

For Lease

Flex/Office/Retail/Warehouse

7,800 SF | \$14.00 / SF



West Colonial Business Center

630 Emeralda 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

Lease Rate: \$14.00 / SF NNN

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 101	\$14.00 SF/yr	7,800

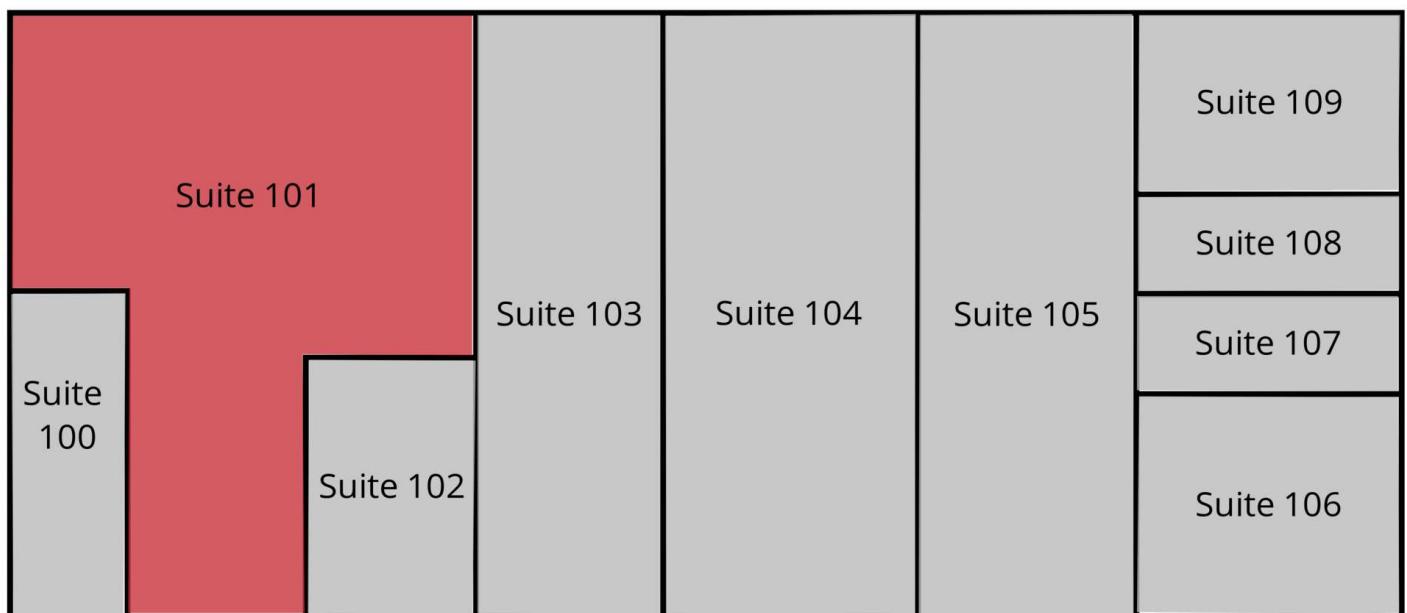
For more information

Stian Funk

O: 407 949 0747
sfunk@realvest.com

Available Spaces

Emeralda Road

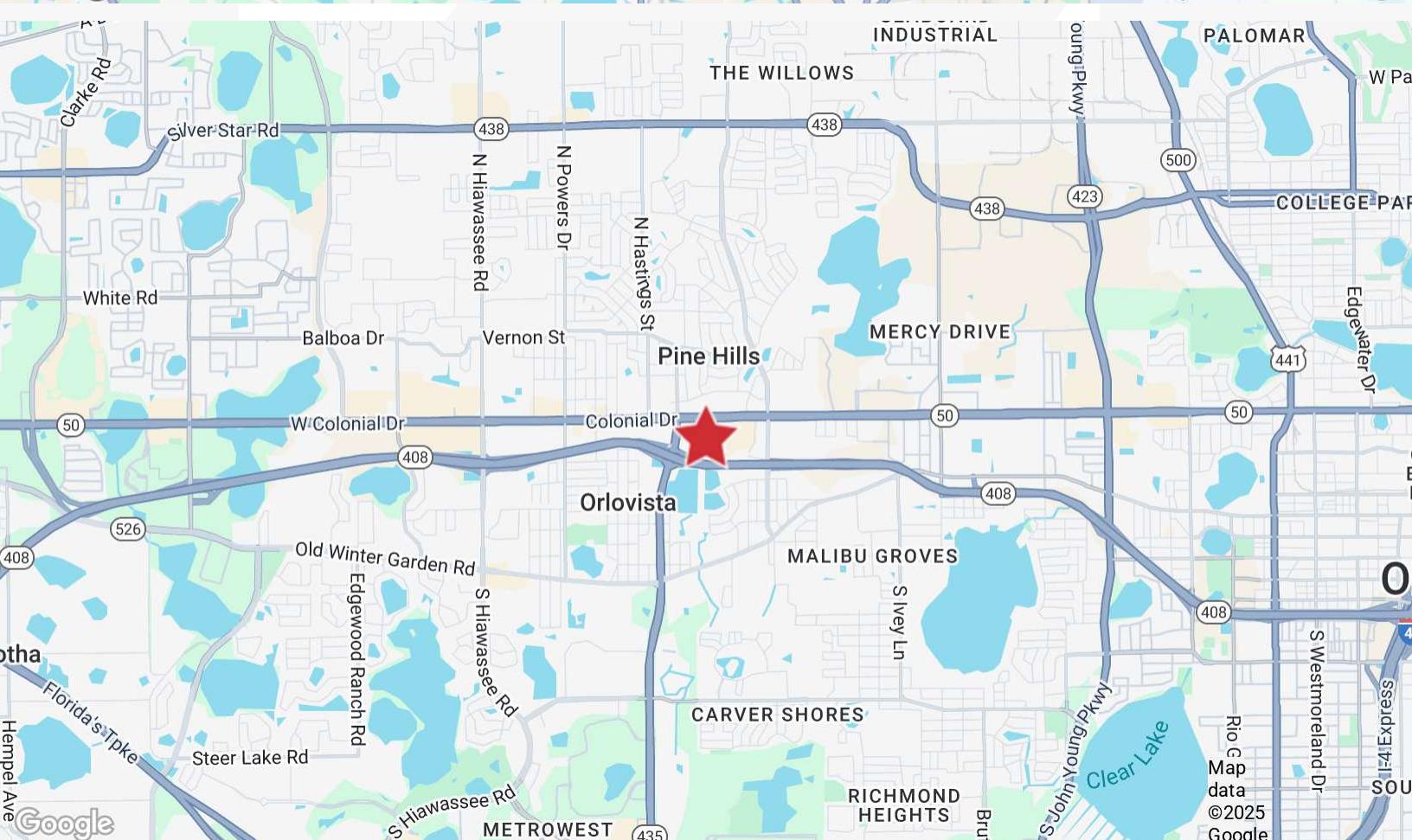
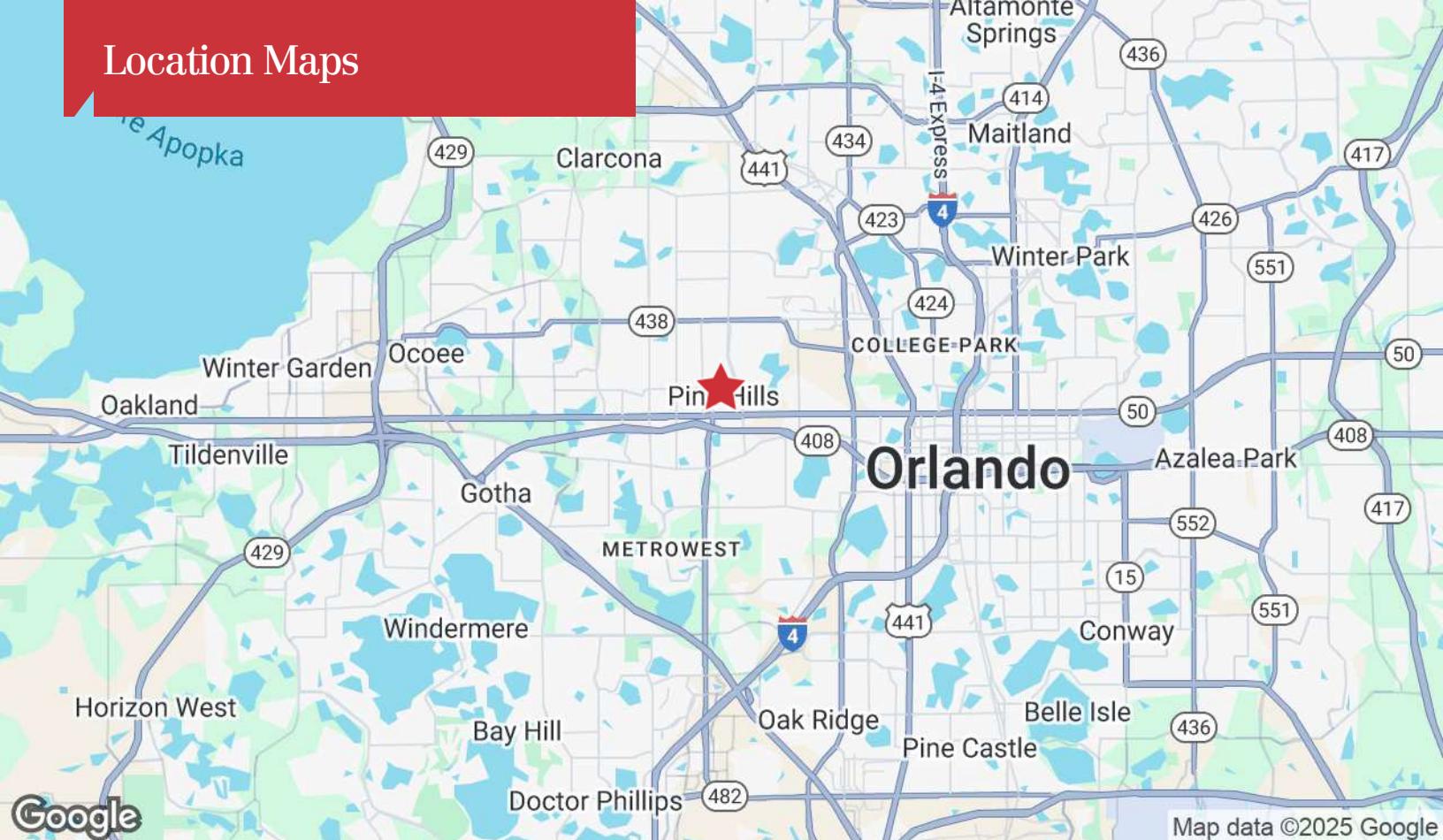


AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 101	7,800 SF	NNN	\$14.00 SF/yr	Available now

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.

Location Maps

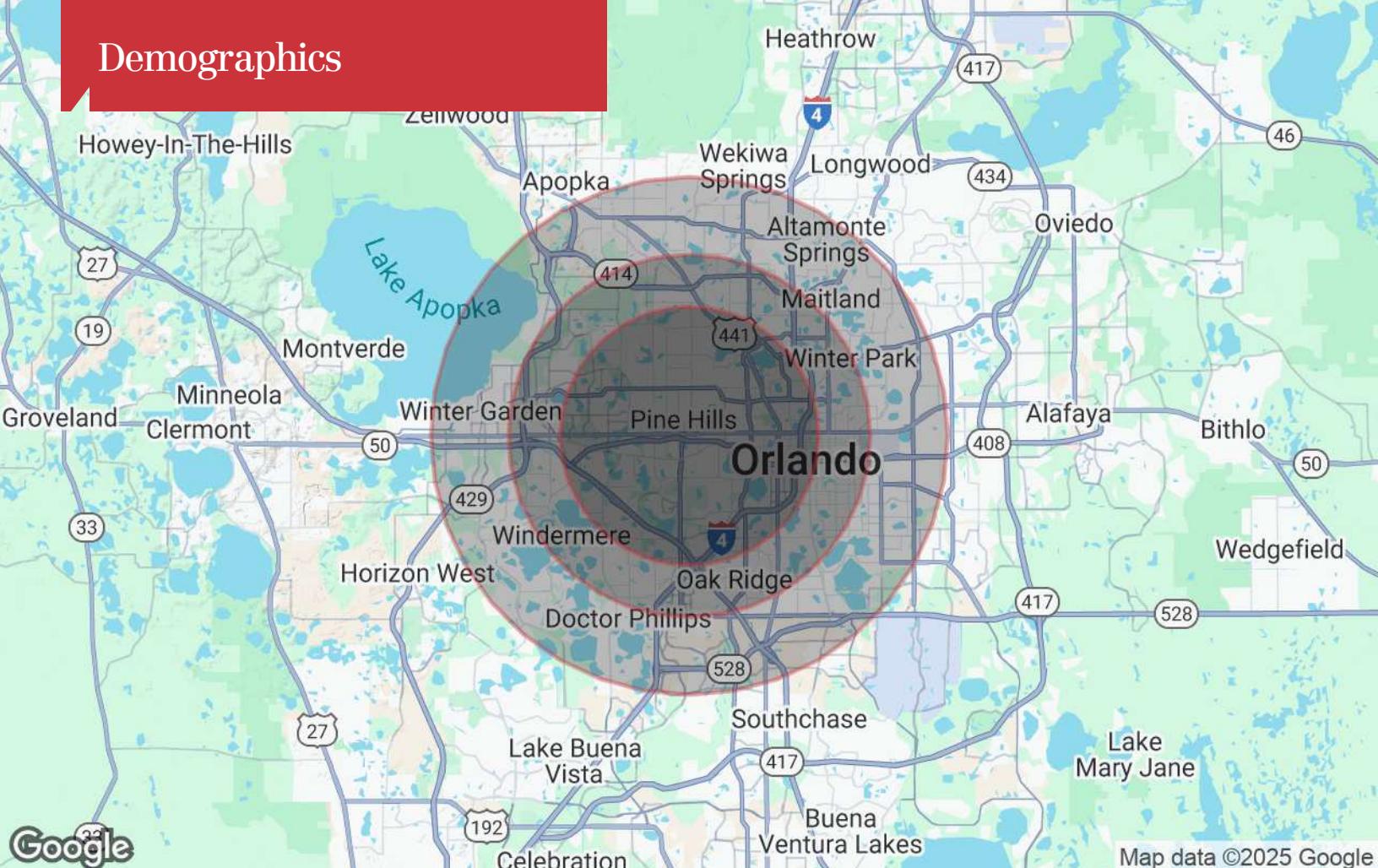


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

NAI Realvest®

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

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.