

For Lease

Terra Cotta Business Park

1,304 - 7,000 SF | \$16.00 - \$25.00 / SF



5575 South Semoran Boulevard

Orlando, Florida 32822

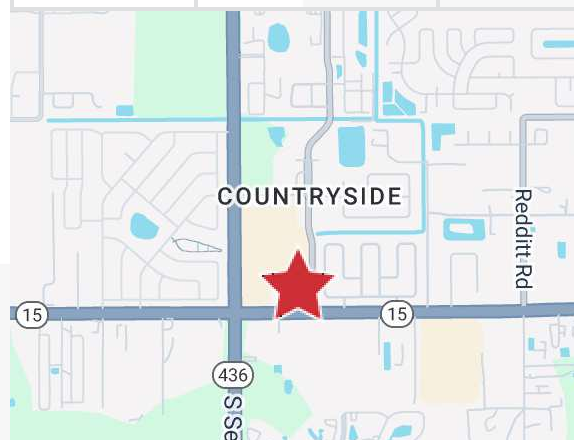
Property Highlights

- Terra Cotta Business Park - 123,556 SF single-story office building with 5/1000 parking
- Landscaping has been upgraded recently
- Excellent space for medical user, CPA, law firm, technology company or any business services
- Close proximity to OIA, restaurants, banks and shopping
- Entrances on SR 436, Hoffner Avenue and Commander Drive
- Easy access to SR 436 (Semoran Blvd), SR 528 (Beachline), SR 417 (GreeneWay) and SR 408 (East-West)
- Long term owner of the property

Dalfen
INDUSTRIAL

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 508	\$25.00/SF MG	1,304
Suite 26	\$22.00/SF NNN	2,364
Suite 31-32	\$16.00/SF NNN	2,800
Suite 33-35	\$16.00/SF NNN	4,200
Suite 31-35	\$16.00/SF NNN	7,000



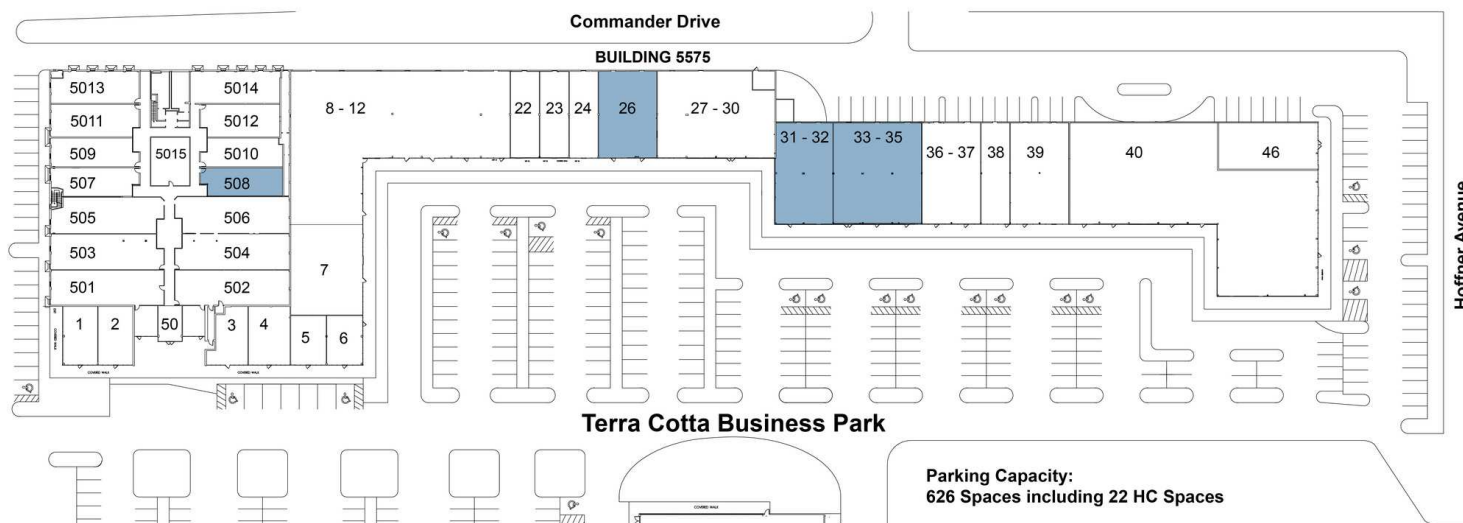
For more information

Stian Funk

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Lease Rate: \$16/SF NNN - \$25/SF MG

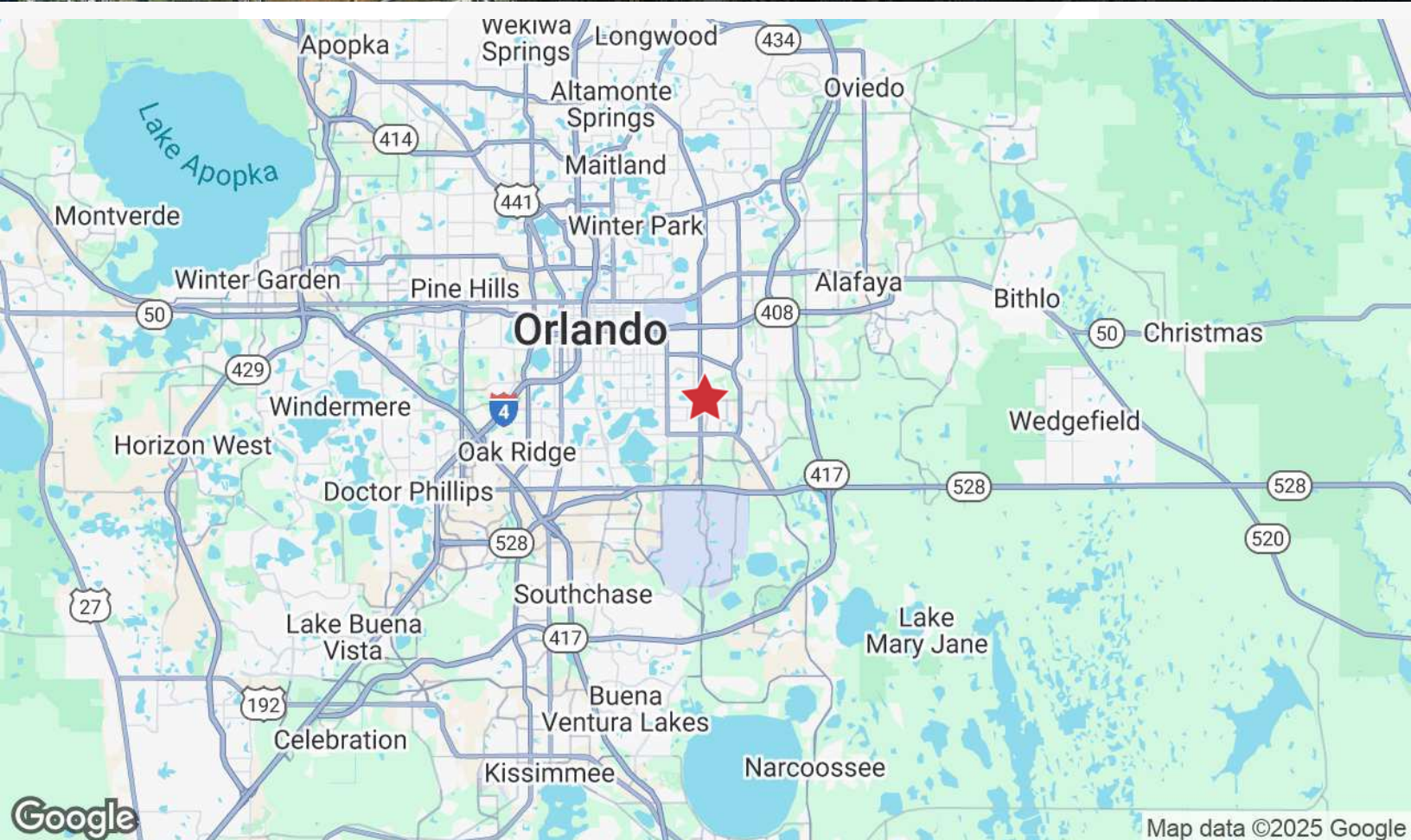
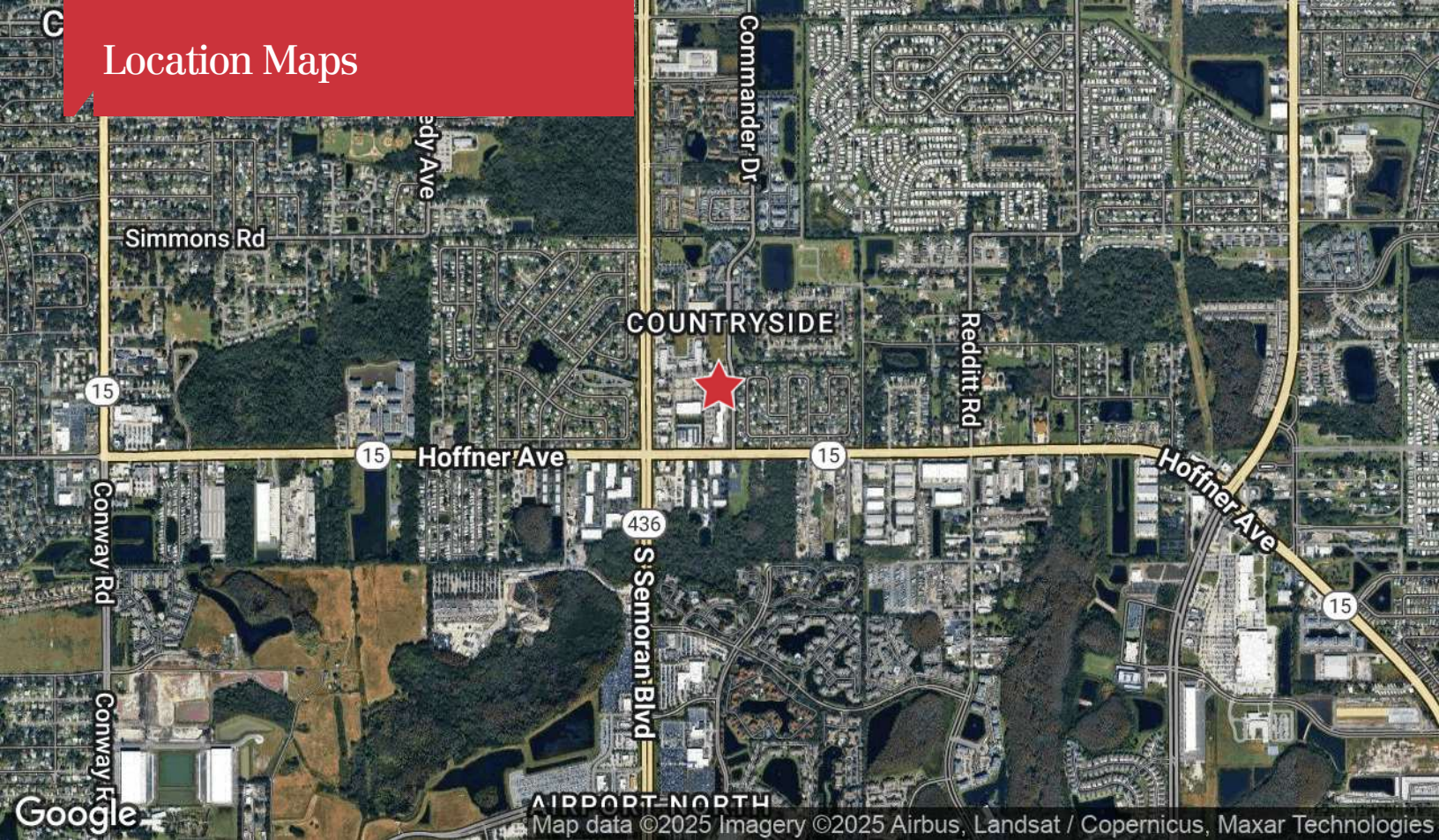
Site Plan

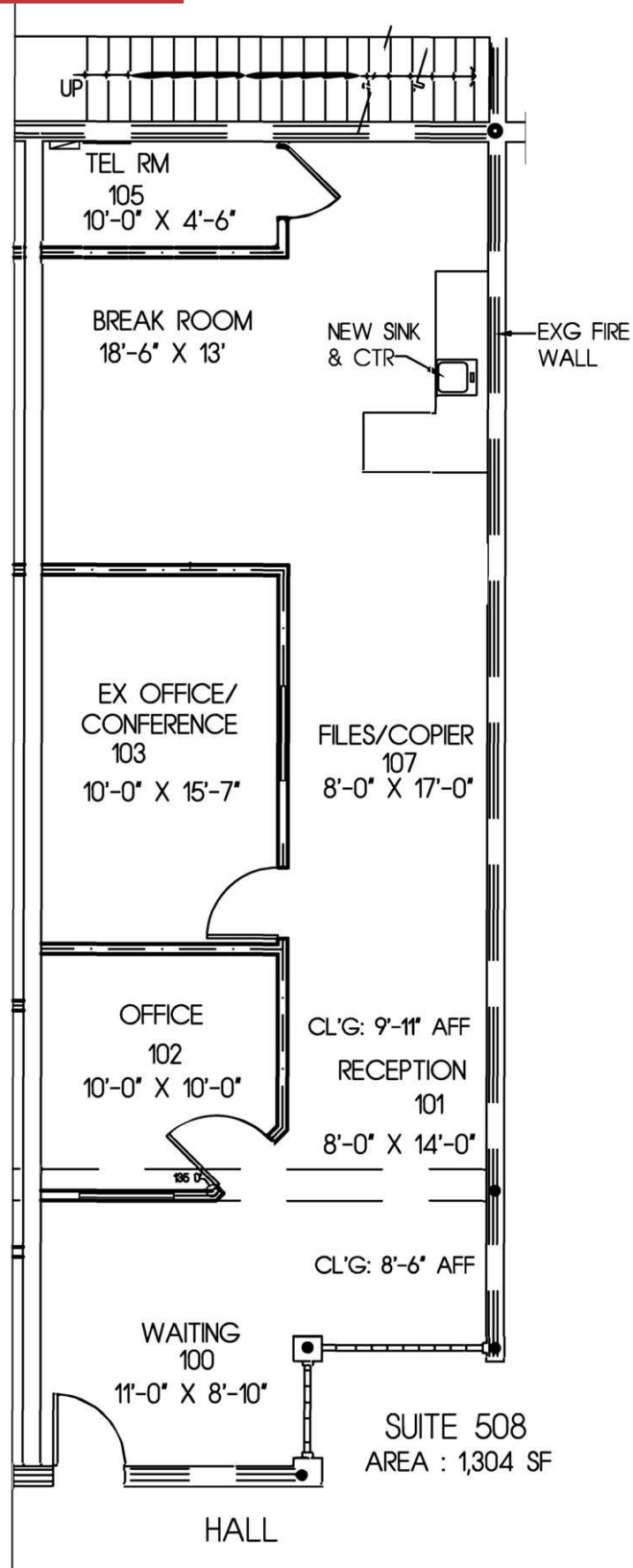


AVAILABLE SPACES

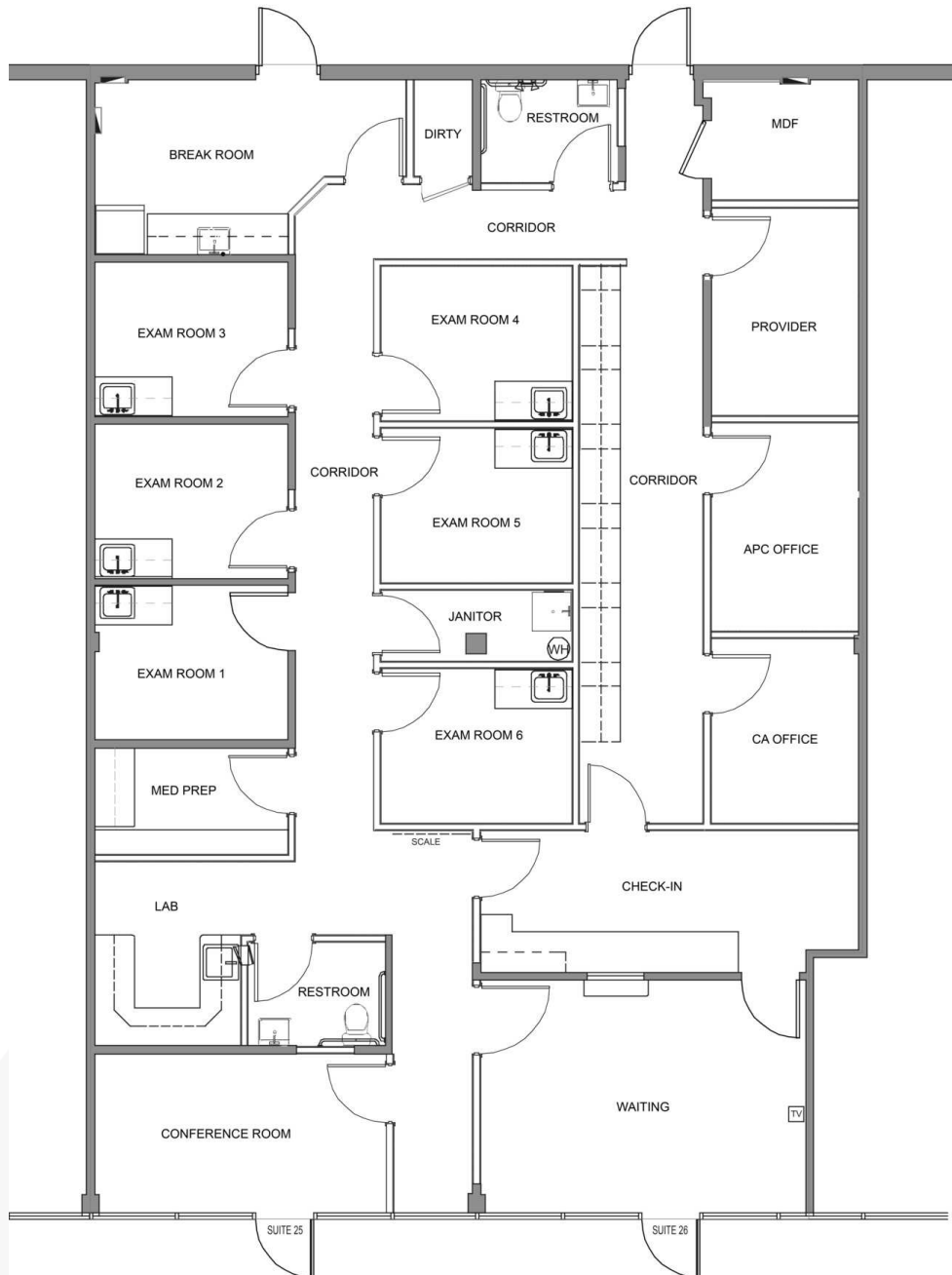
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	COMMENTS
Suite 508	1,304 SF	Modified Gross	\$25.00 SF/yr	Efficient floor plan suitable for any office use
Suite 26	2,364 SF	NNN	\$22.00 SF/yr	Operating expenses: \$6.88/SF Efficient floor plan with beautiful finishes
Suite 31-32	2,800 SF	NNN	\$16.00 SF/yr	Operating expenses: \$6.88/SF Can be combined with adjacent space for 7,000 SF
Suite 33-35	4,200 SF	NNN	\$16.00 SF/yr	Operating expenses: \$6.88/SF Can be combined with adjacent space for 7,000 SF
Suite 31-35	7,000 SF	NNN	\$16.00 SF/yr	Operating expenses: \$6.88/SF Can be subdivided into 2,800 SF & 4,200 SF spaces

Location Maps





Suite 26 - 2,364± SF



Suite 31-35 - 2,800 -7,000 SF

