



OFFICE SPACE FOR LEASE

6416 Old Winter Garden Road, Orlando, FL 32835

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

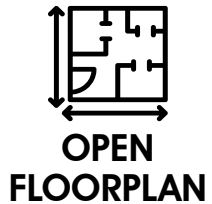
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Senior Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

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

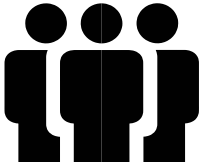
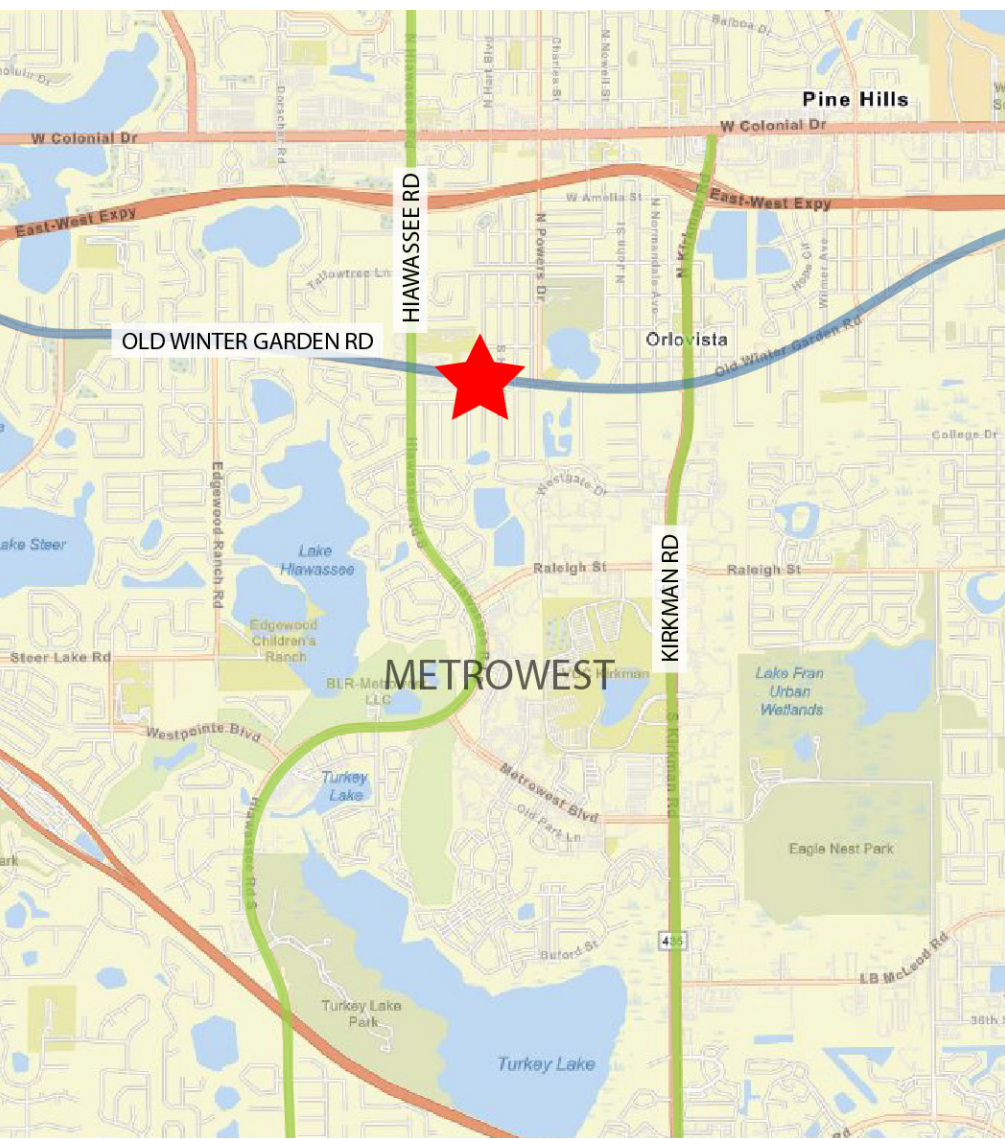
- Allocated Fenced Parking Available
- Multiple access points off of Old Winter Garden Road, S Hart Blvd and S Buena Vista Ave
- Facade Signage Available



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MARKET HIGHLIGHTS



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



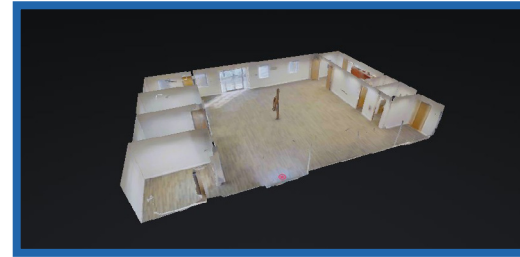
**DRIVE TIME TO
408**
1 mile / 2 mins

		 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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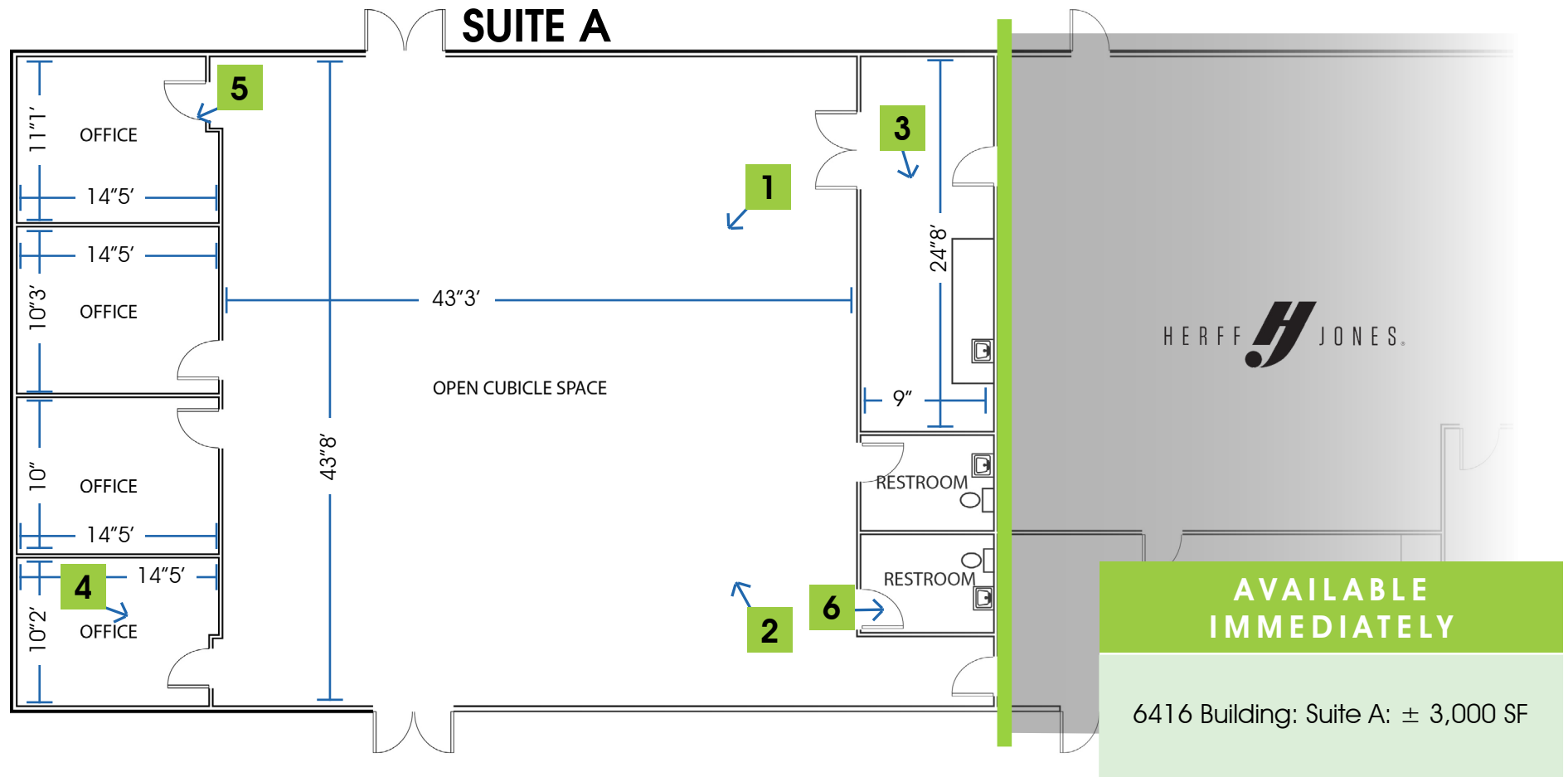
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6416 BUILDING: FLOORPLAN



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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