

For Lease

West Colonial Business Center

4,800 - 10,800 SF | \$14.00 / SF



630 Emeraldalda Road

Orlando, Florida 32808

Property Highlights

- West Colonial Business Center – 30,660± SF multi-tenant flex building
- 100% air-conditioned suites available
- Flexible layouts suitable for office, retail, or warehouse use
- Grade-level access with adaptable clear height potential
- Monument signage along West Colonial Drive
- 3-phase electrical service
- Parking ratio: 2.35 / 1,000 SF with additional overflow parking available
- Zoned C-3 (Heavy Commercial – Orange County)
- Located at the intersection of West Colonial Drive and Kirkman Road, seconds from SR 408
- Operating expenses: \$3.41/SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 101	\$14.00 SF/yr	7,800
Suite 104	\$14.00 SF/yr	6,000
Suite 105	\$14.00 SF/yr	4,800
Suites 104 & 105	\$14.00 SF/yr	10,800



For more information

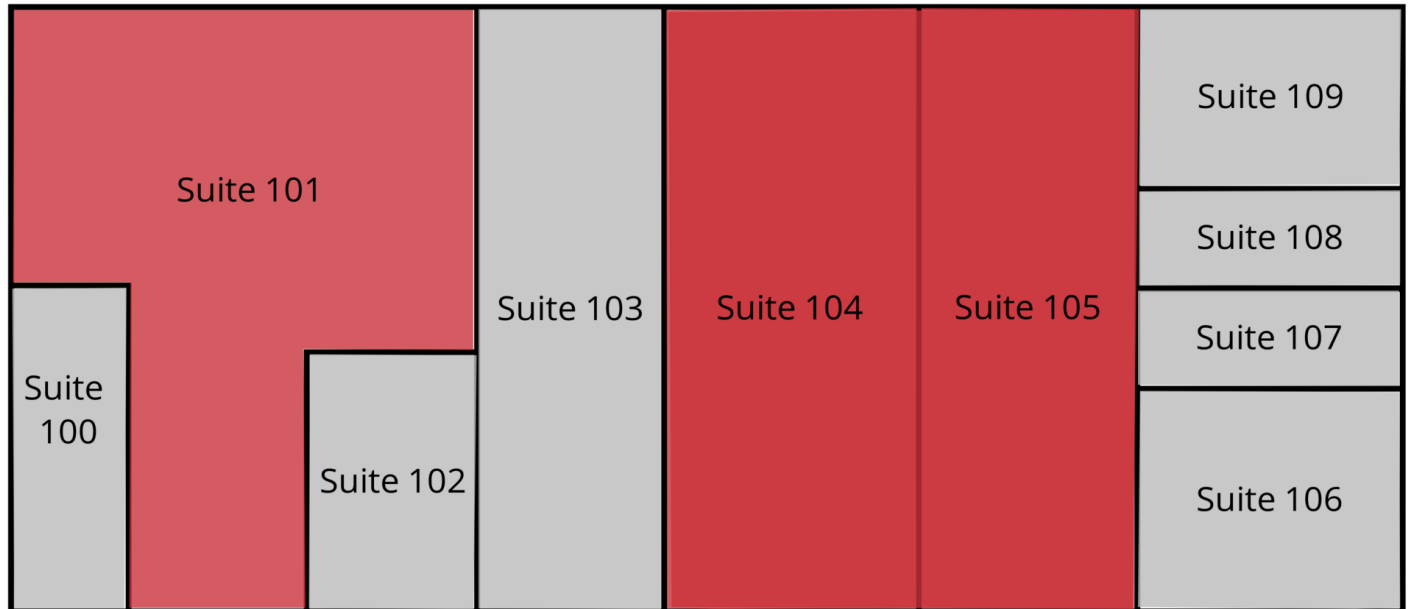
Stian Funk

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Lease Rate: \$14.00 / SF NNN

Available Spaces

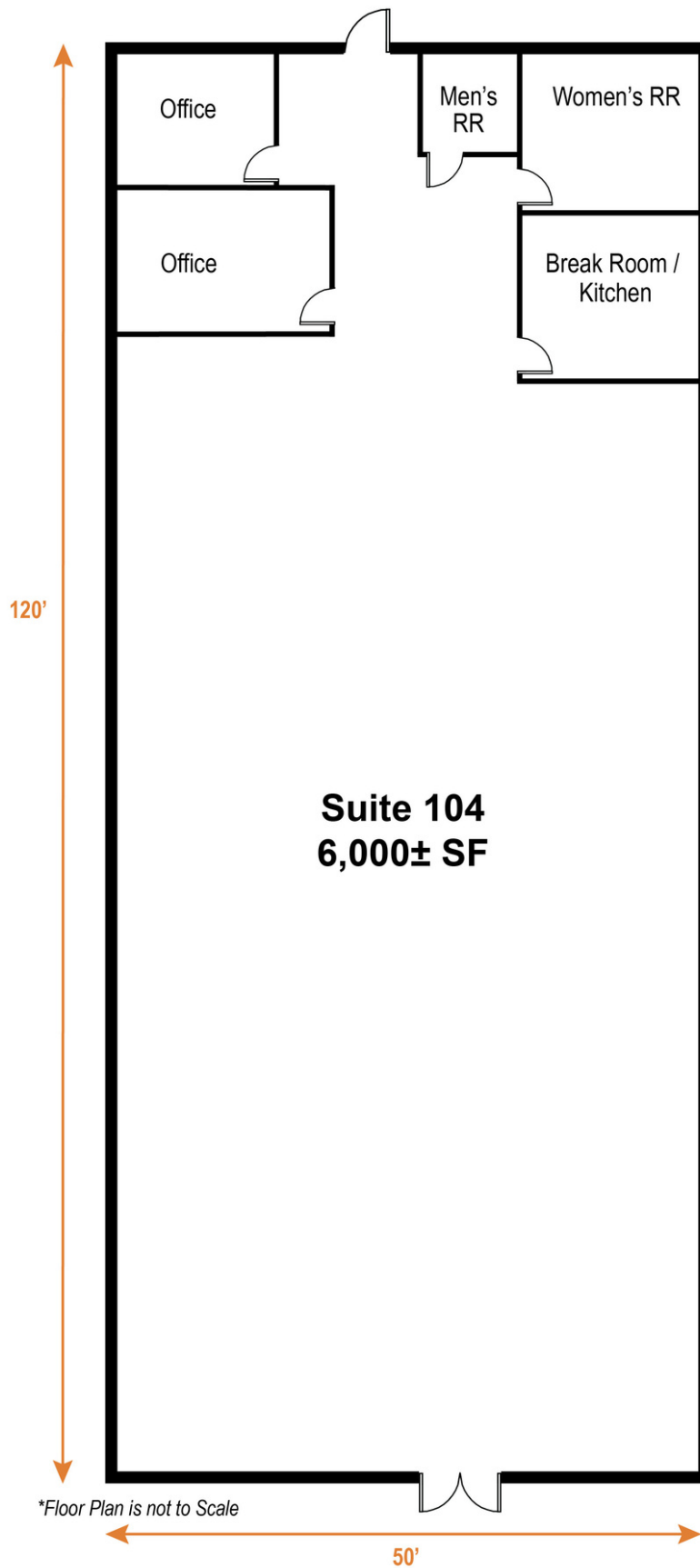
Emeralda Road



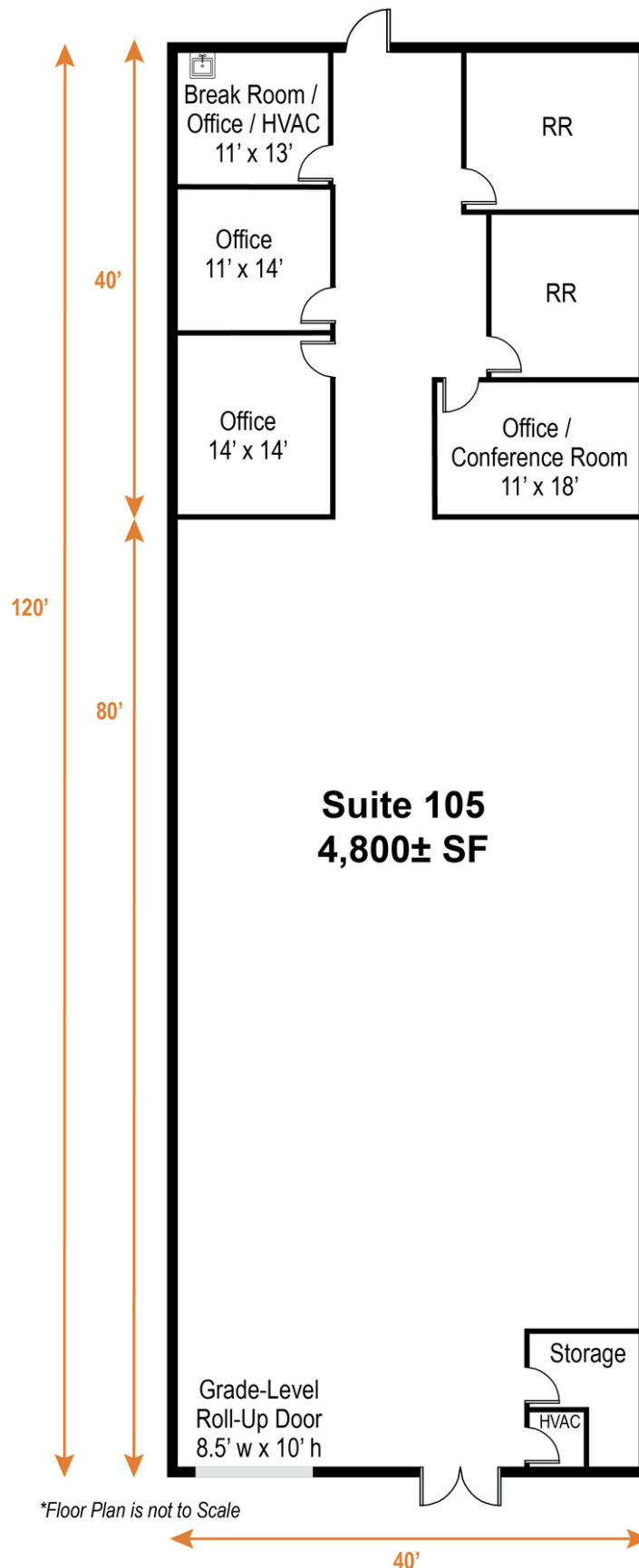
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 101	7,800 SF	NNN	\$14.00 SF/yr	Available now
Suite 104	6,000 SF	NNN	\$14.00 SF/yr	Available March 1, 2026. 100% air-conditioned office/retail space. Large open workspace with 2 private offices, kitchen/breakroom and 2 restrooms
Suite 105	4,800 SF	NNN	\$14.00 SF/yr	Available now. Functional layout with 3 private offices, breakroom, storage and multiple restrooms & one grade-level door (8.5' W x 10' H)
Suites 104 & 105	10,800 SF	NNN	\$14.00 SF/yr	Available March 1, 2026. Suites 104 & 105 can be combined for a larger, contiguous layout

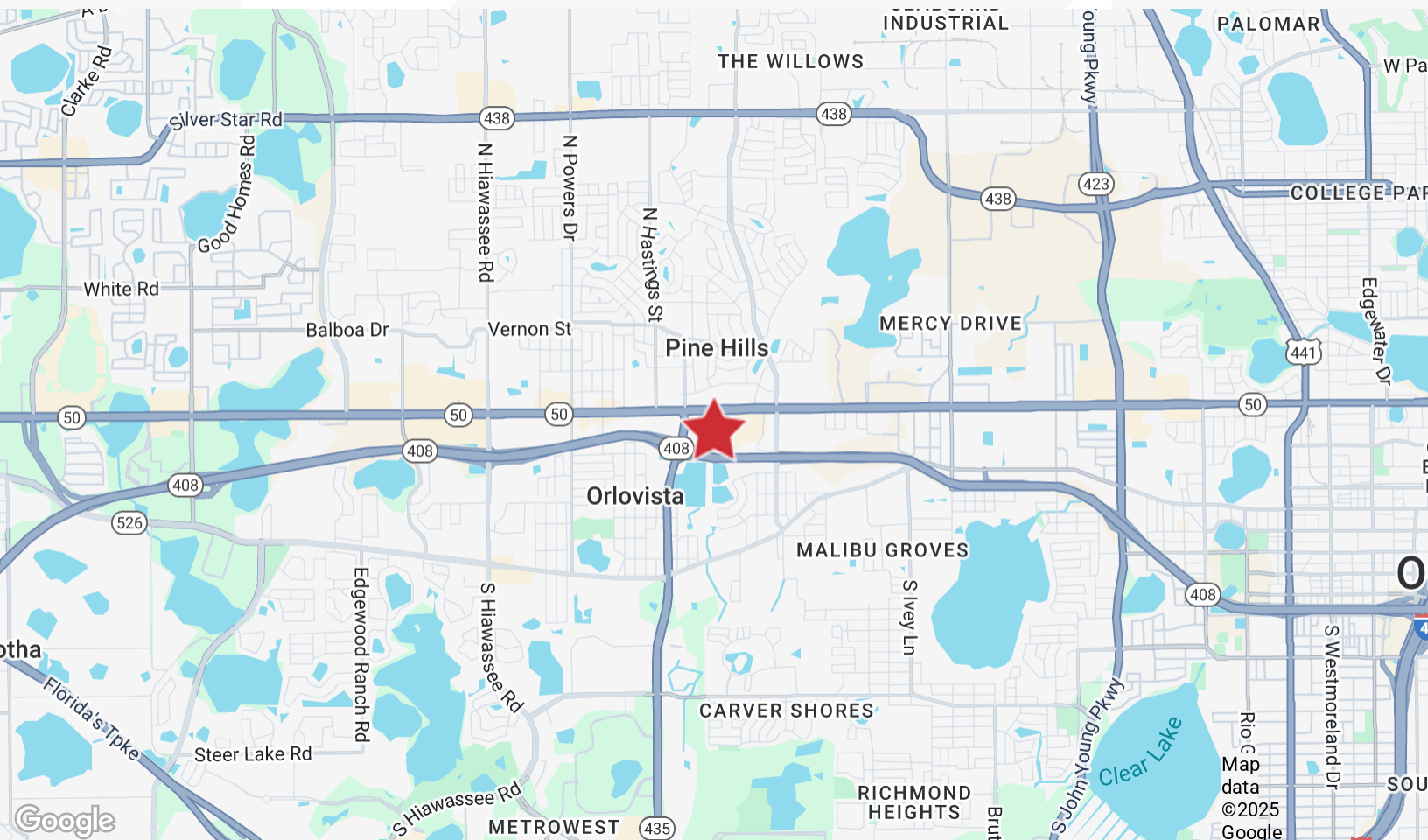
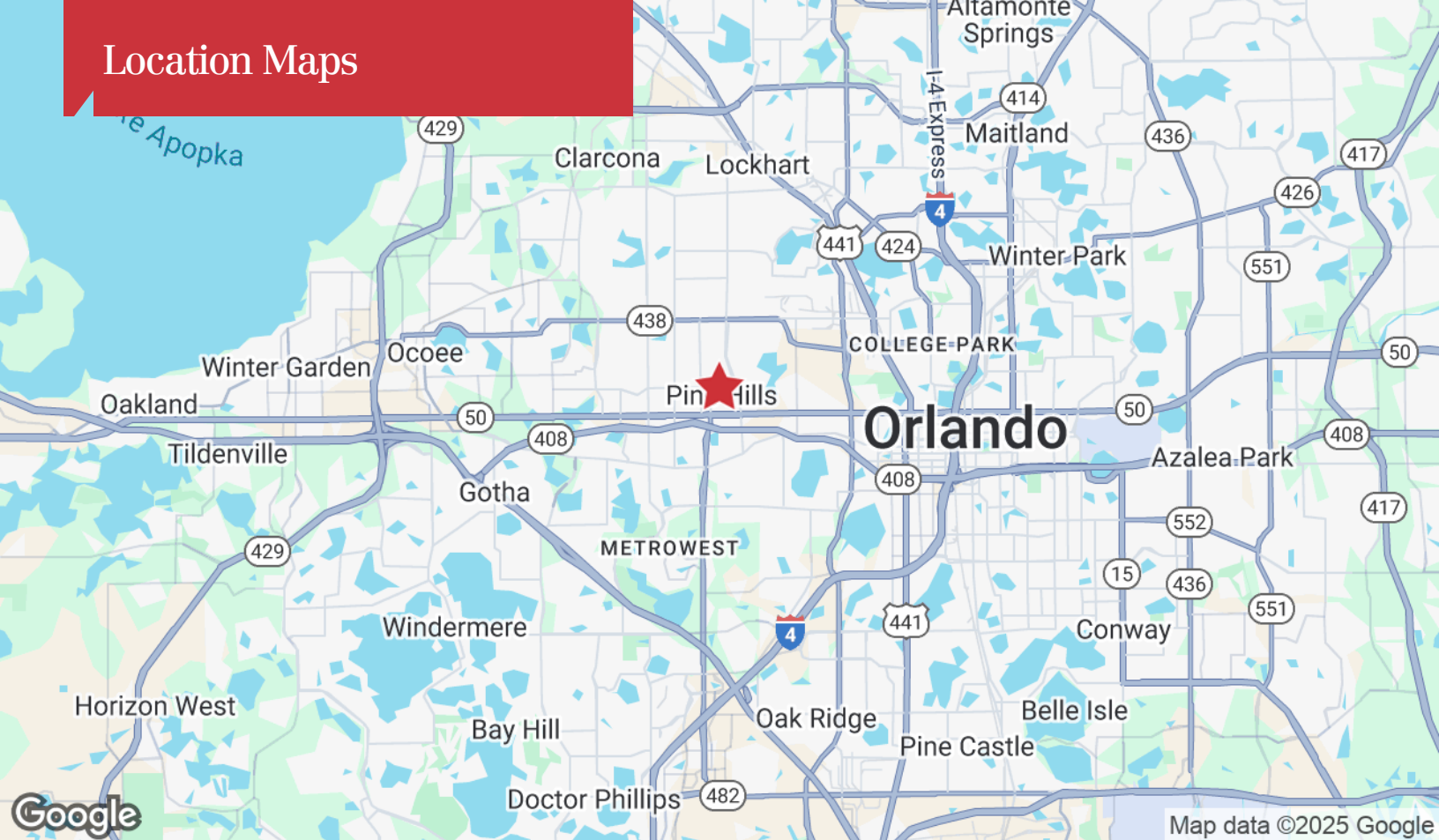
Floor Plan - Suite 104 - 6,000±
SF



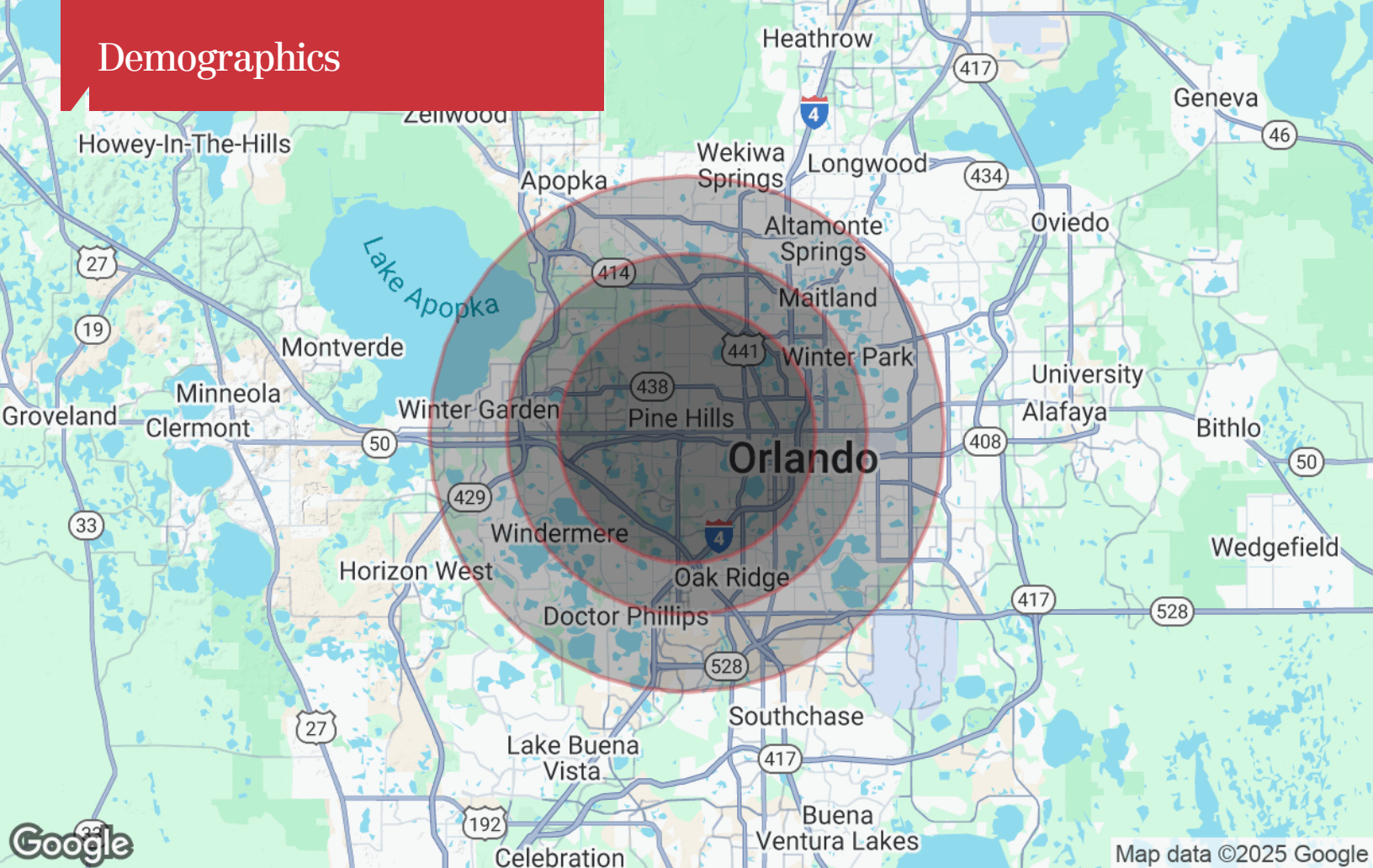
Floor Plan - Suite 105 - 4,800±
SF



Location Maps



Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	296,451	535,536	955,373
MEDIAN AGE	39	39	40
MEDIAN AGE (MALE)	38	38	39
MEDIAN AGE (FEMALE)	40	40	41

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	110,467	205,858	365,682
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$82,200	\$90,300	\$99,849
AVERAGE HOUSE VALUE	\$354,528	\$388,371	\$418,817

* Demographic data derived from 2020 ACS - US Census