

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 140	\$19.75 SF/yr	1,380
Suite 145	\$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

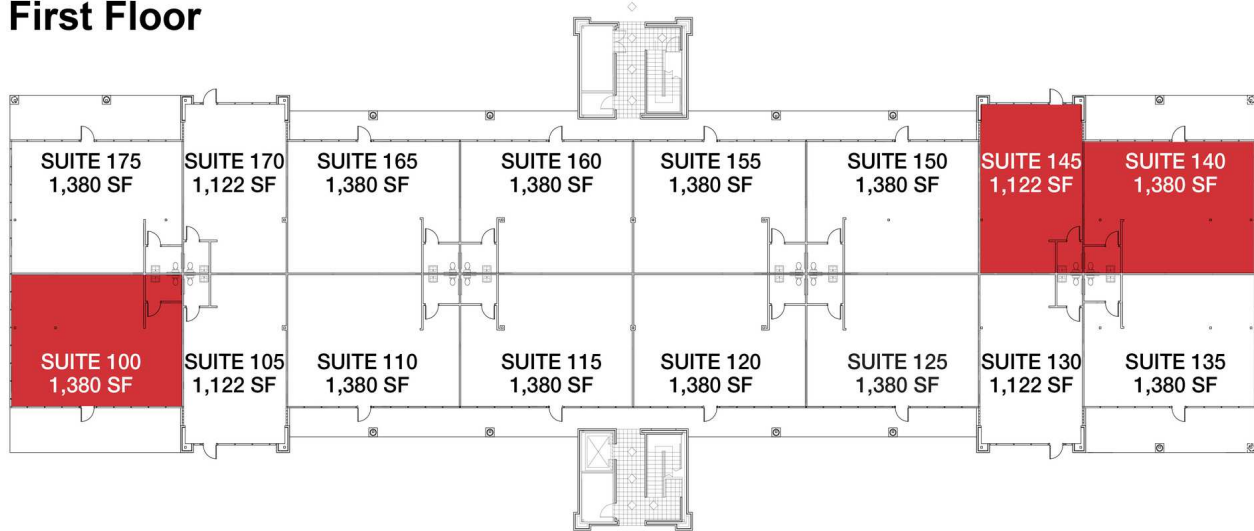
\*\*3-Year Minimum Term for NEW, Qualified Credit Tenant

For more information

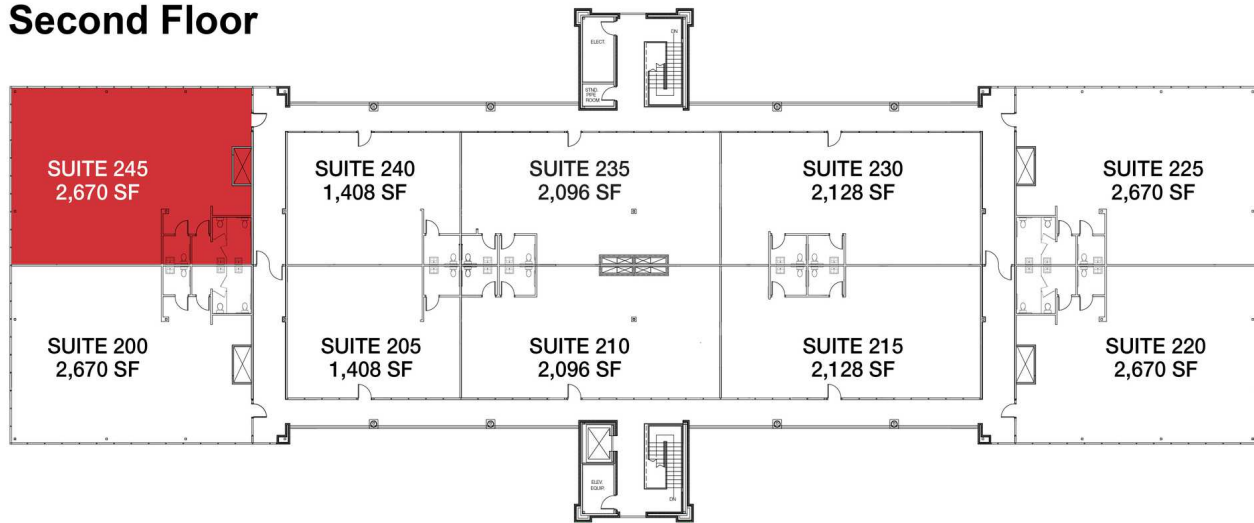
**Stian Funk**

O: 407 949 0747  
sfunk@realvest.com

## First Floor



## Second Floor

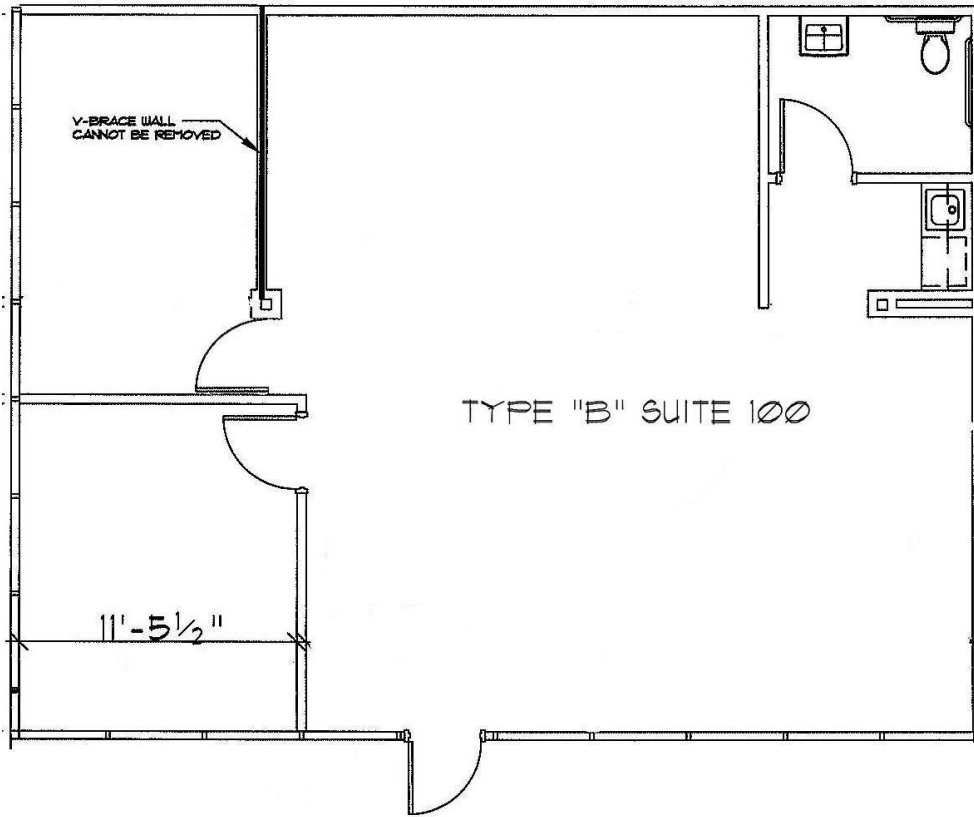


### AVAILABLE SPACES

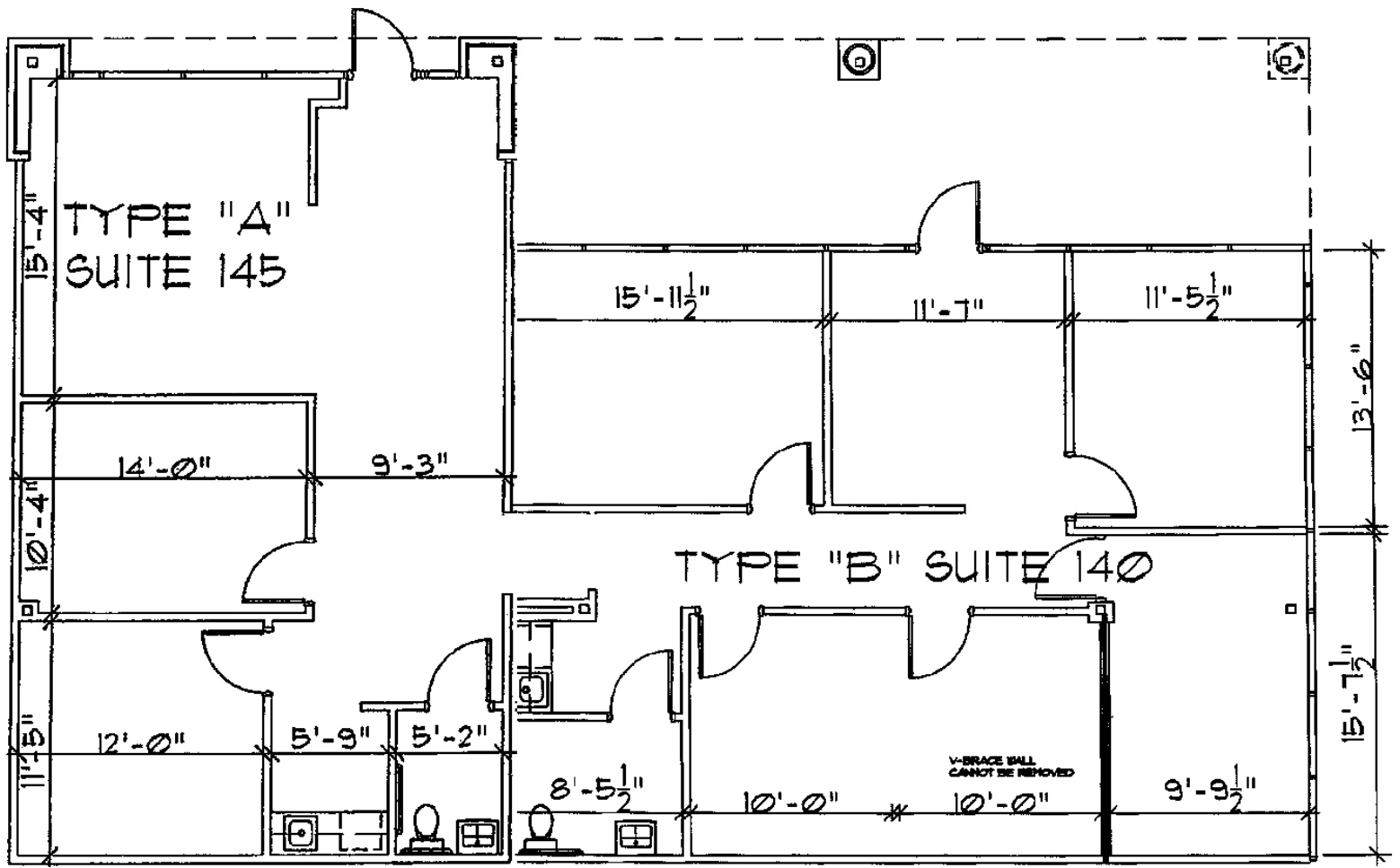
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	1,380 SF	Modified Gross	\$19.75 SF/yr	Available Now
Suite 140	1,380 - 2,502 SF	Modified Gross	\$19.75 SF/yr	Available July 1   Can be combined with Suite 145 for 2,502± SF
Suite 145	1,122 - 2,502 SF	Modified Gross	\$19.75 SF/yr	Available July 1   Can be combined with Suite 140 for 2,502± SF
Suite 245	2,670 SF	Modified Gross	\$19.75 SF/yr	Available Now

Suite 100 - 1,380± SF

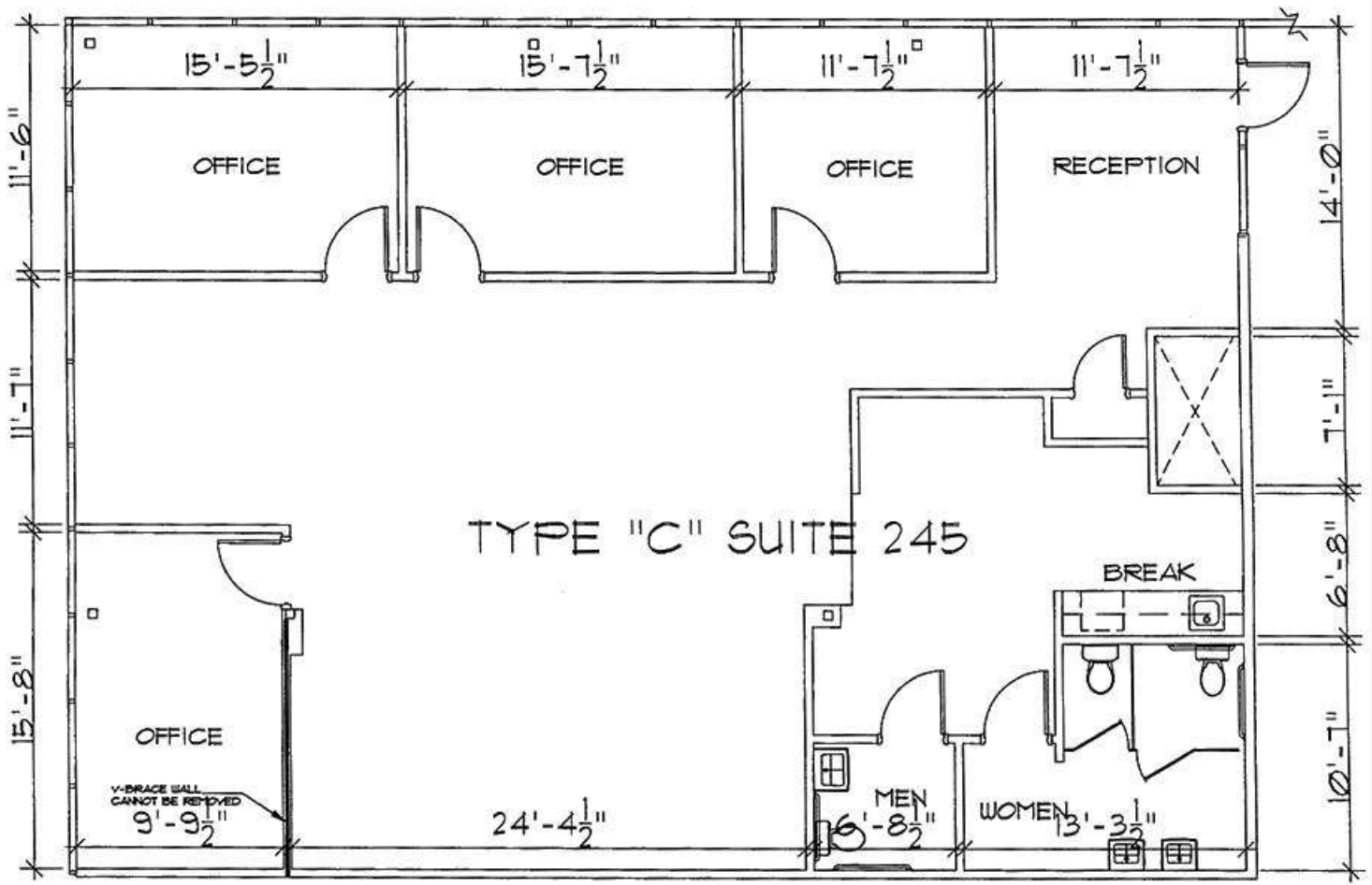
[Click Here for 3D Virtual Tour](#)



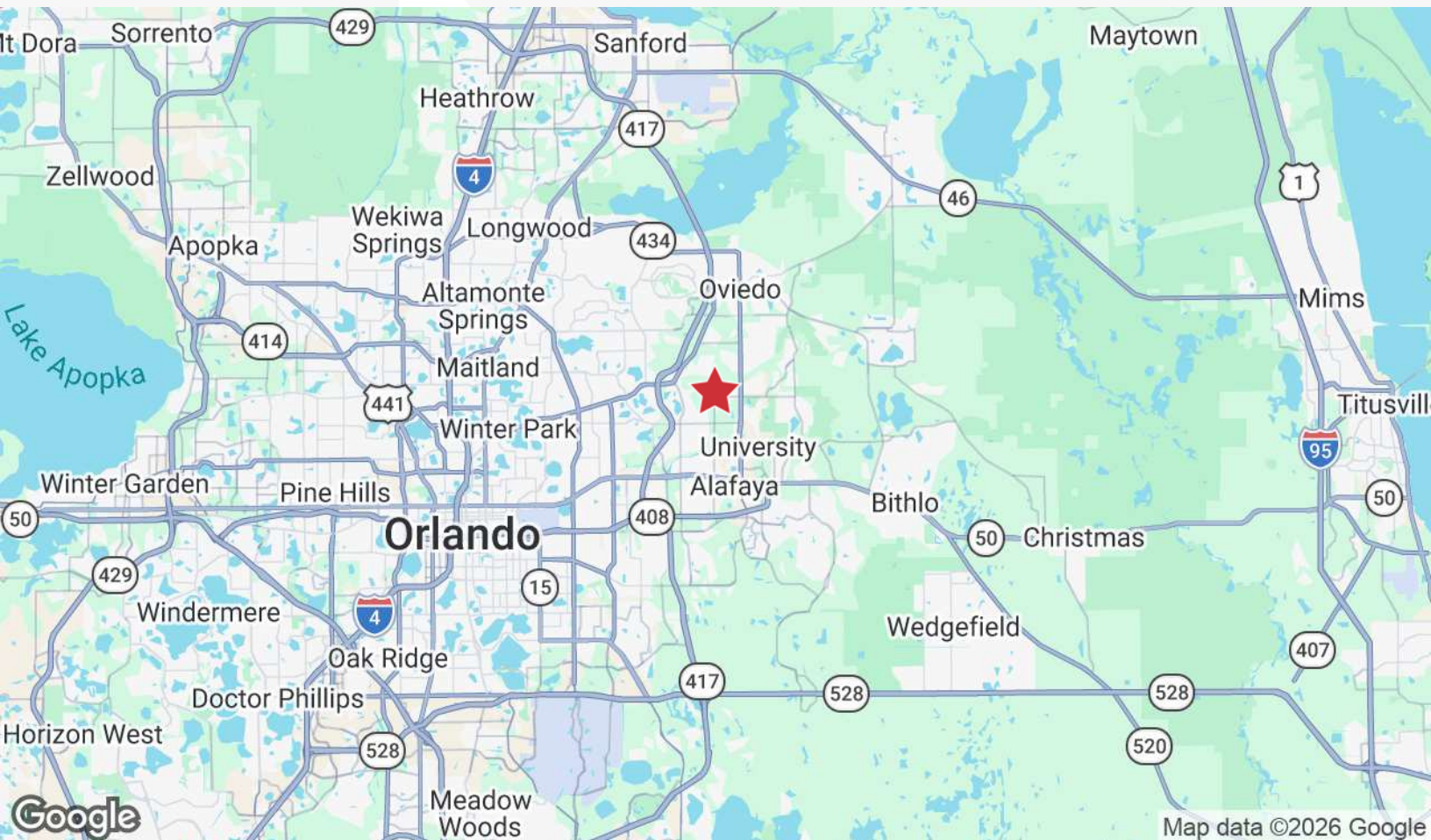
Suites 140-145  
1,122 ± - 2,502± SF



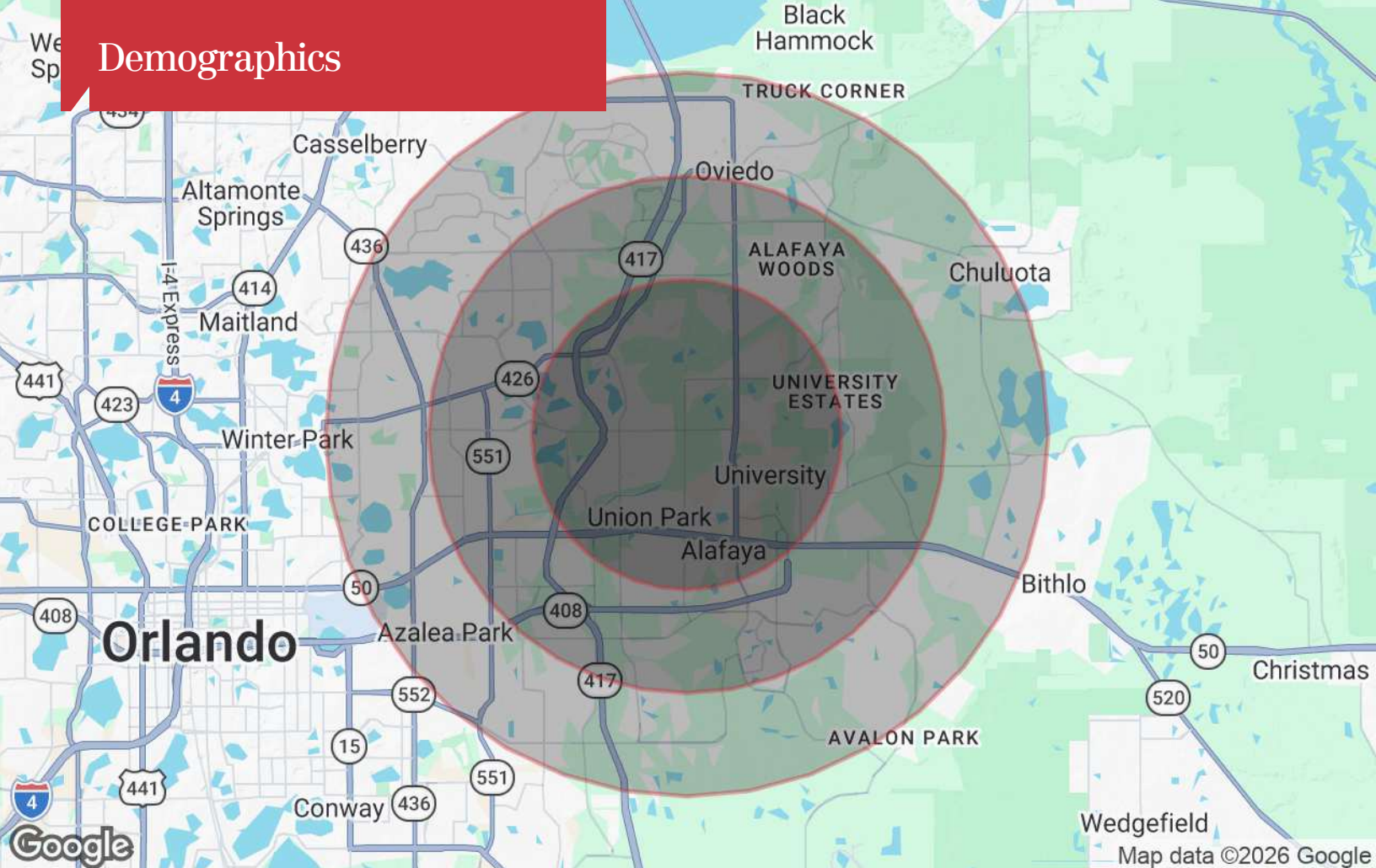
Suite 245 - 2,670± SF



# 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