

FOR LEASE



## BALDWIN EAST OFFICE SPACE

1300-1320 N Semoran Blvd, Orlando, FL 32807

### AVAILABLE SPACE

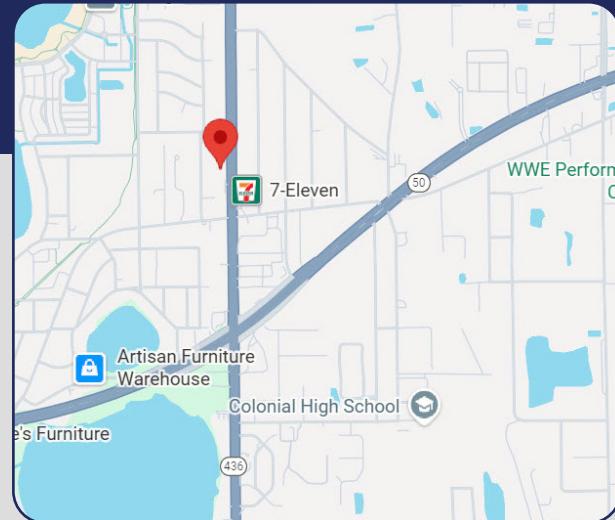
#### 1300 BUILDING - 30,261 TOTAL RSE

Suite 130	475 RSF
Suite 170	342 RSF
Suite 210	1,149 RSF
Suite 211	688 RSF

#### 1320 BUILDING - 27,991 TOTAL RSE

Suite 101	814 RSF
Suite 202	868 RSF
Suite 205	3,007 RSF (medical space)

- > Move-in ready suites
- > Full-service leases include janitorial, utilities, and maintenance
- > Outstanding parking - 4:1, included in rent
- > Excellent access via SR 436, Colonial Drive, and Baldwin Park
- > Professionally managed
- > Monument and directory signage
- > **\$21.75/RSF - \$22.75/RSF**

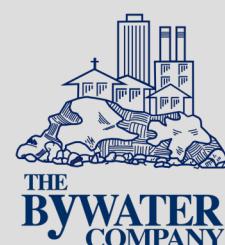


**Scott Williamson**

D 407.373.6828  
C 407.947.6232  
scott@bywater.com

**Bill Bywater, CCIM**

D 407.206.5736  
O 407.206.7300  
bill@bywater.com



1209 Edgewater Drive  
Suite 100  
Orlando, FL 32804  
407.206.7300 Main  
[www.bywater.com](http://www.bywater.com)

# BALDWIN EAST OFFICE SPACE

1300-1320 N Semoran Blvd, Orlando, FL 32807



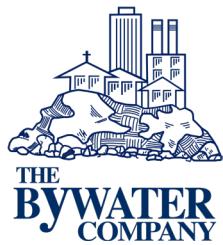
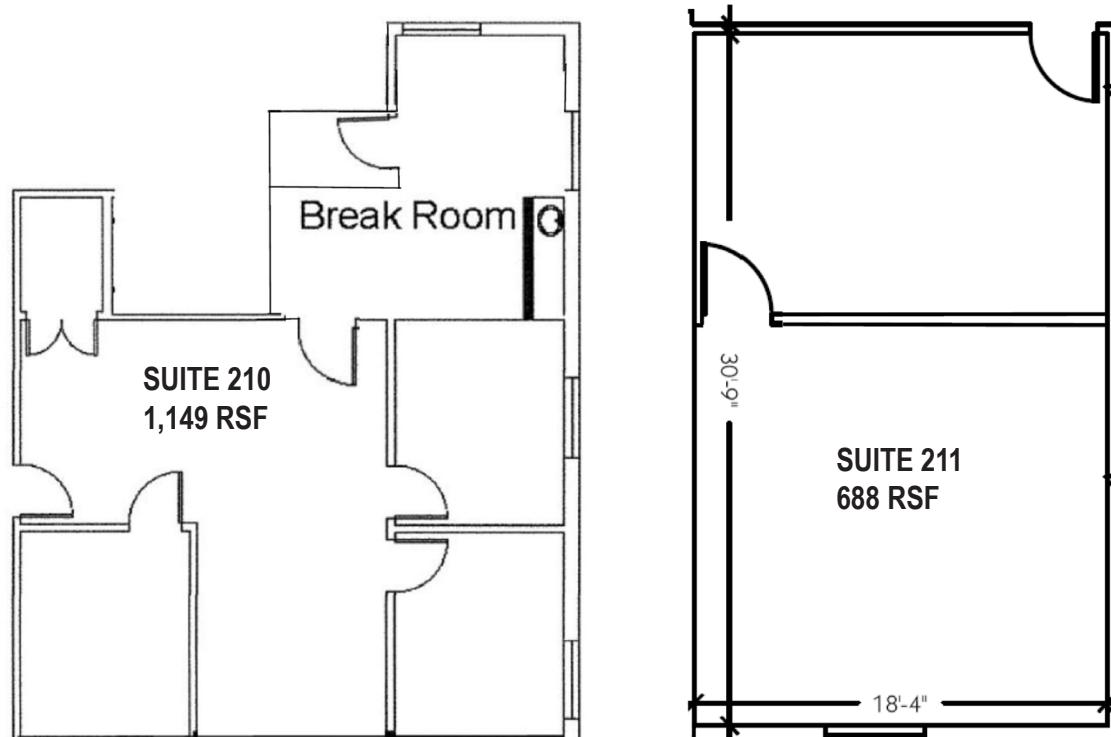
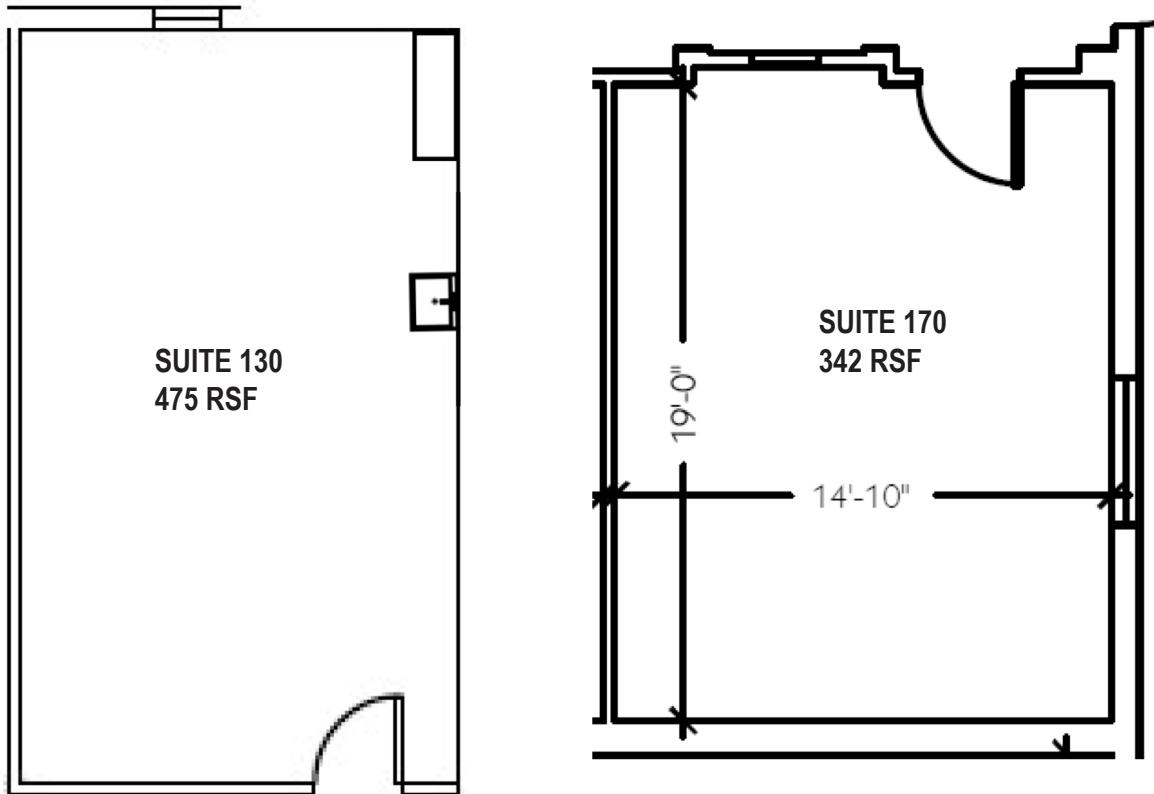
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

# BALDWIN EAST OFFICE SPACE

1300-1320 N Semoran Blvd, Orlando, FL 32807

## 1300 BUILDING FLOOR PLANS



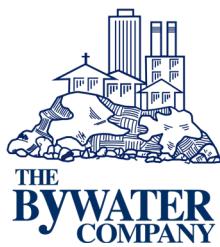
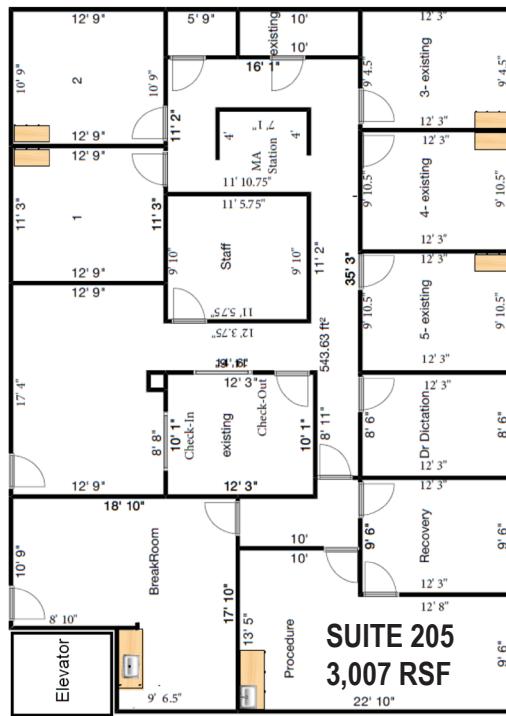
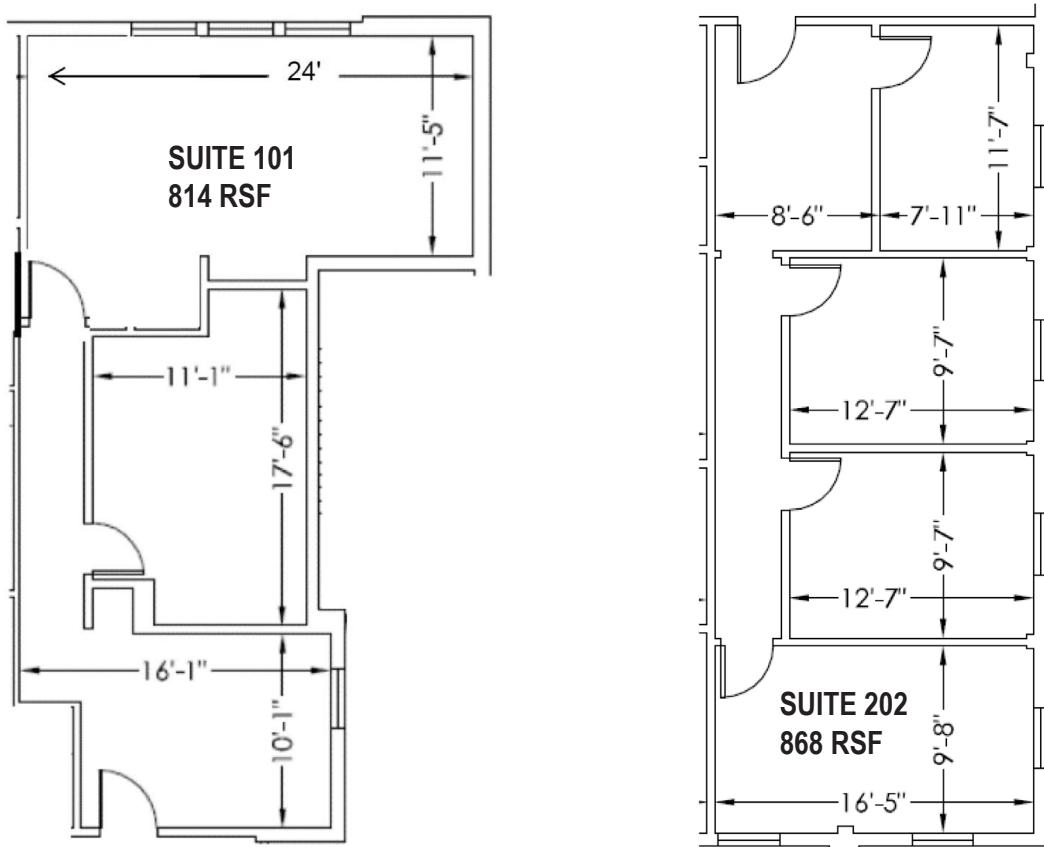
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

# BALDWIN EAST OFFICE SPACE

1300-1320 N Semoran Blvd, Orlando, FL 32807

## 1320 BUILDING FLOOR PLANS



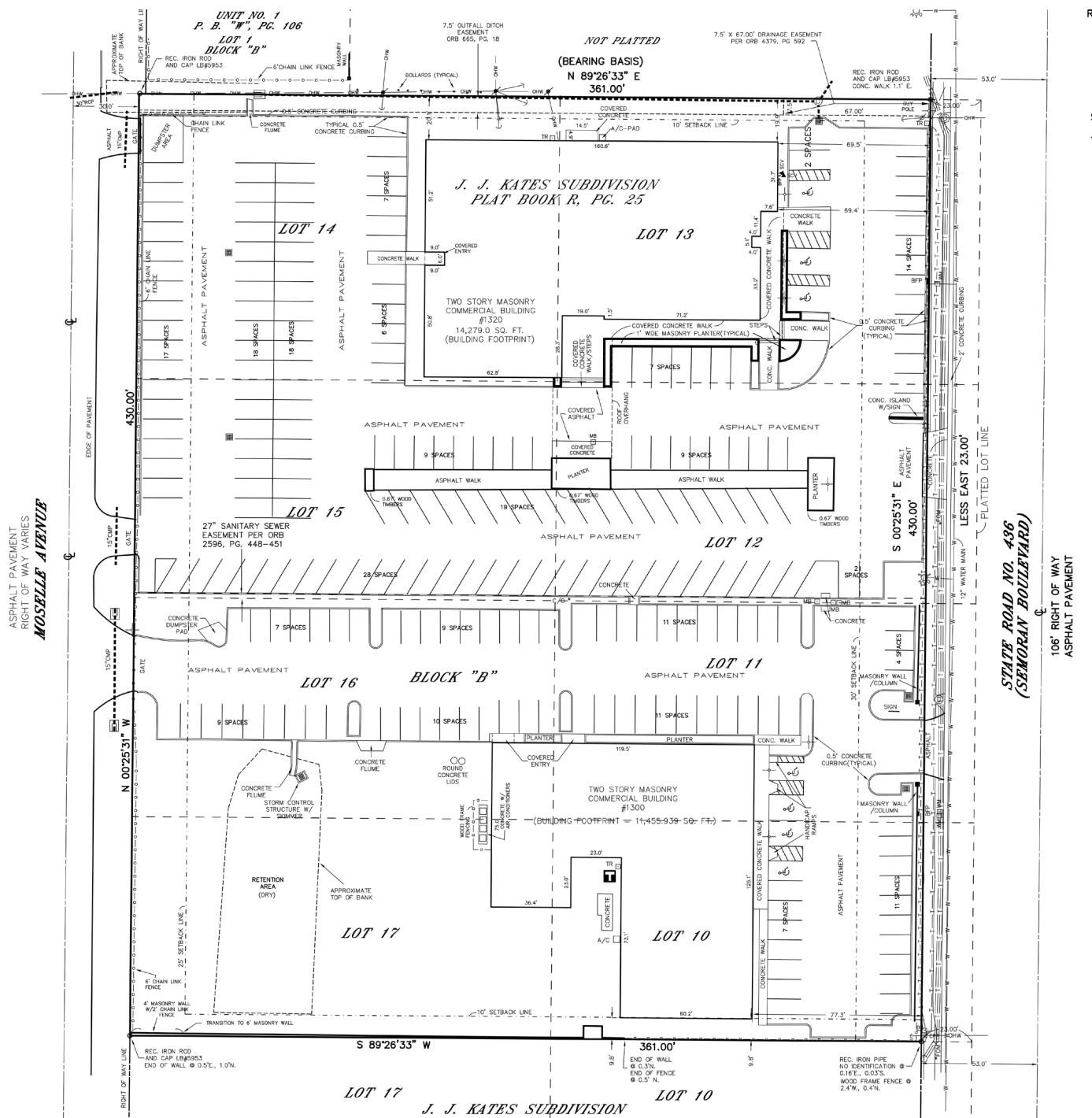
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

# BALDWIN EAST OFFICE SPACE

1300-1320 N Semoran Blvd, Orlando, FL 32807

## SURVEY



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.