

# FOR LEASE

**LEE VISTA CENTER**  
6490 HAZELTINE NATIONAL DR. ORLANDO, FL 32822



## 3,400 SF & 10,127 SF

## PROPERTY FEATURES

34,000± SF BUILDING SIZE

- 3,400 SF AVAILABLE - SUITE 100

- 10,127 SF AVAILABLE - SUITE 105-120

7 MINUTES FROM MCO AIRPORT

CONVENIENT ACCESS TO SR 528

WET SPRINKLERS

3 PHASE POWER



### TAYLOR ZAMBITO

Senior Director  
+1 407 541 4409  
taylor.zambito@cushwake.com

### RYAN HUBBARD

Director  
+1 407 541 4390

### JARED BONSHIRE

Executive Managing Director  
+1 407 541 4414  
jared.bonshire@cushwake.com

Owned By:

**maple<sup>tree</sup>**

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6490 HAZELTINE NATIONAL DR  
SUITE 100 - 3,400 SF

## PROPERTY SPECIFICATIONS

### ASKING RATE

\$17.95/SF NNN

### OPEX\*

\$5.81 PSF

### MONTHLY RATE

\$6,900.30

### CLEAR HEIGHT

20'

### LOADING DOORS

(1) GRADE KNOCK OUT

### PARKING RATIO

3.61/1,000

### ZONING

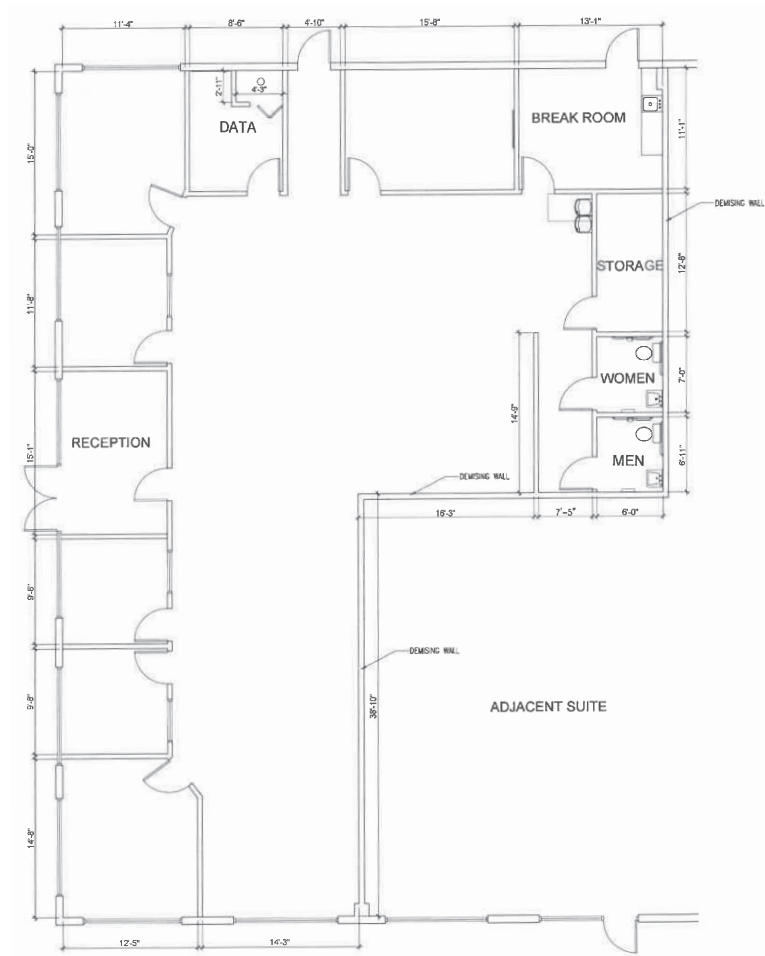
I-P

### BUILDING DEPTH

90'

### YEAR BUILT

2005



*\*Denotes Estimated Operating Expenses for 2025*

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6490 HAZELTINE NATIONAL DR  
SUITE 105-120 - 10,127 SF

## PROPERTY SPECIFICATIONS

### ASKING RATE

\$15.50/SF NNN

### OPEX\*

\$5.81 PSF

### MONTHLY RATE

\$18,433.46

### CLEAR HEIGHT

20'

### LOADING DOORS

(1) GRADE LEVEL

### PARKING RATIO

3.61/1,000

### ZONING

I-P

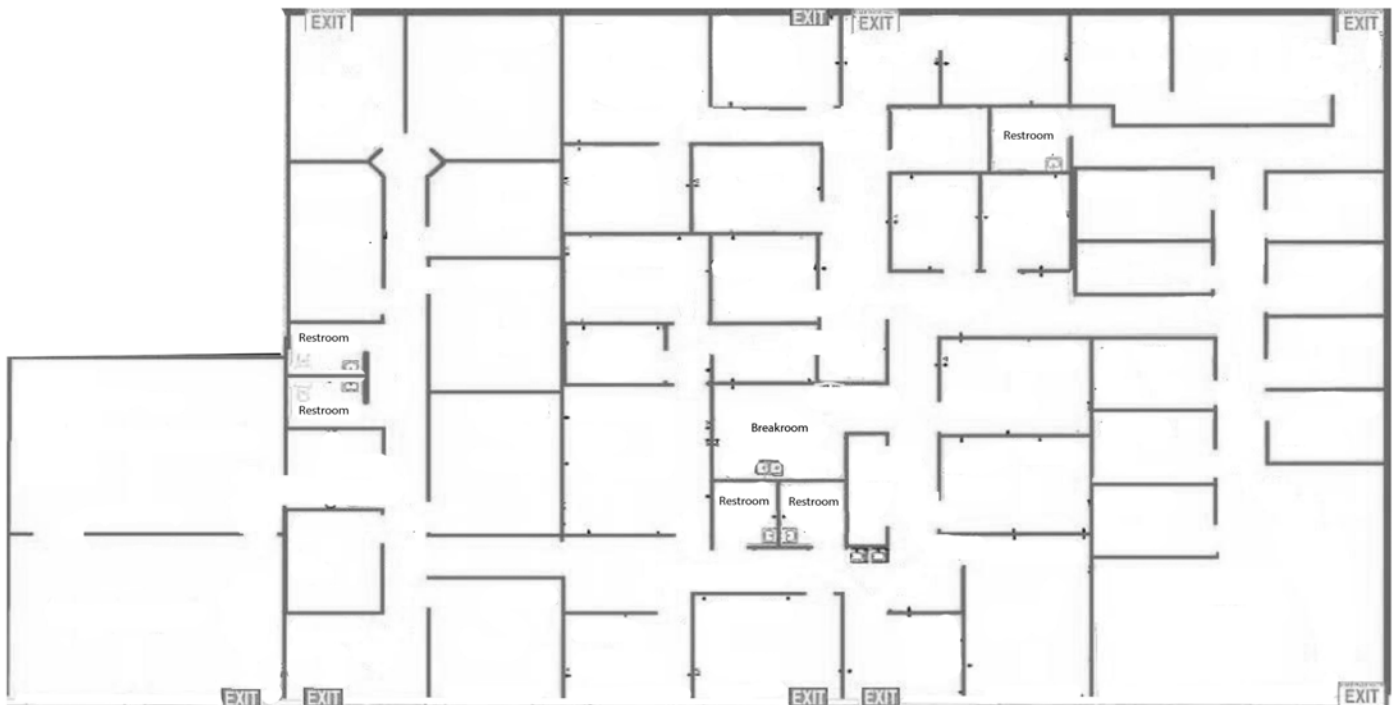
### BUILDING DEPTH

90'

### YEAR BUILT

2005

## OFFICE/FLEX SPACE



*\*Denotes Estimated Operating Expenses for 2025*

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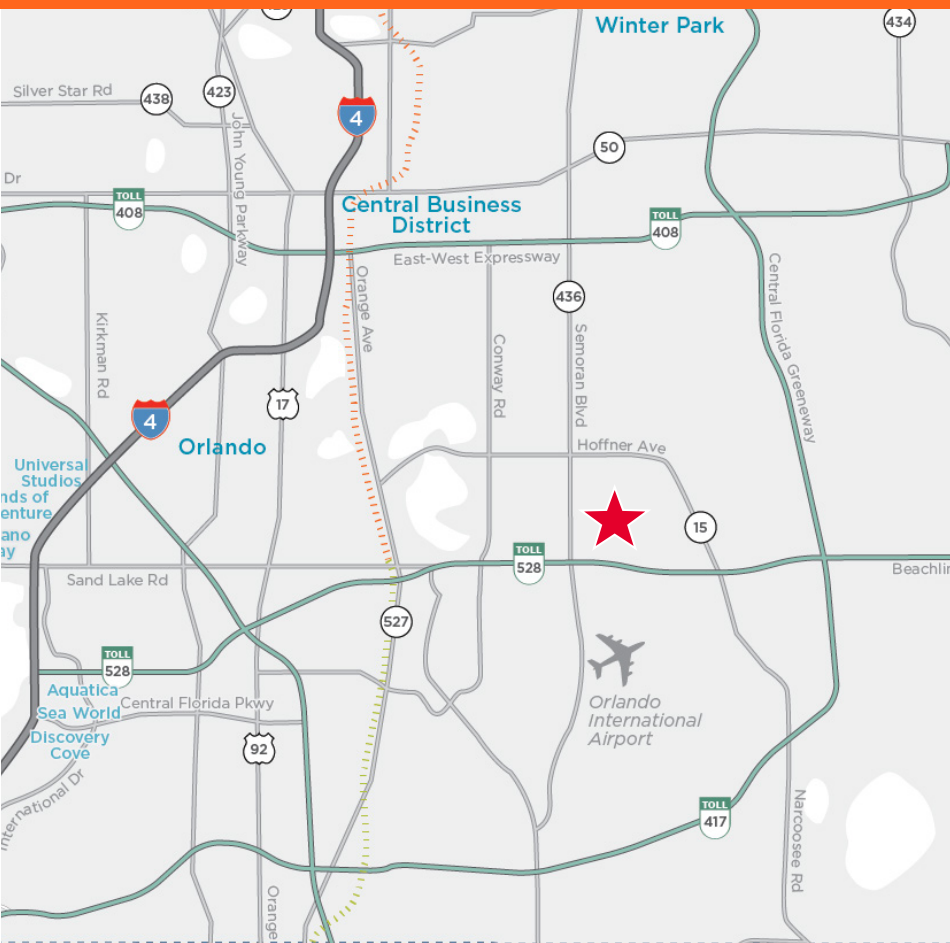






#### DRIVE TIMES

State Road 528	1.4 miles 3 min.
State Road 417	4.6 miles 6 min.
Florida's Turnpike	8.0 miles 11 min.
Interstate 4	12.5 miles 15 min.



## STRATEGIC LOCATION

6490 Hazeltine National Drive provides a great access point to easy transportation avenues, including highways, freeways, and airport. Located in Orlando's Airport Submarket, 6490 Hazeltine National Drive tenants may benefit from city economic incentives.

## ABOUT US

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages more than 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

[www.mapletree.com.sg](http://www.mapletree.com.sg)

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