

For Lease

University Court

1,122 - 2,670 SF | \$19.75 / SF



3361 Rouse Road

Orlando, Florida 32817

Property Highlights

- Lease Rate Just Reduced!
- Attractive two-story brick building with insulated glass construction; built in 2000
- Professional office suites available
- Most suites turnkey and ready for immediate occupancy
- Located in a HUB Zone, providing economic incentives for tenants
- Blocks from University of Central Florida
- Telephone / DSL – AT&T and Spectrum
- Parking: 4.8/1,000 SF
- Pylon signage also available for lease
- Within walking distance from Metro Diner, Panera Bread, Chick-Fil-A and many other restaurants
- Easy access to University Boulevard, Alafaya Trail, SR 417 (GreeneWay), SR 408 (East-West), SR 50 (Colonial Drive) and Orlando International Airport

AVAILABLE SPACES

| Space | Lease Rate | Size (SF) |
|-----------|---------------|-----------|
| Suite 100 | \$19.75 SF/yr | 1,380 |
| Suite 130 | \$19.75 SF/yr | 1,122 |
| Suite 245 | \$19.75 SF/yr | 2,670 |

Spring Special: 1 Month Free for New Tenants*

*Outside of Minimum 3-Year Term
New Leases Must Be Signed by 04/30/26

Lease Rate

~~\$22.00/RSF Mod Gross~~

**New Tenants Only -
\$19.75/RSF Mod Gross****

Net of Janitorial & Electric

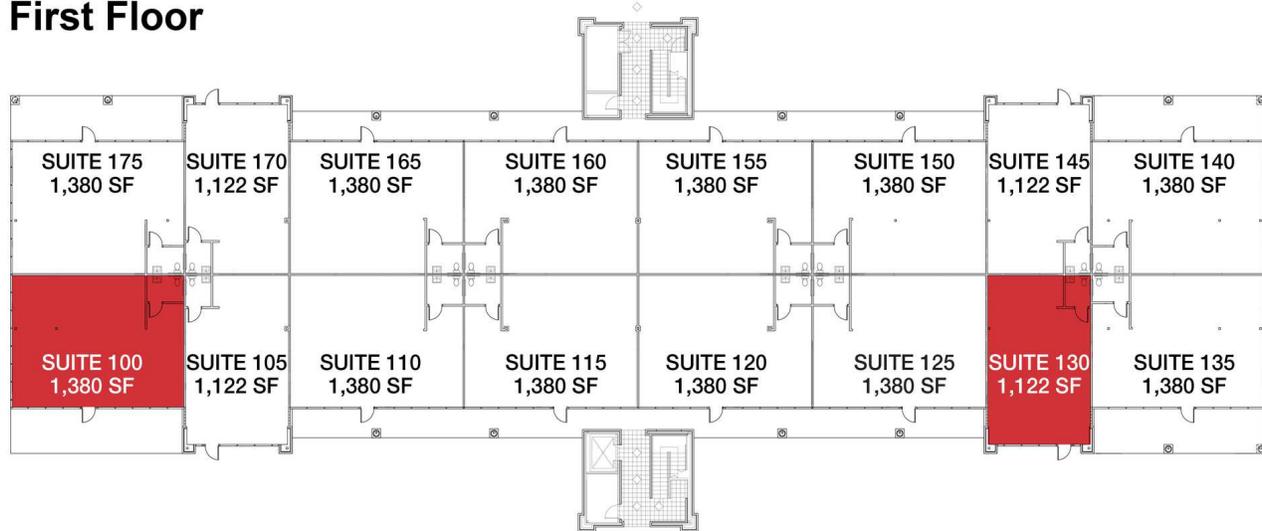
**3-Year Minimum Term for NEW, Qualified Credit Tenant

For more information

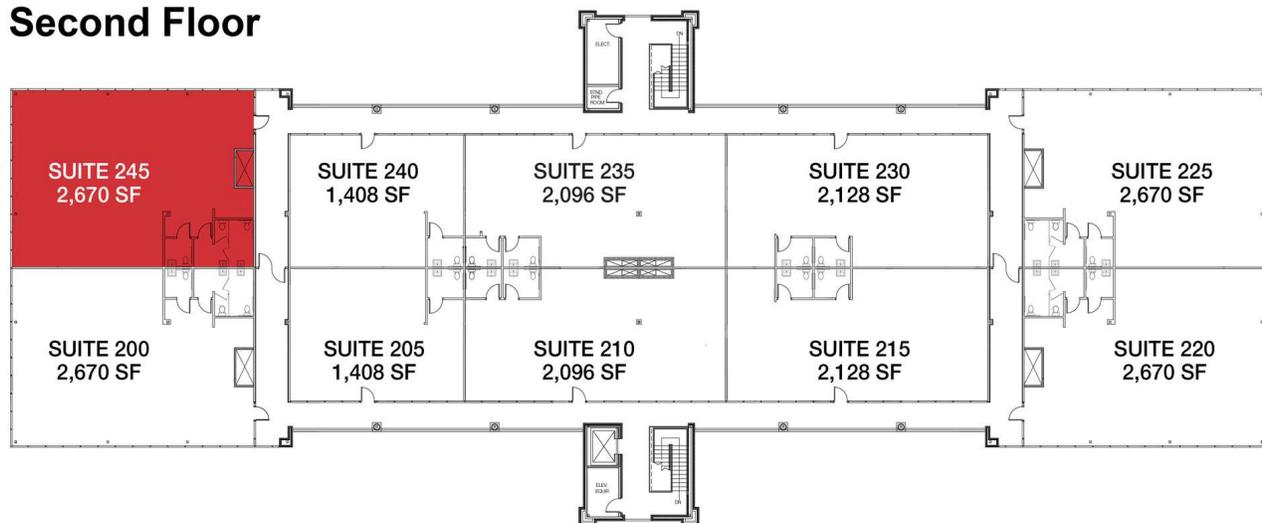
Stian Funk

O: 407 949 0747
sfunk@realvest.com

First Floor



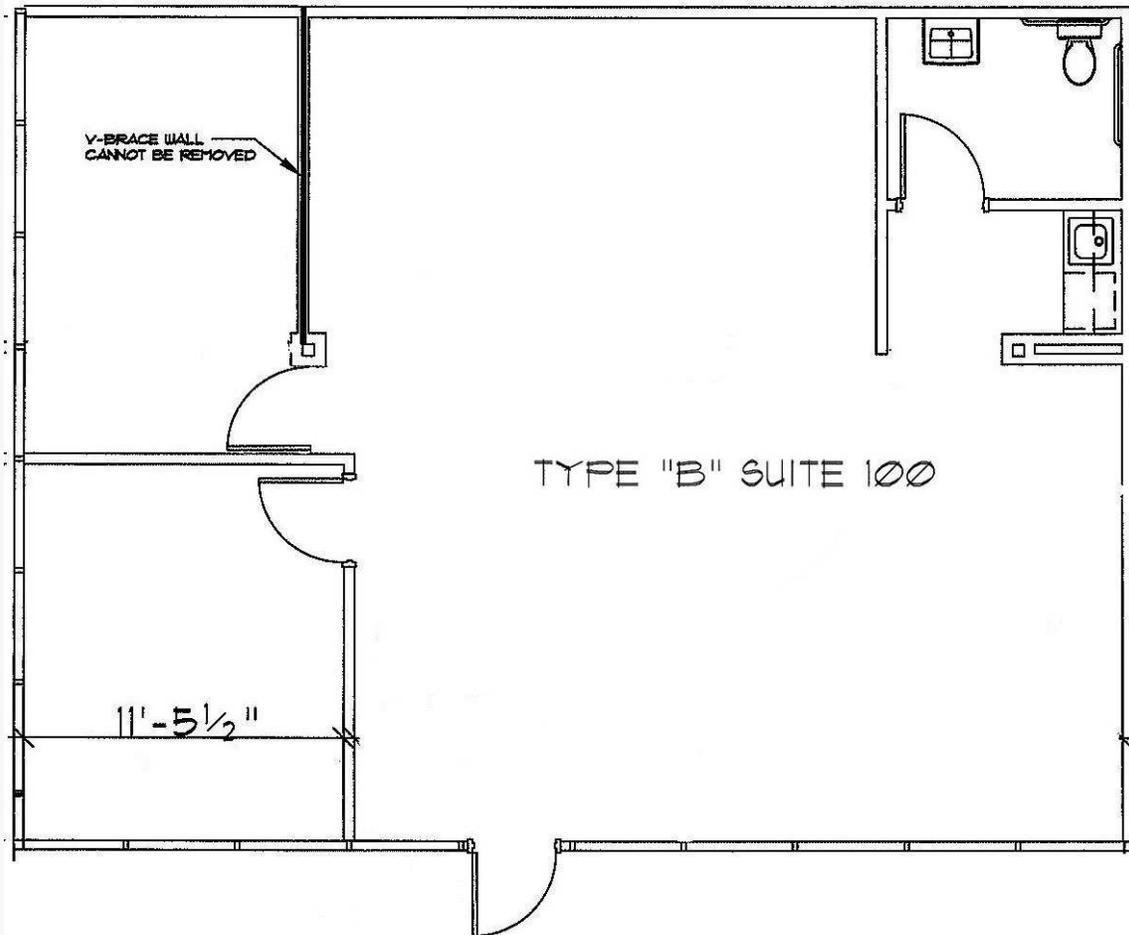
Second Floor

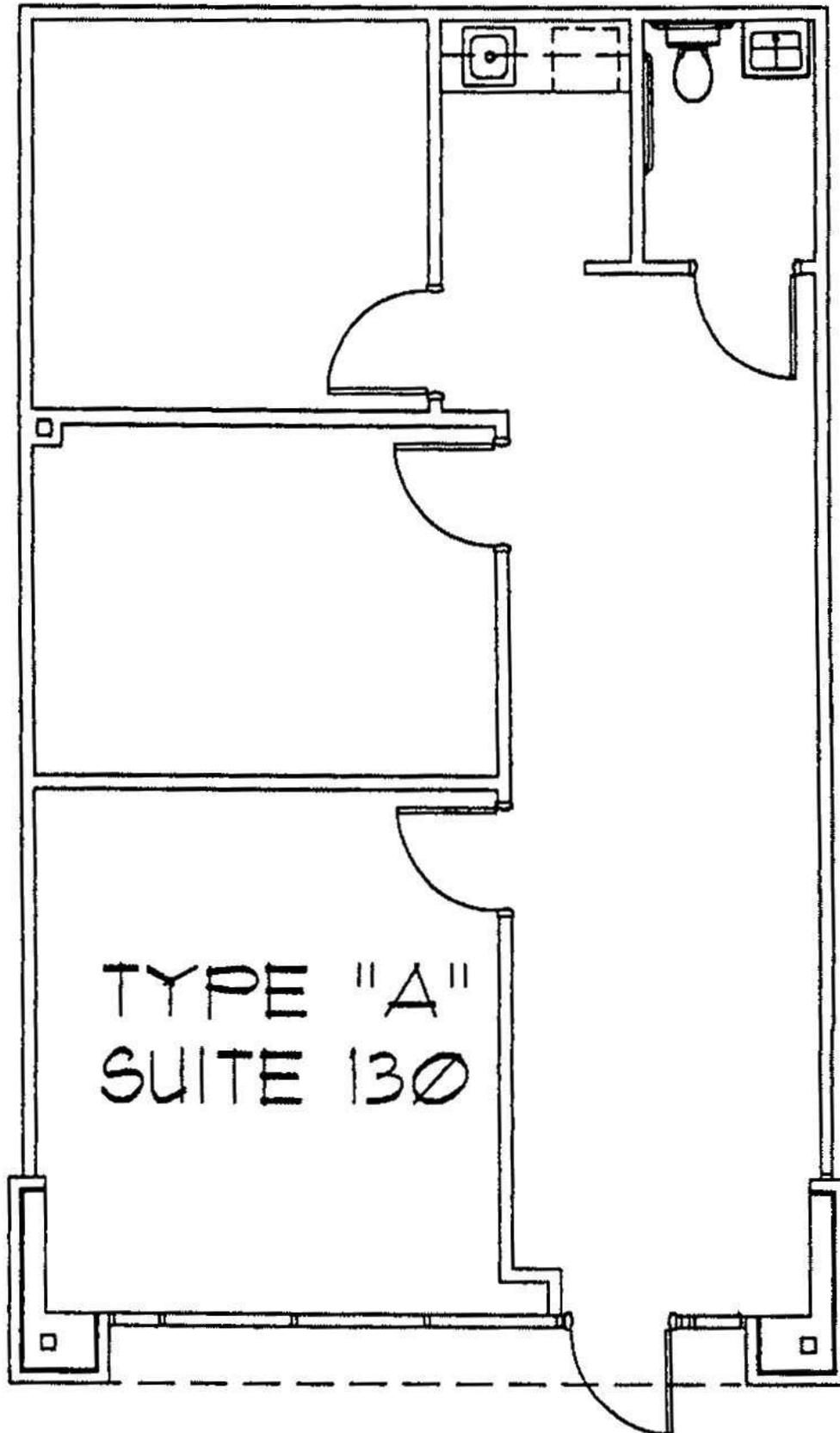


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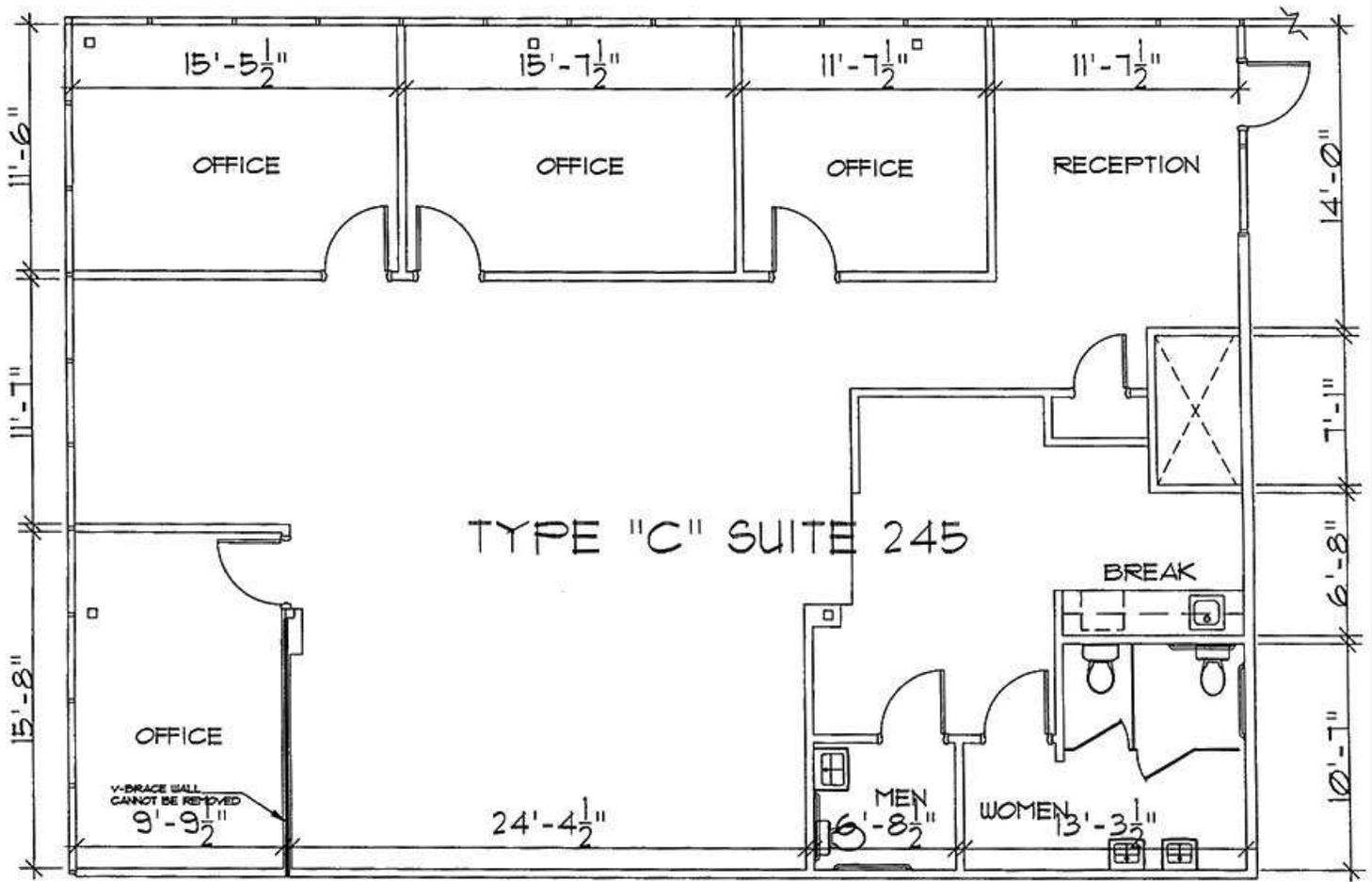
| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|----------------|---------------|---------------|
| Suite 100 | 1,380 SF | Modified Gross | \$19.75 SF/yr | Available Now |
| Suite 130 | 1,122 SF | Modified Gross | \$19.75 SF/yr | Available Now |
| Suite 245 | 2,670 SF | Modified Gross | \$19.75 SF/yr | Available Now |

Suite 100 - 1,380± SF

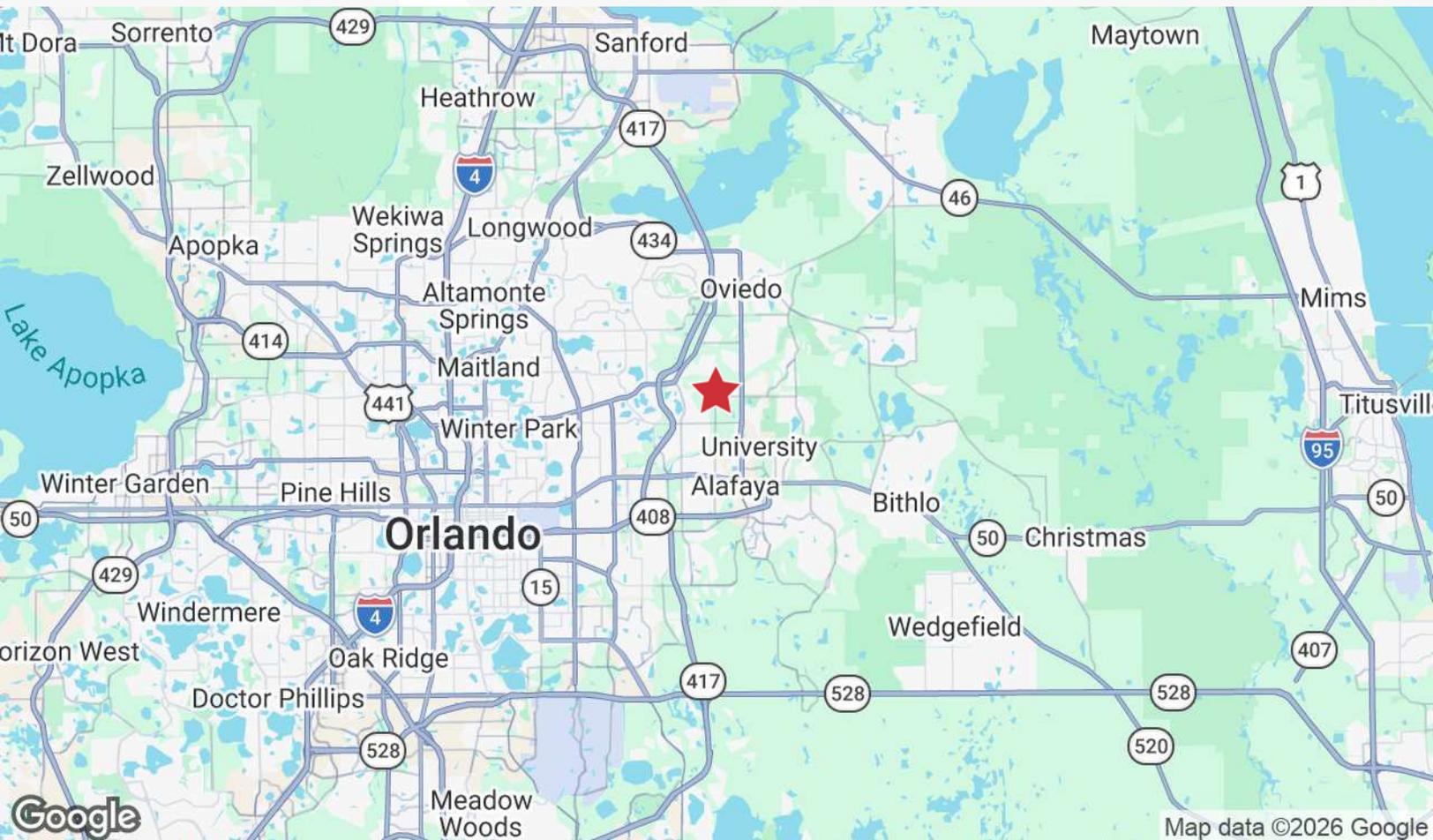
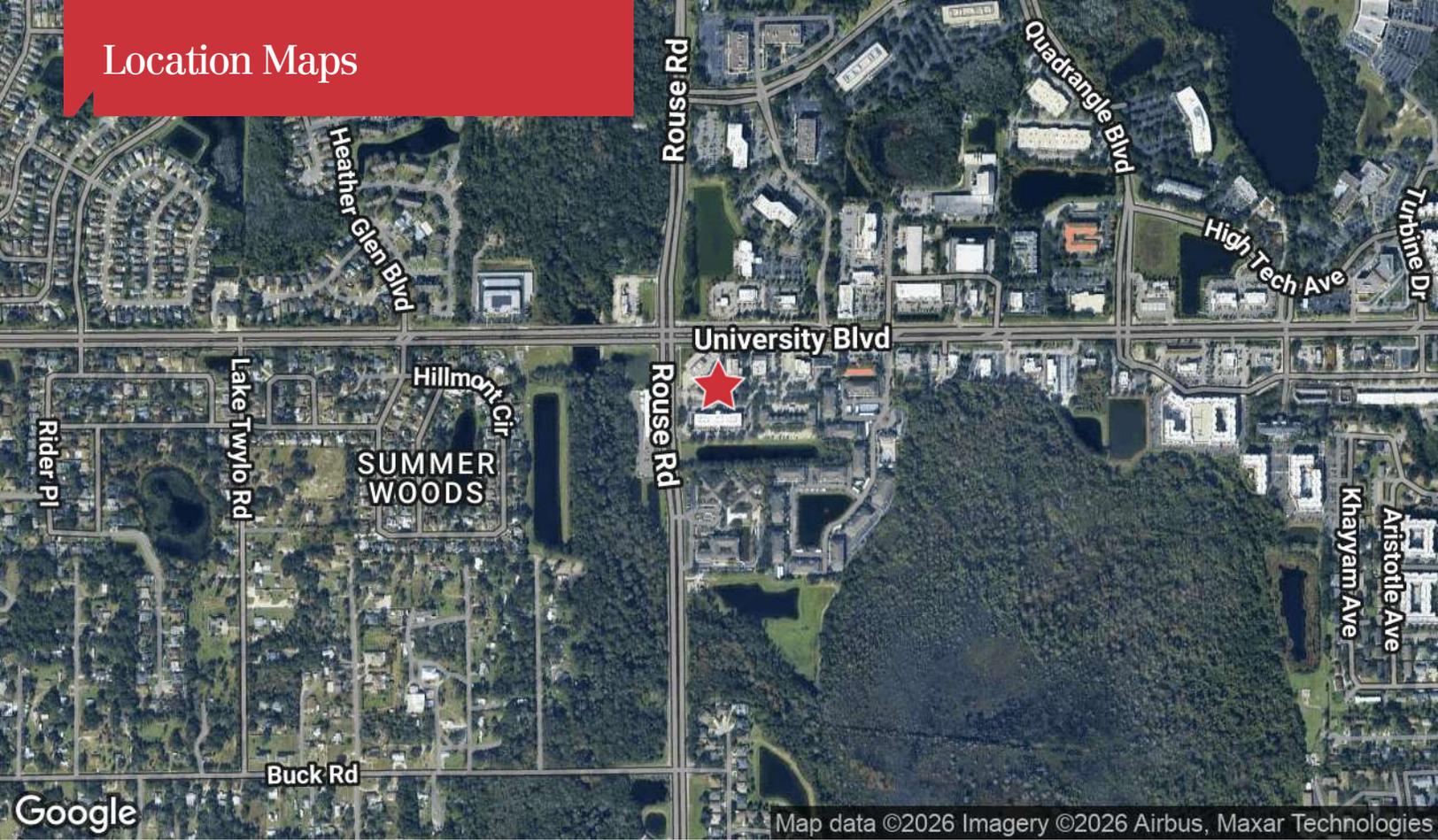




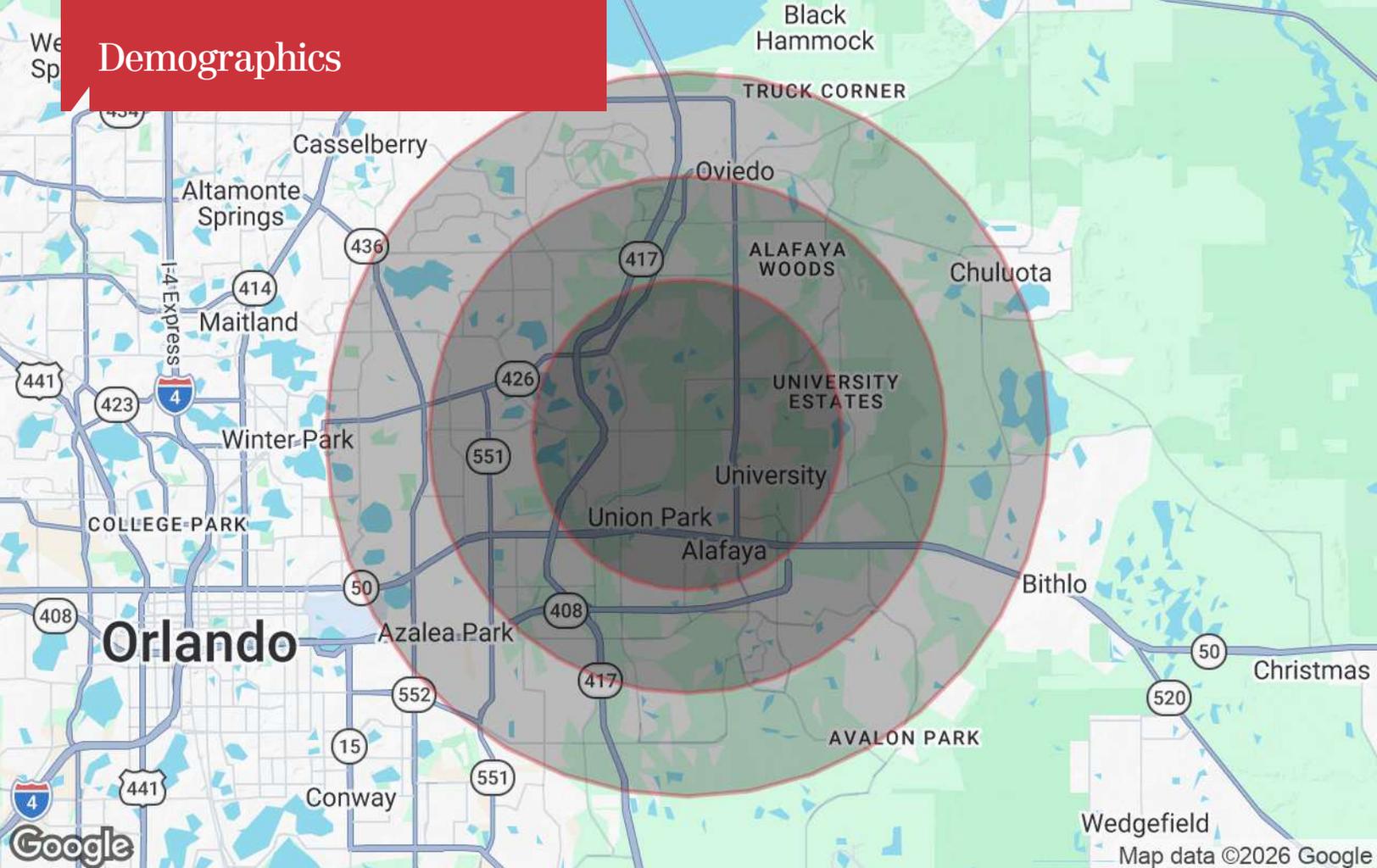
Suite 245 - 2,670± SF



Location Maps



Demographics



Population

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION | 105,542 | 264,859 | 439,272 |
| MEDIAN AGE | 33 | 36 | 38 |
| MEDIAN AGE (MALE) | 32 | 35 | 37 |
| MEDIAN AGE (FEMALE) | 33 | 38 | 39 |

Households & Income

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 33,158 | 92,036 | 155,068 |
| # OF PERSONS PER HH | 3.2 | 2.9 | 2.8 |
| AVERAGE HH INCOME | \$85,996 | \$94,789 | \$102,247 |
| AVERAGE HOUSE VALUE | \$332,431 | \$361,943 | \$392,657 |

* Demographic data derived from 2020 ACS - US Census