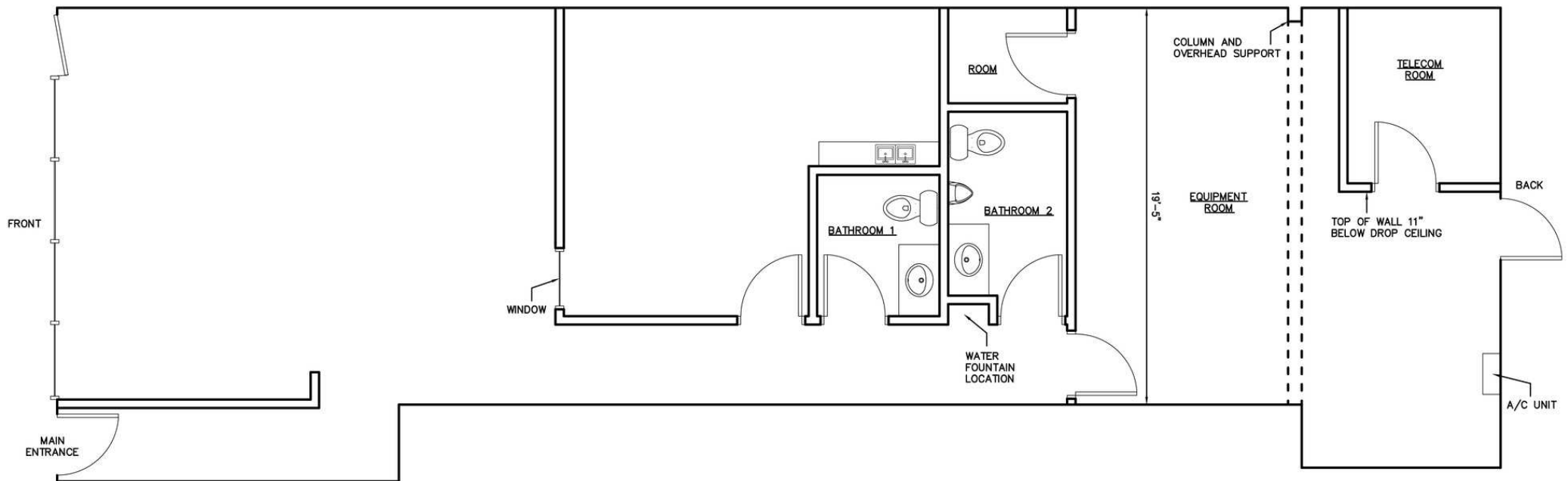


# Property Photos

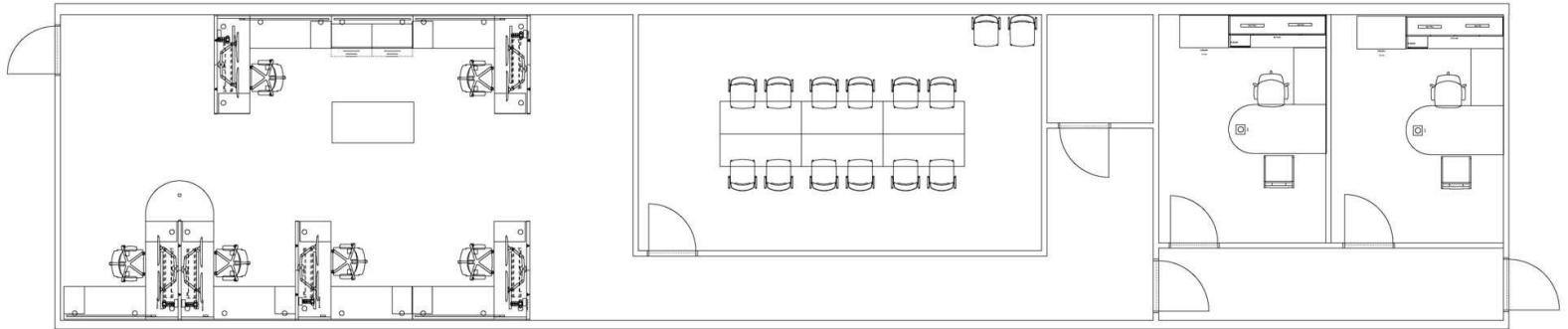




Suite 625 B - 1,500± SF

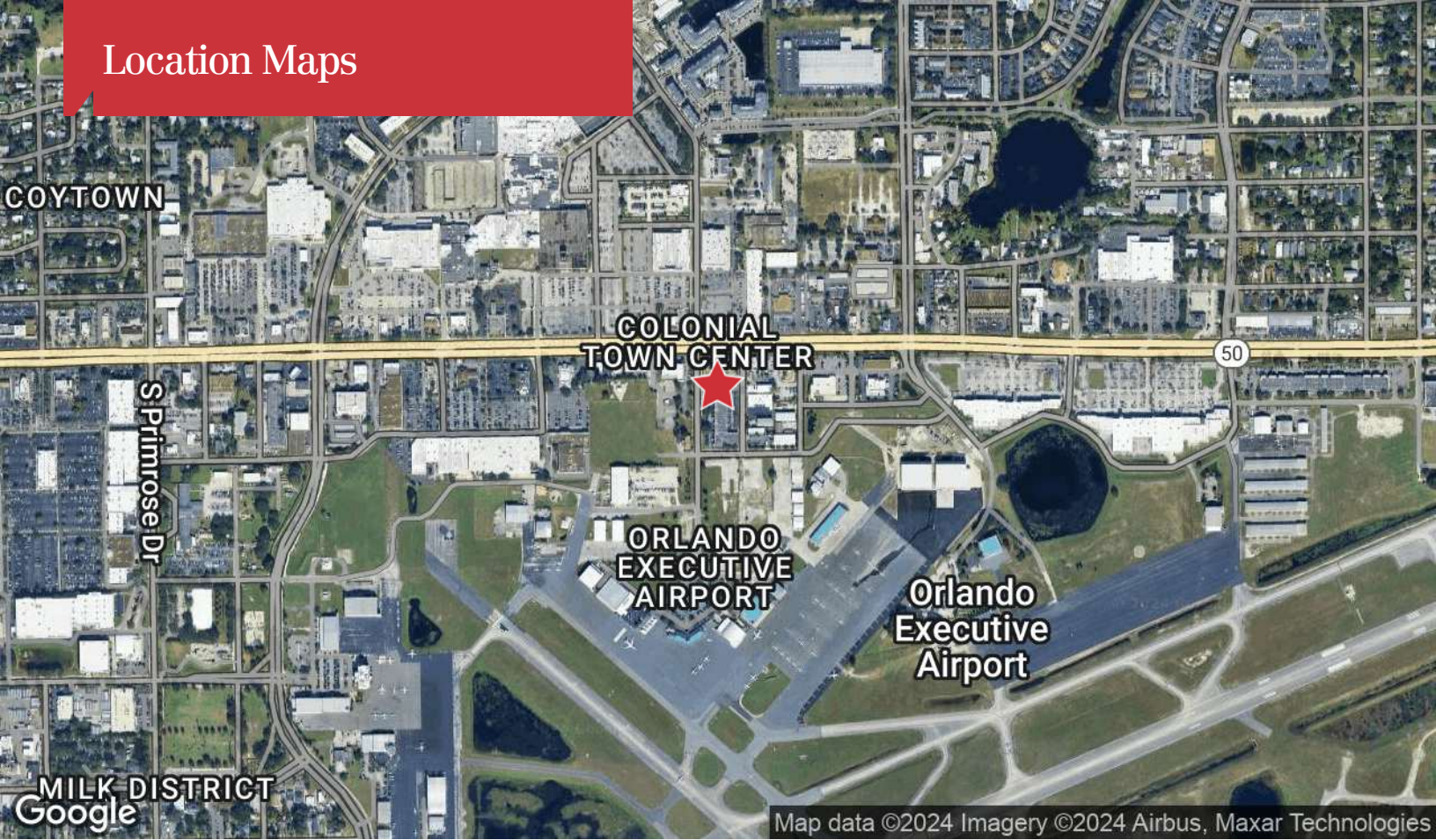


# Suite 645-D - 1,800± SF



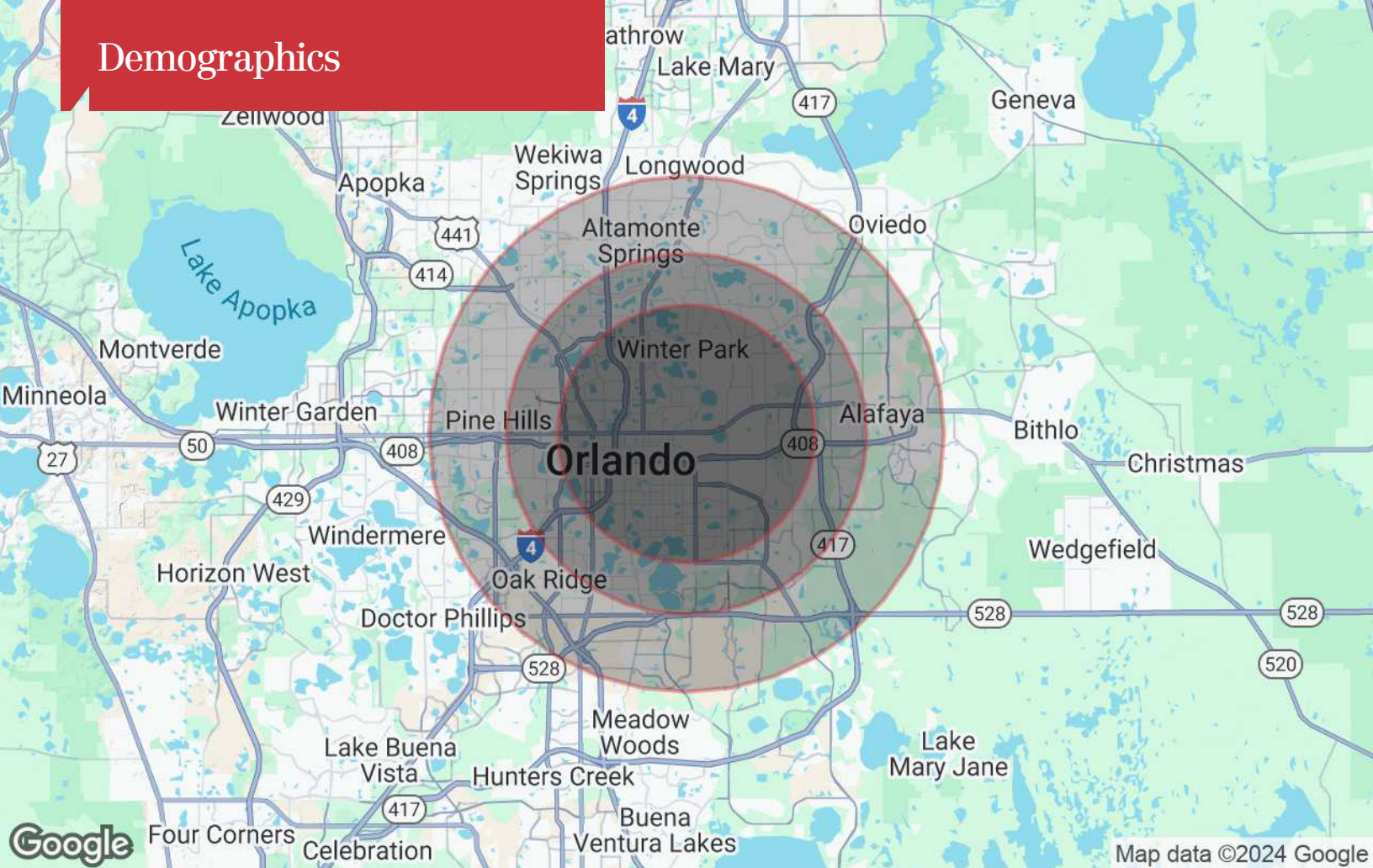


# Location Maps





# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	323,998	577,939	1,000,120
MEDIAN AGE	41	40	39
MEDIAN AGE (MALE)	40	39	38
MEDIAN AGE (FEMALE)	42	41	40

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	138,507	234,233	389,601
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$102,988	\$94,640	\$92,302
AVERAGE HOUSE VALUE	\$449,277	\$395,985	\$380,255

\* Demographic data derived from 2020 ACS - US Census