

For Lease

# University Court

1,380 - 2,096 SF | \$19.75 / SF



## 3361 Rouse Road

Orlando, Florida 32817

### Property Highlights

- Lease Rate Just Reduced!
- Attractive two-story brick building with insulated glass construction; built in 2000
- Professional office suites available
- Most suites turnkey and ready for immediate occupancy
- Located in a HUB Zone, providing economic incentives for tenants
- Blocks from University of Central Florida
- Telephone / DSL – AT&T and Spectrum
- Parking: 4.8/1,000 SF
- Pylon signage also available for lease
- Within walking distance from Metro Diner, Panera Bread, Chick-Fil-A and many other restaurants
- Easy access to University Boulevard, Alafaya Trail, SR 417 (GreeneWay), SR 408 (East-West), SR 50 (Colonial Drive) and Orlando International Airport

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 100	\$19.75 SF/yr	1,380
Suite 235	\$19.75 SF/yr	2,096

### Fall Special: 1 Month Free for New Tenants\*

\*Outside of Minimum 3-Year Term  
New Leases Must Be Signed by 12/31/25

### Lease Rate

~~\$22.00/RSF Mod Gross~~

**New Tenants Only -  
\$19.75/RSF Mod Gross\*\***

Net of Janitorial & Electric

\*\*3-Year Minimum Term for NEW, Qualified Credit Tenant

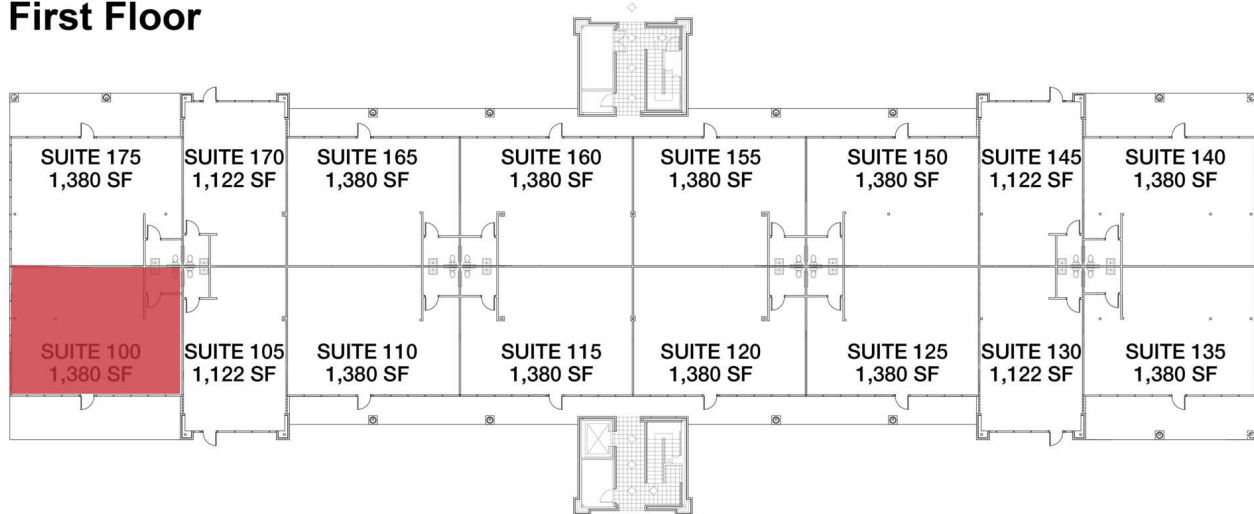
For more information

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# Available Spaces

## First Floor

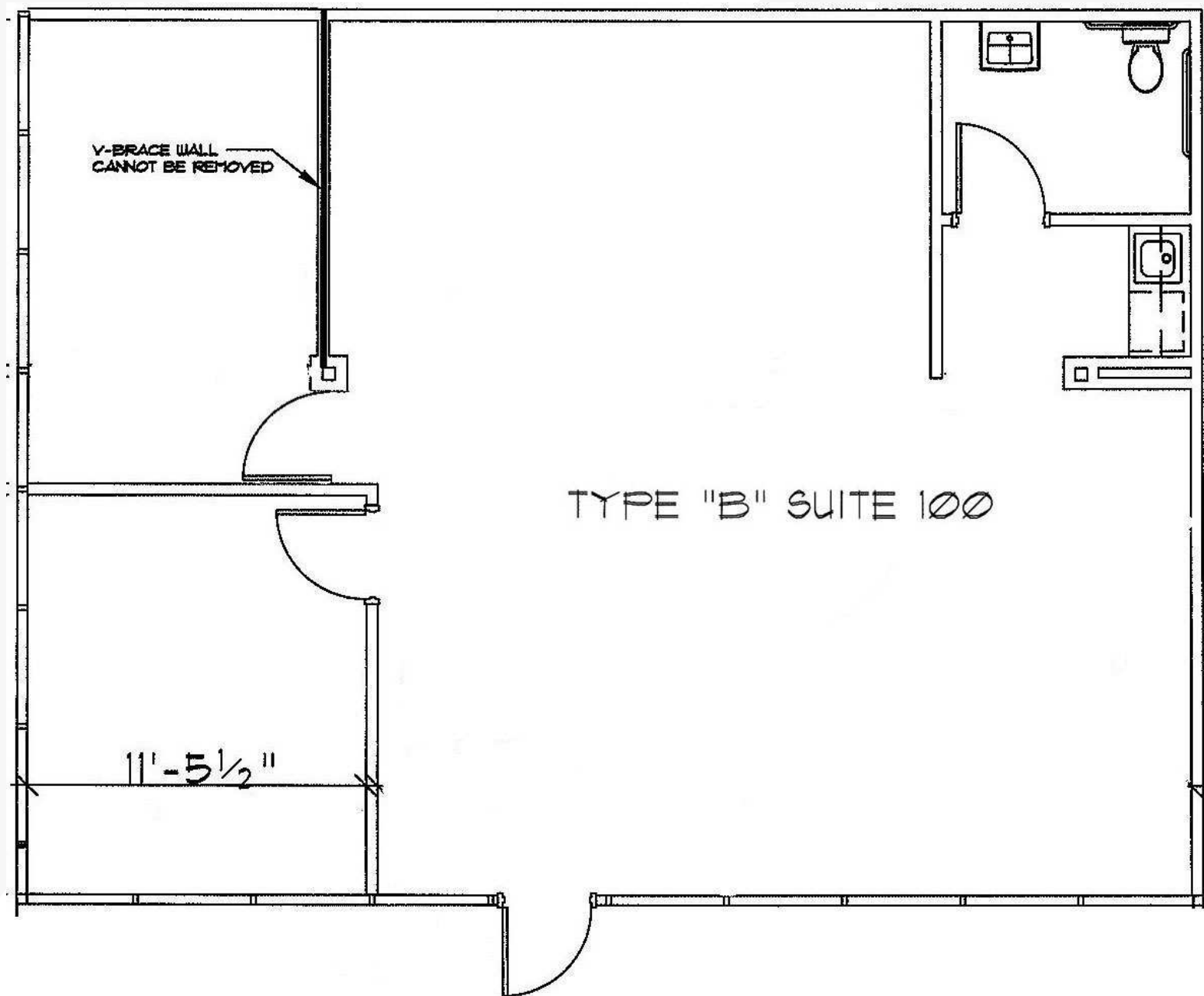


## Second Floor



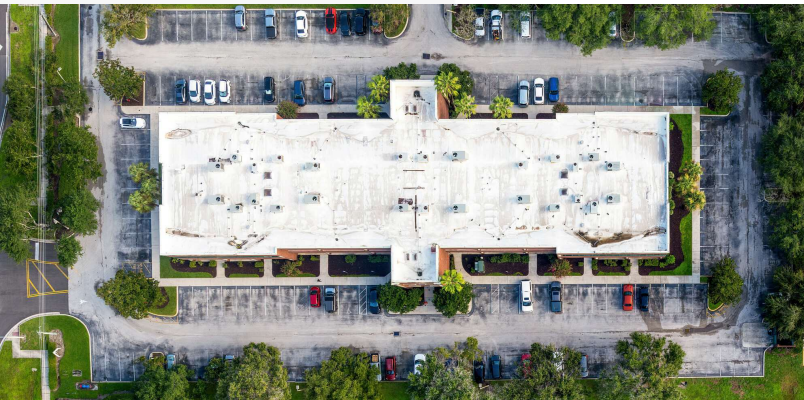
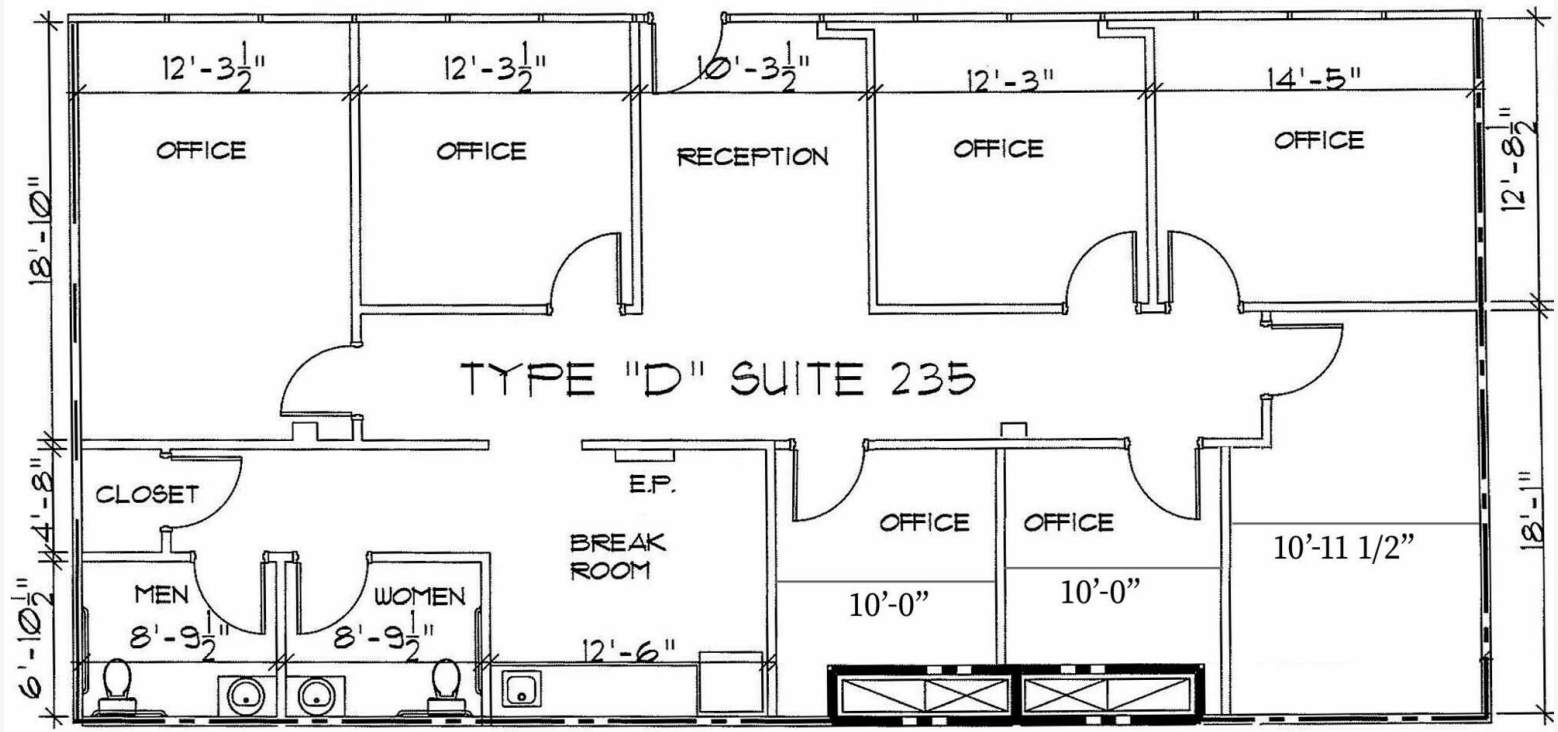
### AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 100	1,380 SF	Modified Gross	\$19.75 SF/yr	Available Now
Suite 235	2,096 SF	Modified Gross	\$19.75 SF/yr	Available January 1, 2026



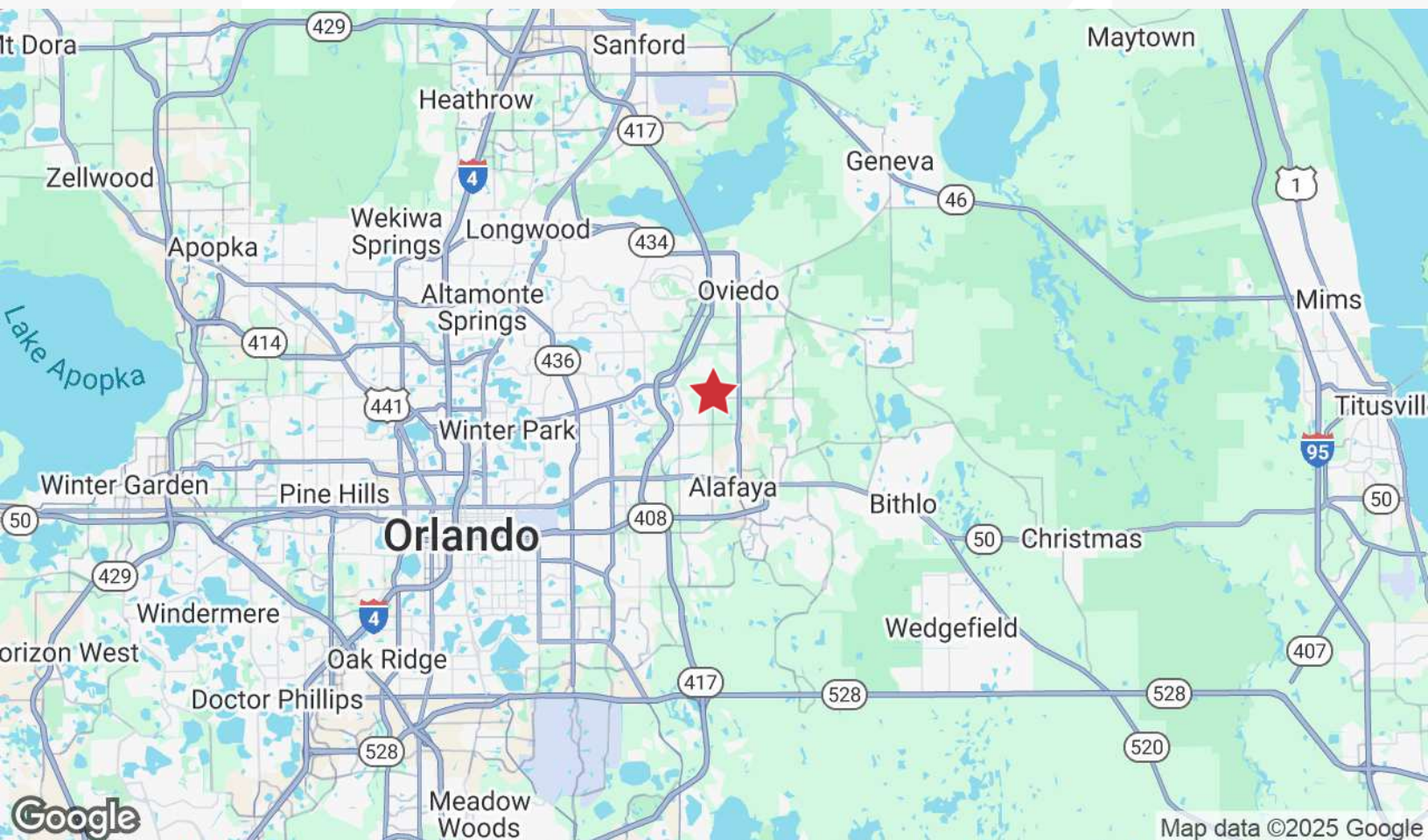
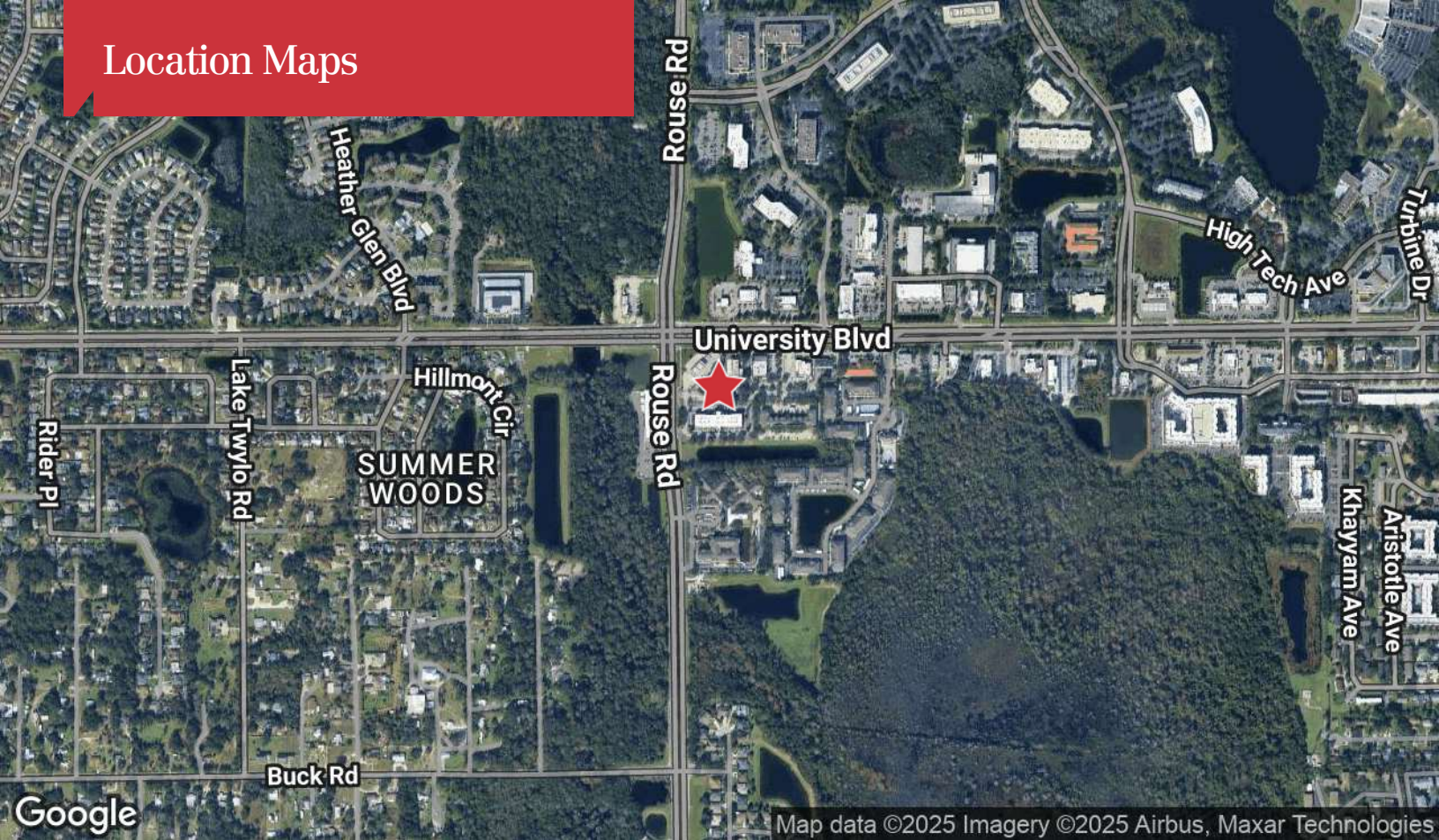


## Suite 235 - 2,096± SF



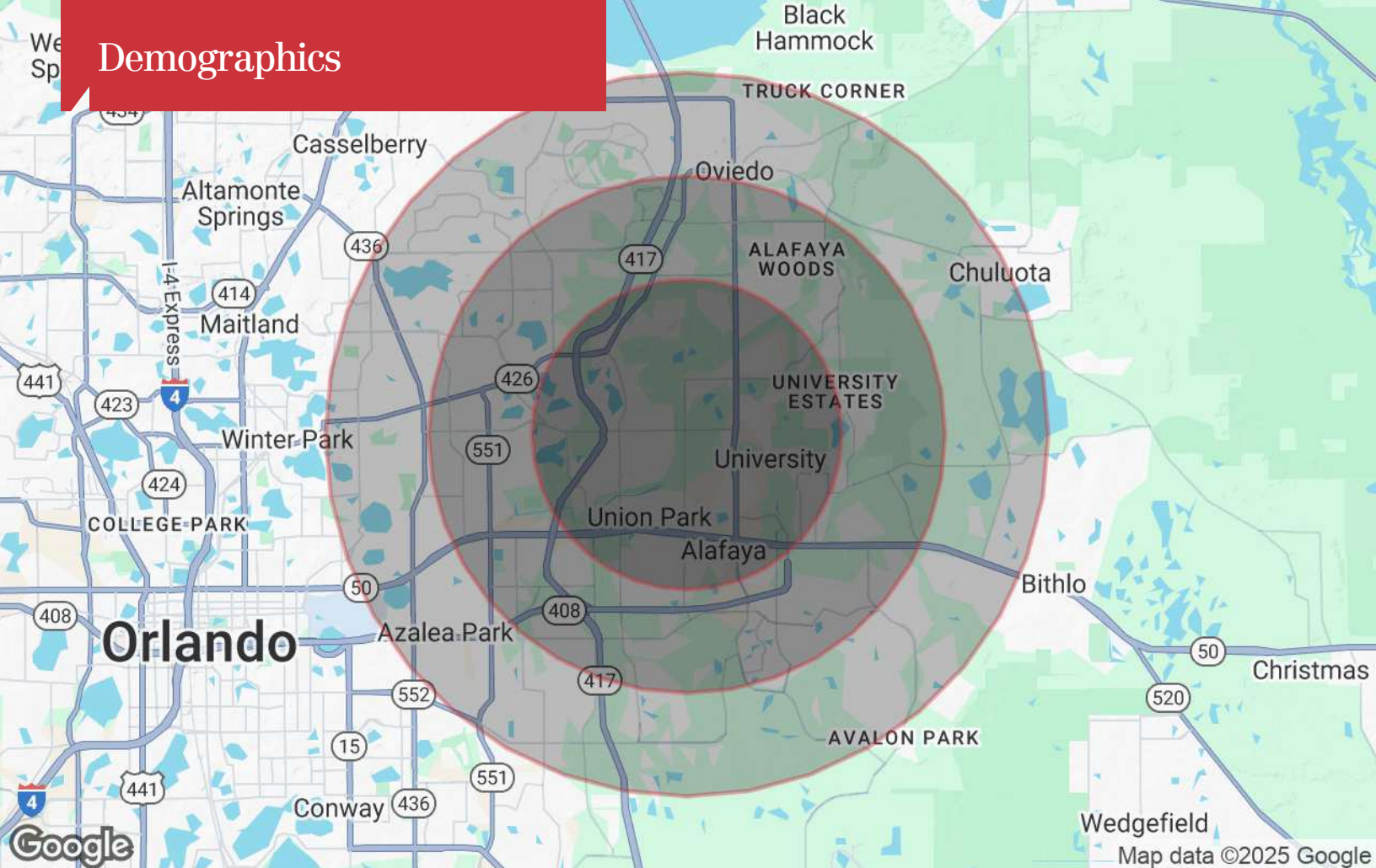


# Location Maps





# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	105,542	264,859	439,272
MEDIAN AGE	33	36	38
MEDIAN AGE (MALE)	32	35	37
MEDIAN AGE (FEMALE)	33	38	39

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	33,158	92,036	155,068
# OF PERSONS PER HH	3.2	2.9	2.8
AVERAGE HH INCOME	\$85,996	\$94,789	\$102,247
AVERAGE HOUSE VALUE	\$332,431	\$361,943	\$392,657

\* Demographic data derived from 2020 ACS - US Census