

FOR LEASE



## BALDWIN EAST OFFICE SPACE

1300-1320 N Semoran Blvd, Orlando, FL 32807

### AVAILABLE SPACE

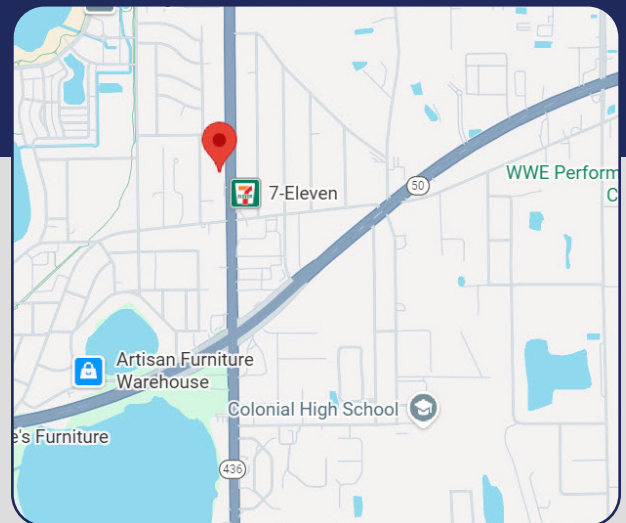
#### 1300 BUILDING - 30,261 TOTAL RSF

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

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

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**



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# BALDWIN EAST OFFICE SPACE

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

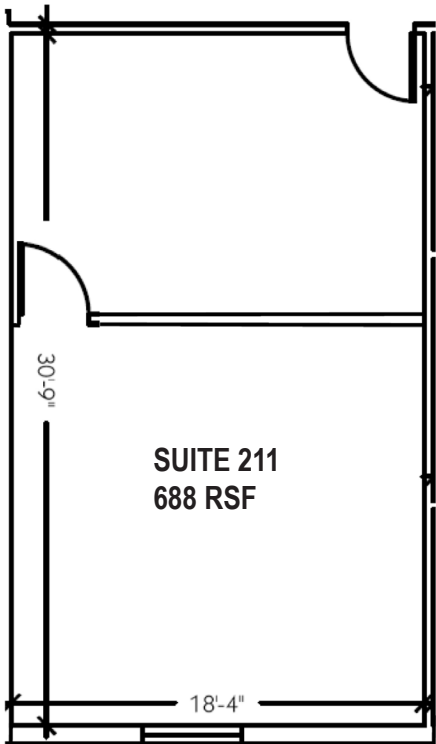
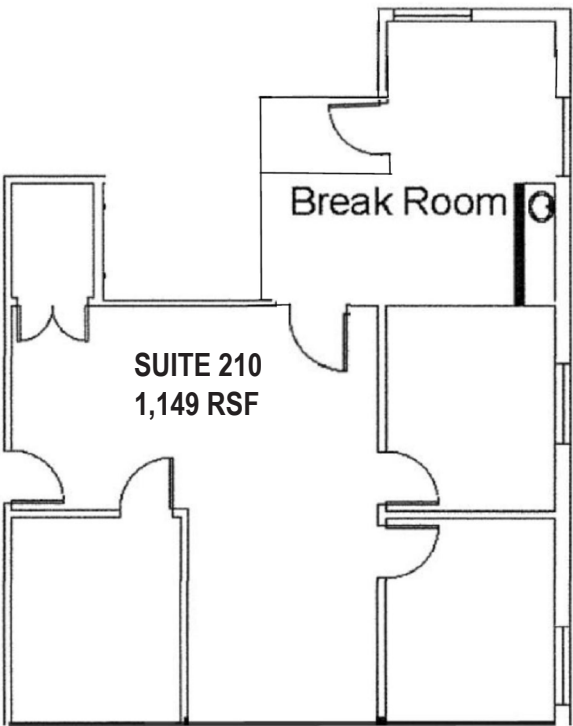
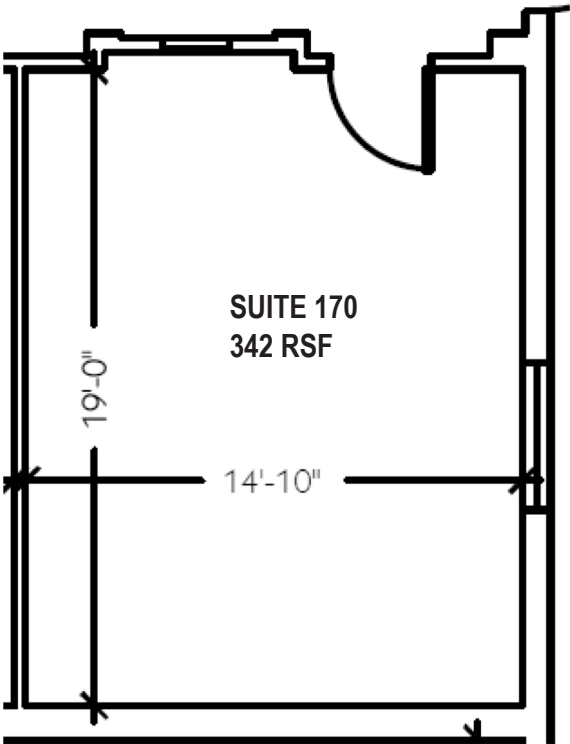
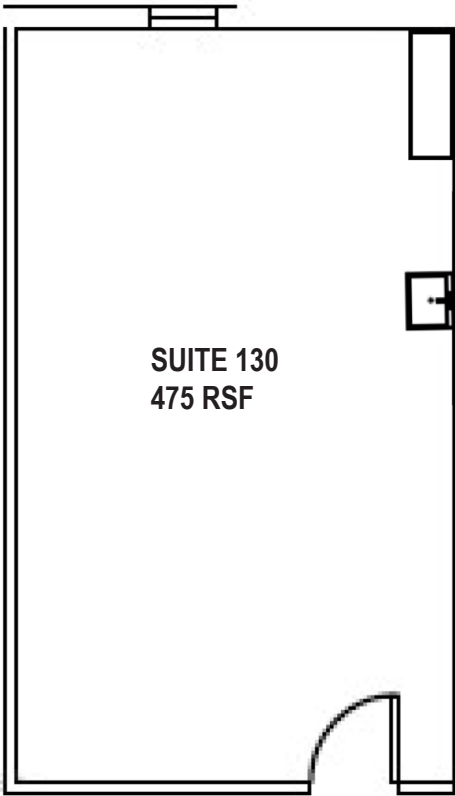
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# BALDWIN EAST OFFICE SPACE

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## 1300 BUILDING FLOOR PLANS



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

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**1300-1320 N Semoran Blvd, Orlando, FL 32807**

**SUITE 101**  
**814 RSF**

24'

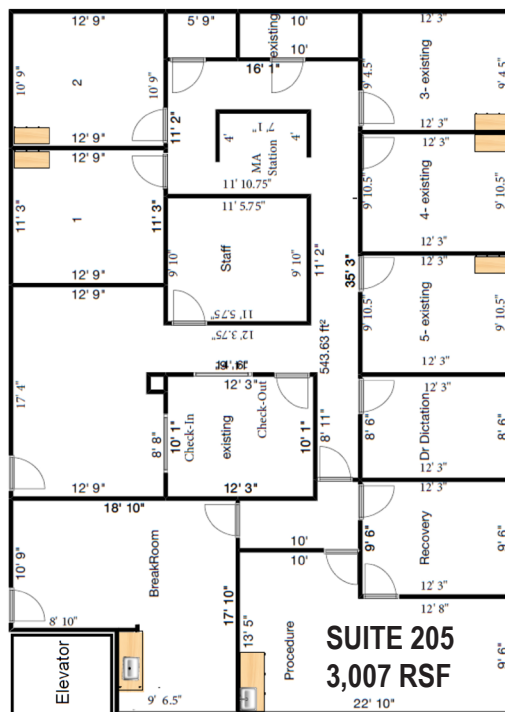
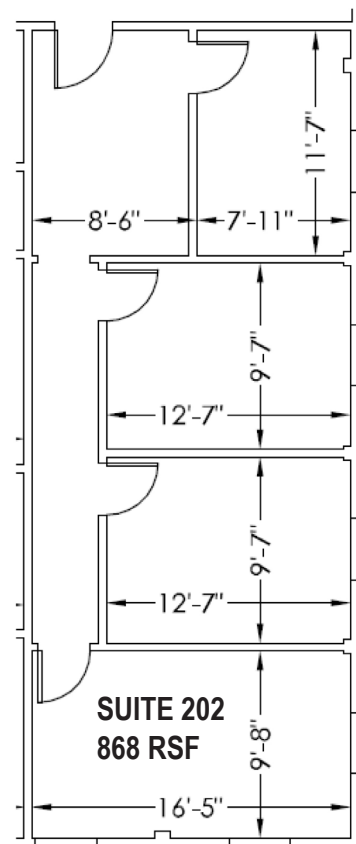
11'-5"

11'-1"

17'-6"

16'-1"

10'-1"



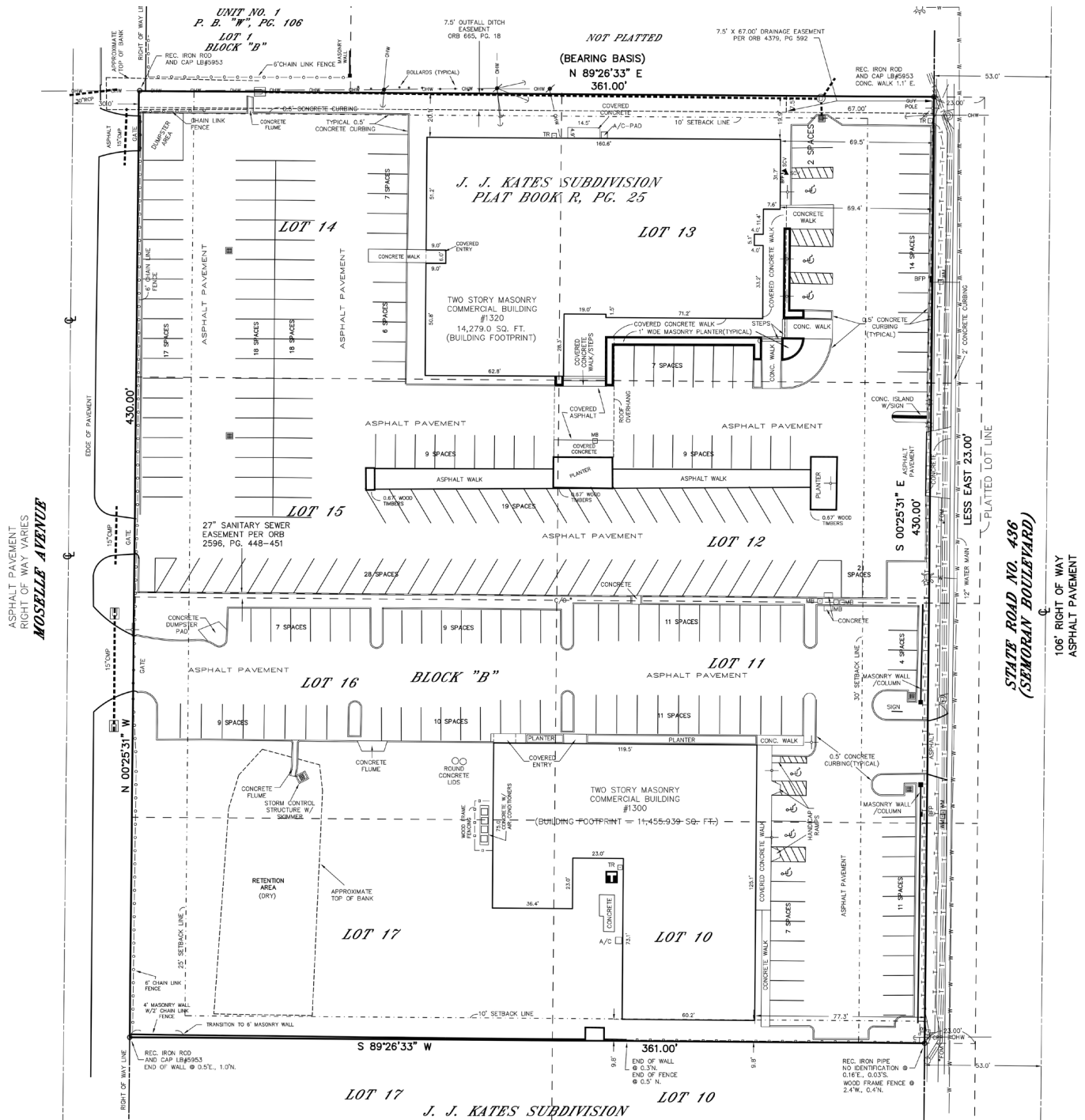
**1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)**

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## SURVEY



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