

For Sublease

SW Orlando - Brand New Office Space

1,270 SF | \$24.50 / SF



7552 Municipal Drive

Orlando, Florida 32819

Property Highlights

- Located in Sand Lake West in South Orlando's tourist corridor
- Move-in ready office
- Individual suite entrance with 24/7 access
- Great floor plan with reception/lobby, conference room, 2 private offices, it/storage room, break area, large open work area and restroom
- Sublease through May 2027 with potential direct extension available
- Modified Gross rate includes CAM, Net of Electric
- Suite entrance and partial building signage available
- On-site property management office
- Easy access to I-4, Sand Lake Road, Kirkman Road and I-Drive
- Minutes from Orlando's restaurant row and entertainment center



Lease Rate: \$24.50/SF

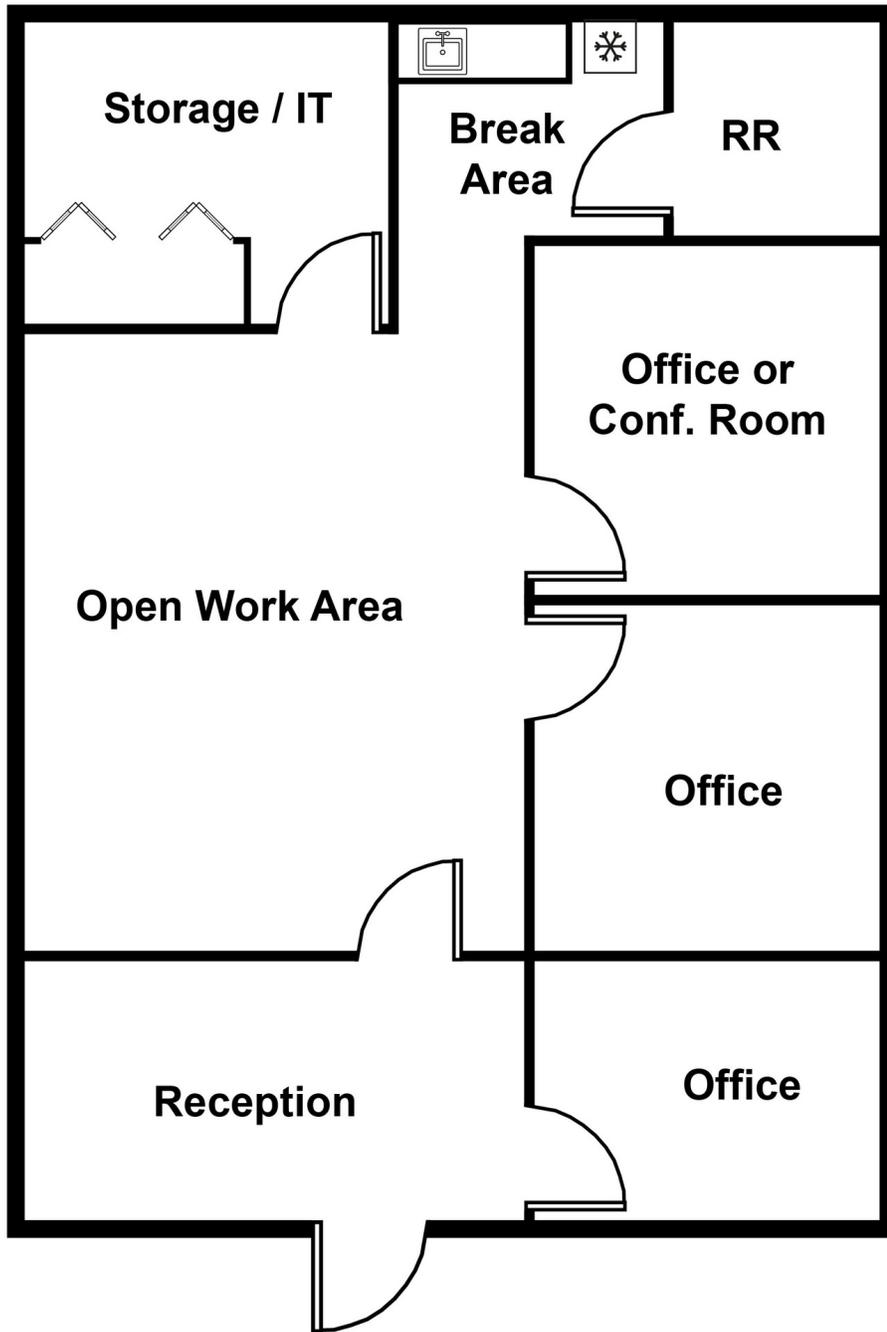
For more information

Andy McCaw, FMA

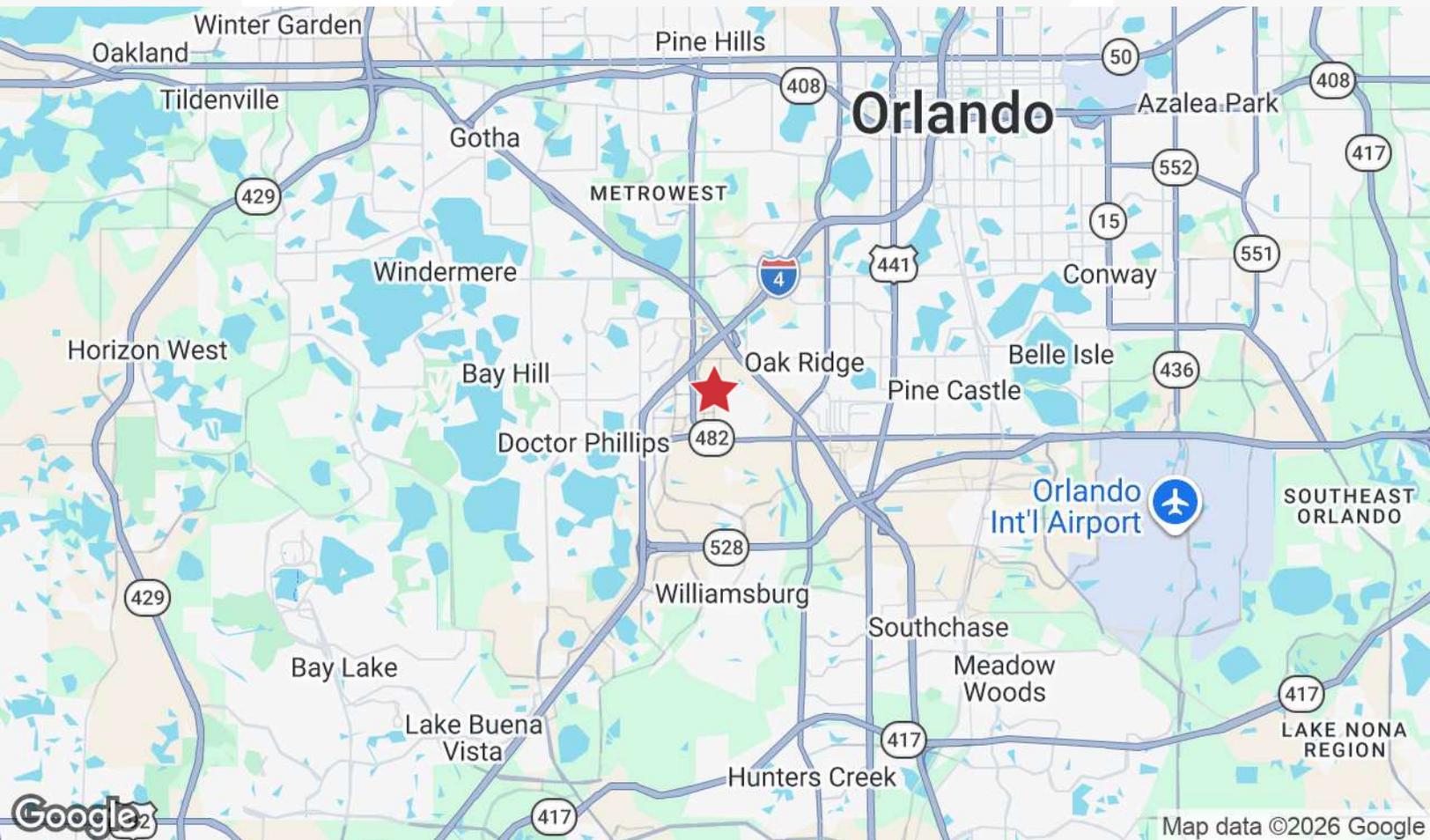
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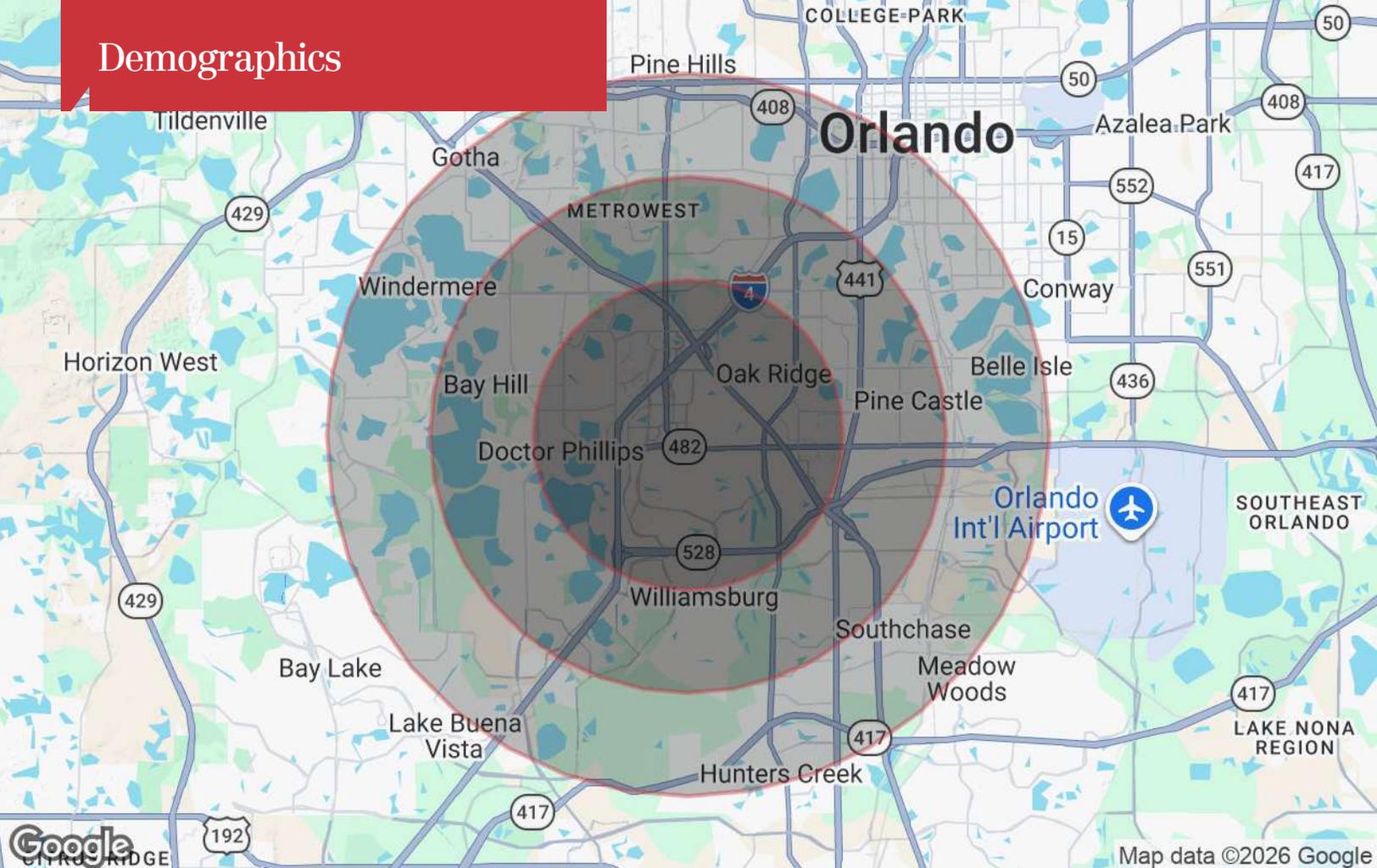
Floor Plan & Photos



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	60,138	204,458	349,082
MEDIAN AGE	36.0	37.5	38.4
MEDIAN AGE (MALE)	35.0	36.5	37.4
MEDIAN AGE (FEMALE)	36.7	38.1	39.0

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	23,485	75,044	126,614
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$92,511	\$97,855	\$104,815
AVERAGE HOUSE VALUE	\$375,516	\$392,757	\$435,613

* Demographic data derived from 2020 ACS - US Census