

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

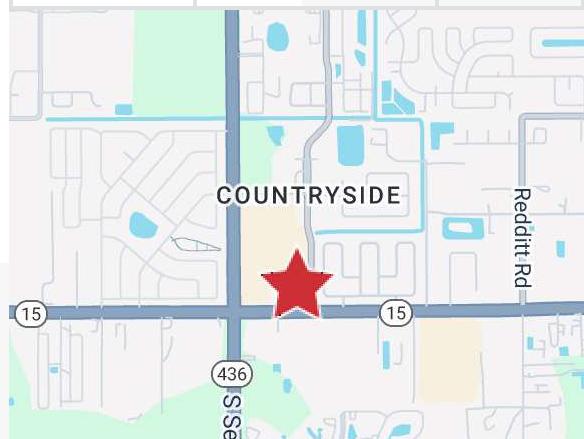
- Terra Cotta Business Park - 123,556 SF single-story office building with 5/1000 parking
- Landscaping has been upgraded recently
- Excellent space for medical user, CPA, law firm, technology company or any business services
- Close proximity to OIA, restaurants, banks and shopping
- Entrances on SR 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

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

### AVAILABLE SPACES

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

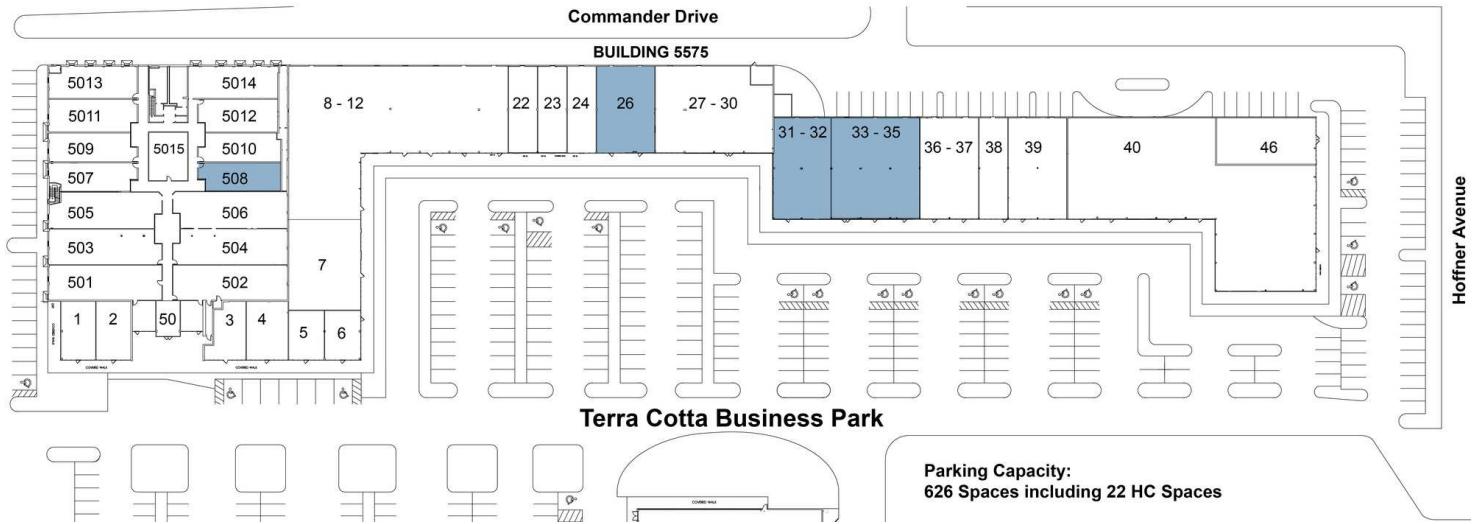


For more information

**Stian Funk**

O: 407 949 0747  
sfunk@realvest.com

# Site Plan

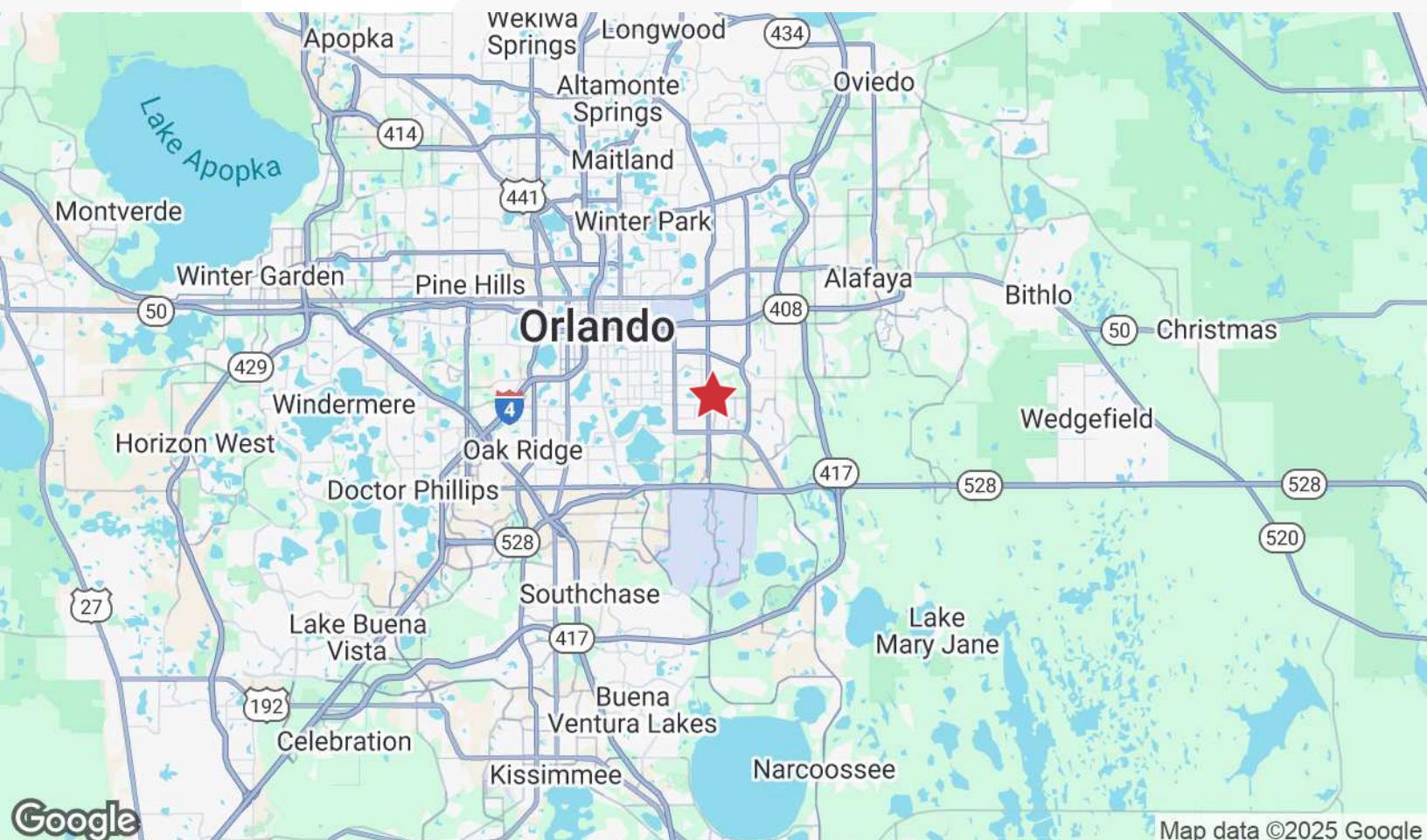
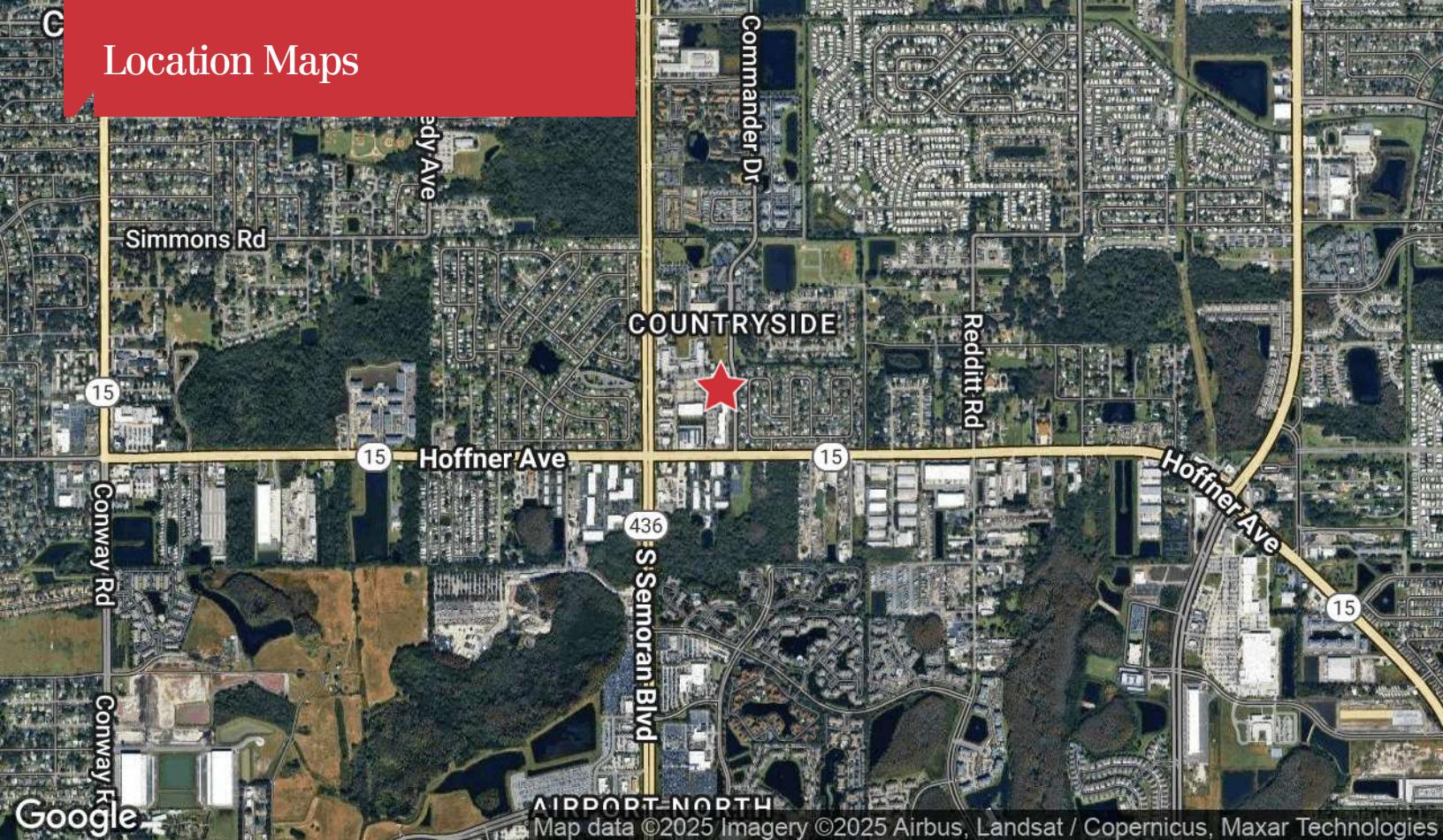


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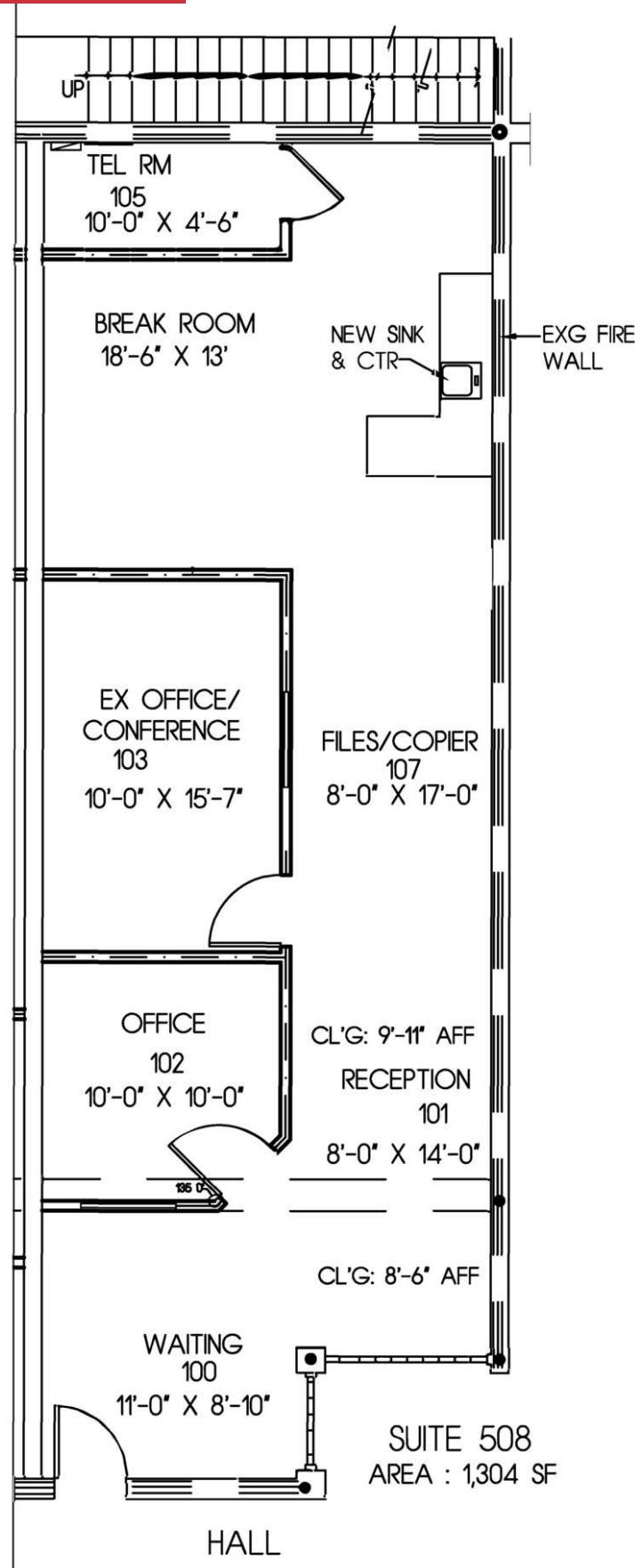
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	COMMENTS
Suite 508	1,304 SF	Modified Gross	\$25.00 SF/yr	Efficient floor plan suitable for any office use
Suite 26	2,364 SF	NNN	\$22.00 SF/yr	Operating expenses: \$6.88/SF   Efficient floor plan with beautiful finishes
Suite 31-32	2,800 SF	NNN	\$16.00 SF/yr	Operating 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

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

# C Location Maps

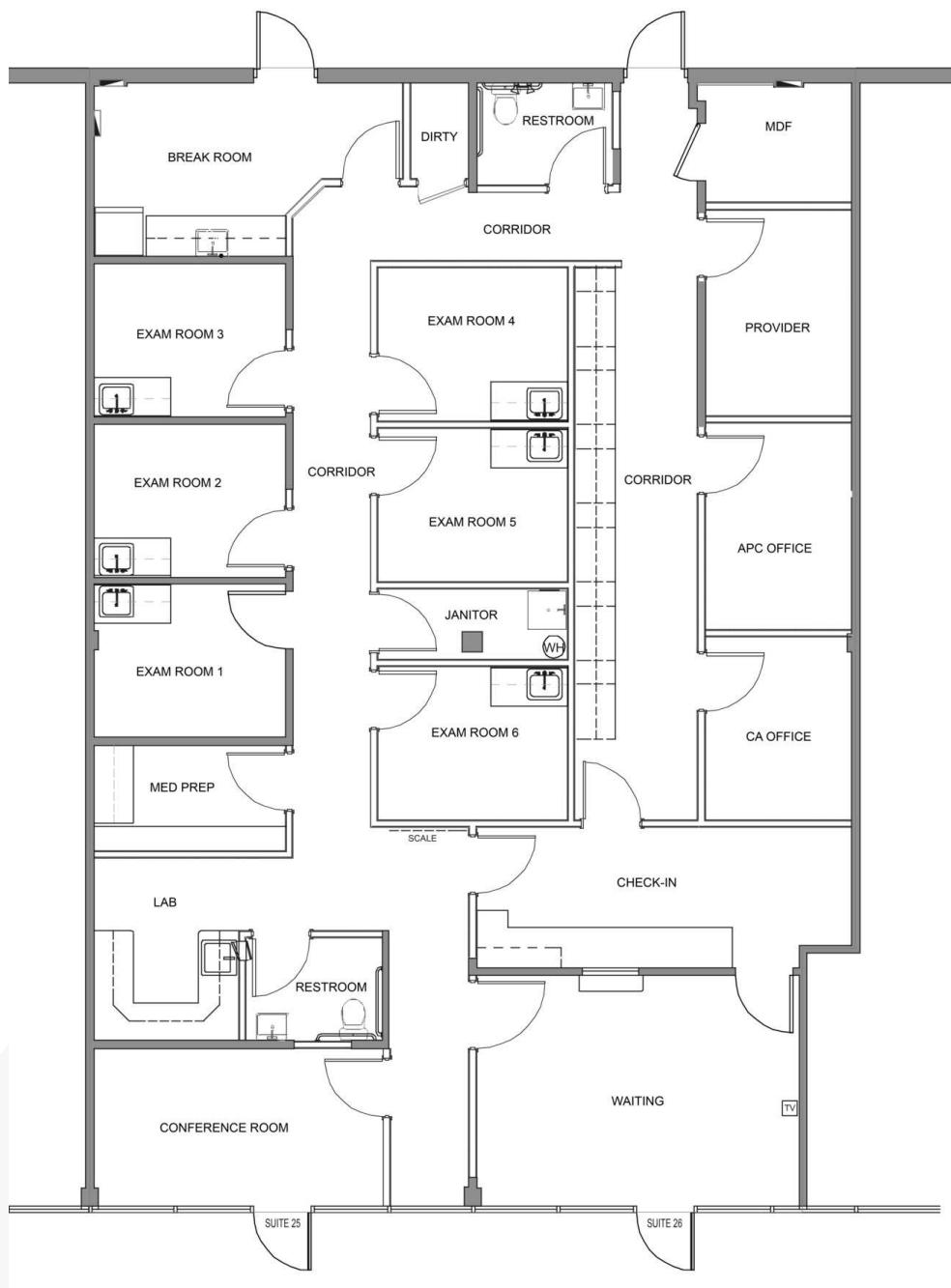


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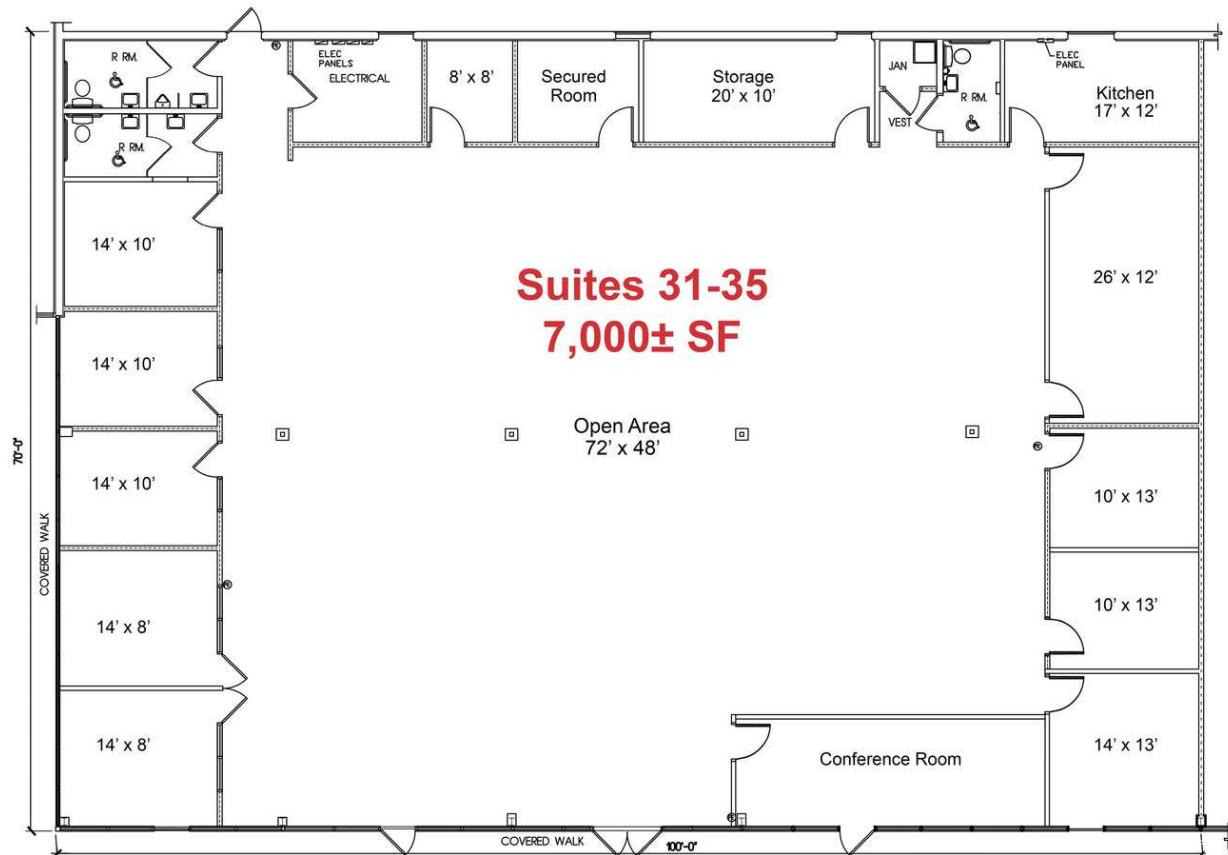
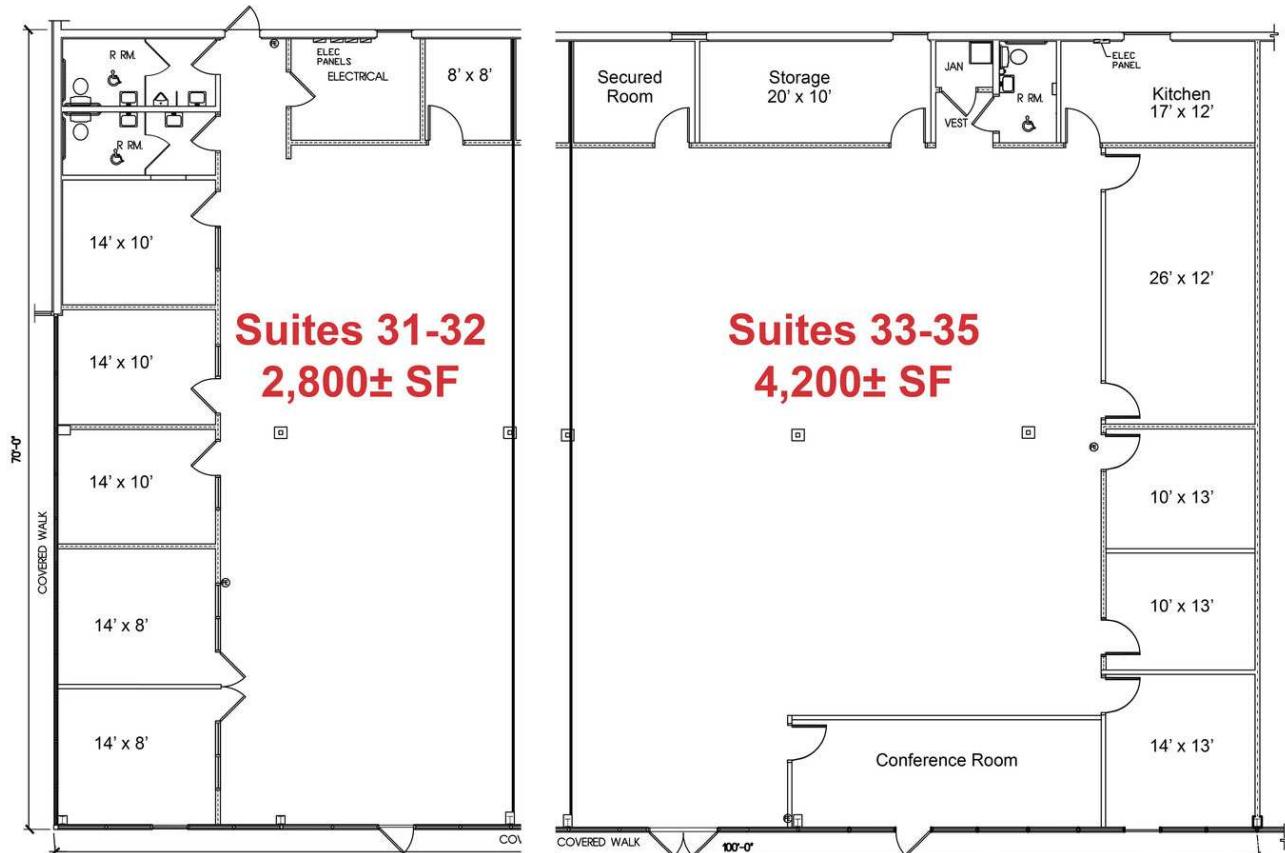


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# Suite 26 - 2,364± SF



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