

For Lease

# Herndon Center - Office Space

1,500 - 2,700 SF | \$15.00 - \$17.00 / SF



## 615 - 645 Herndon Avenue

Orlando, Florida 32803

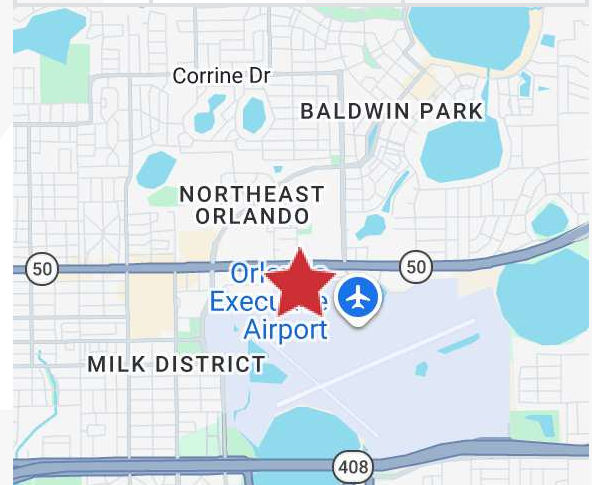
### Property Highlights

- 33,236± SF building on 2.0± acres
- Glass storefronts
- Utilities: OUC (electric, water and sewer)
- Zoning: AC3 (City of Orlando)
- Parking: 3.0/1,000 SF
- Across from the Fashion Square Mall
- Adjacent to the Orlando Executive Airport
- Convenient to Colonial Drive (SR 50), Semoran Blvd (SR 436), East-West Expressway (SR 408) and I-4

**Lease Rate: \$15 - \$17/SF NNN (\$5.43/SF CAM)**

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
625 B	\$17.00 SF/yr	1,500
625 C	\$15.00 SF/yr	2,700



For more information

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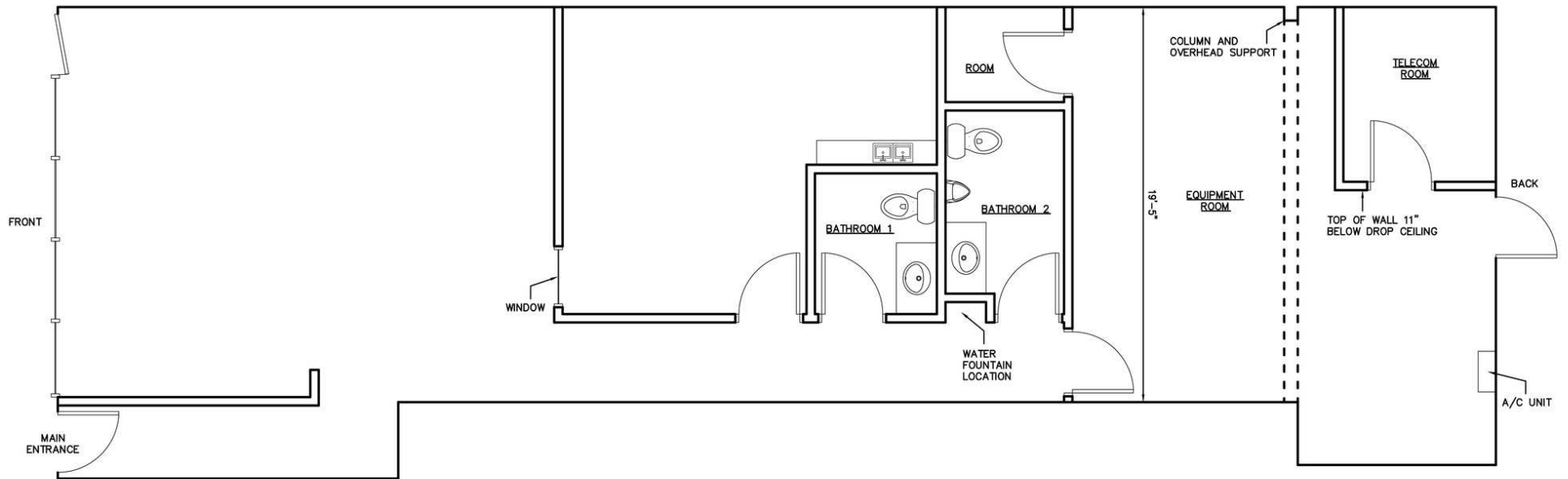
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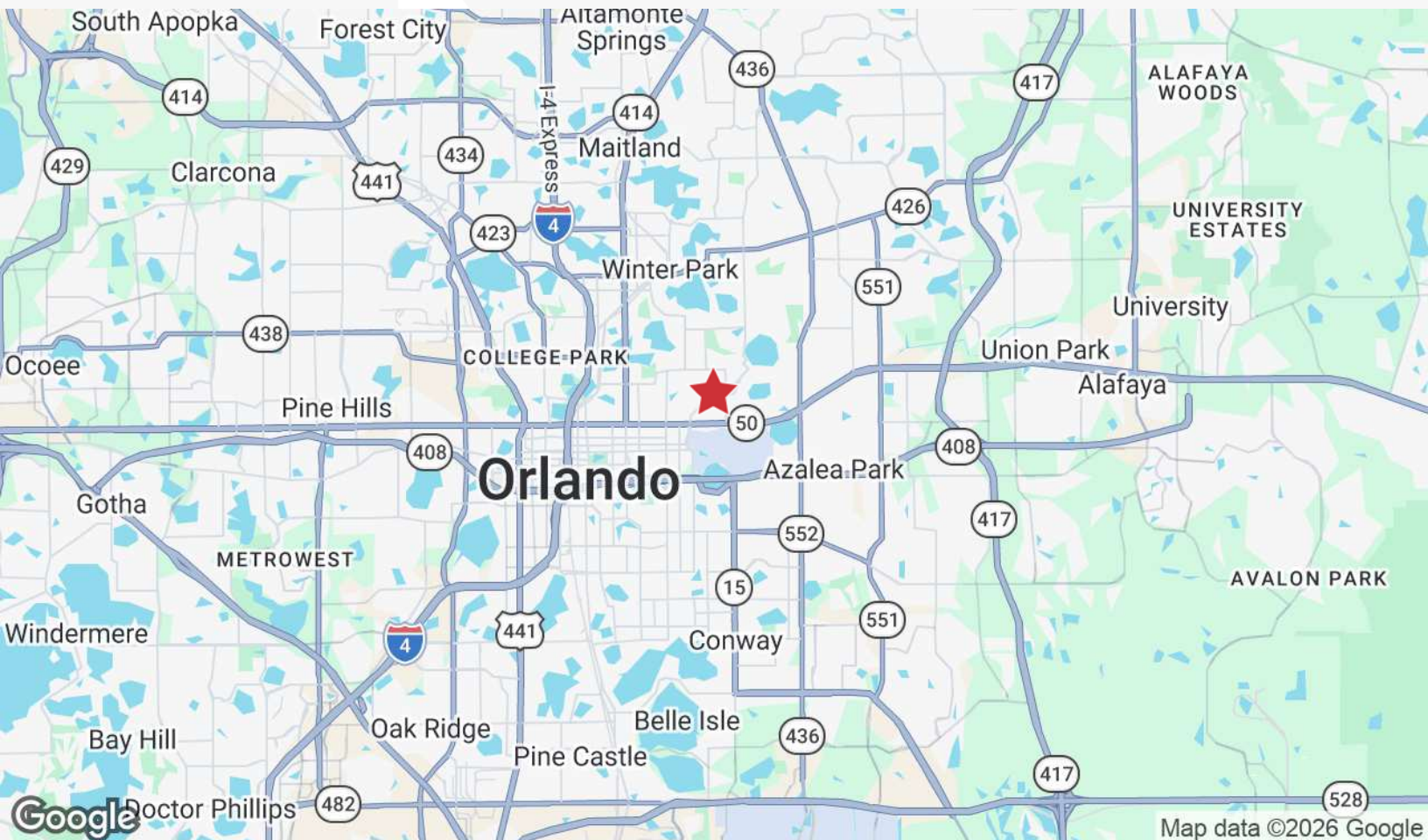
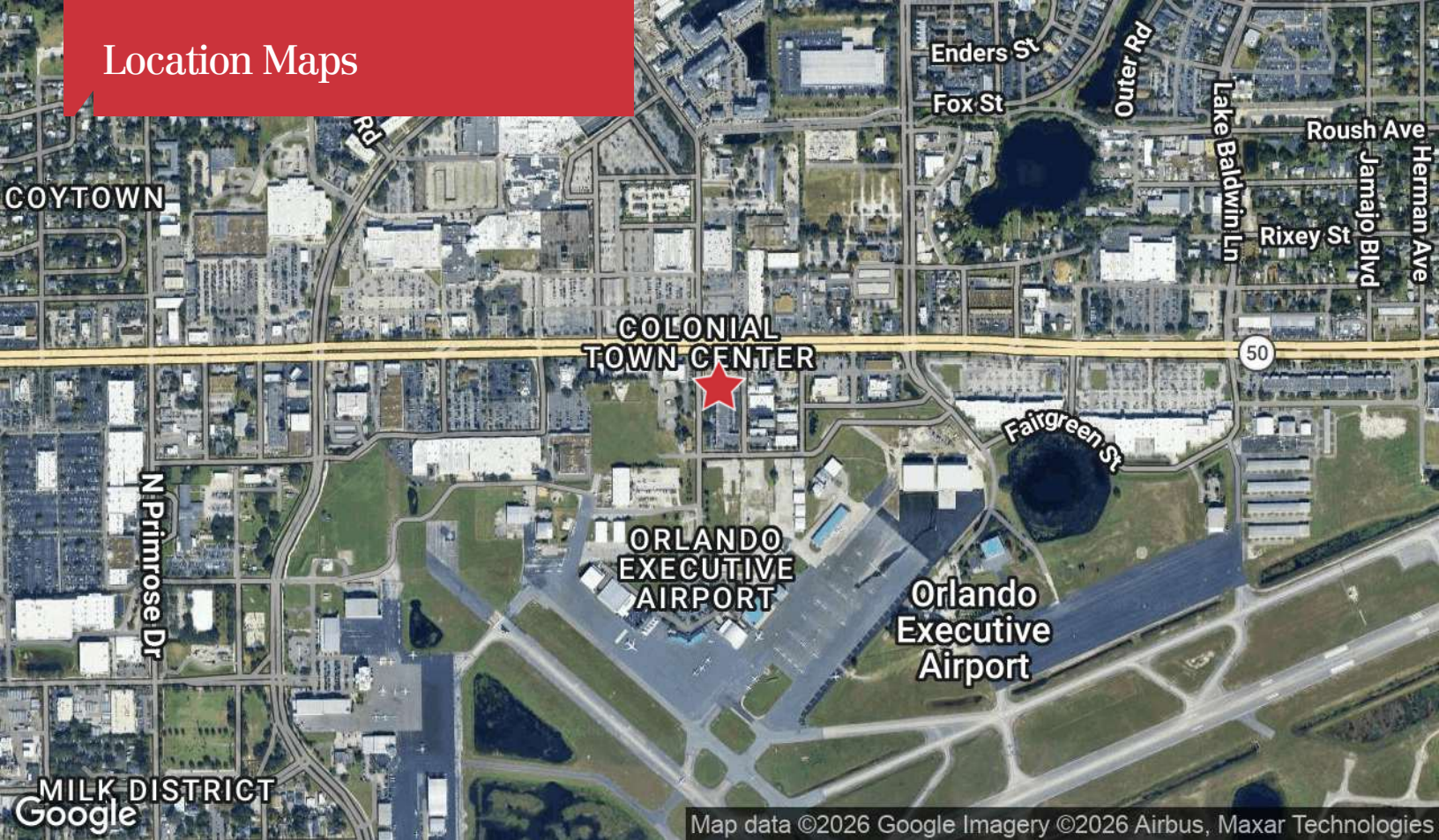
# Property Photos



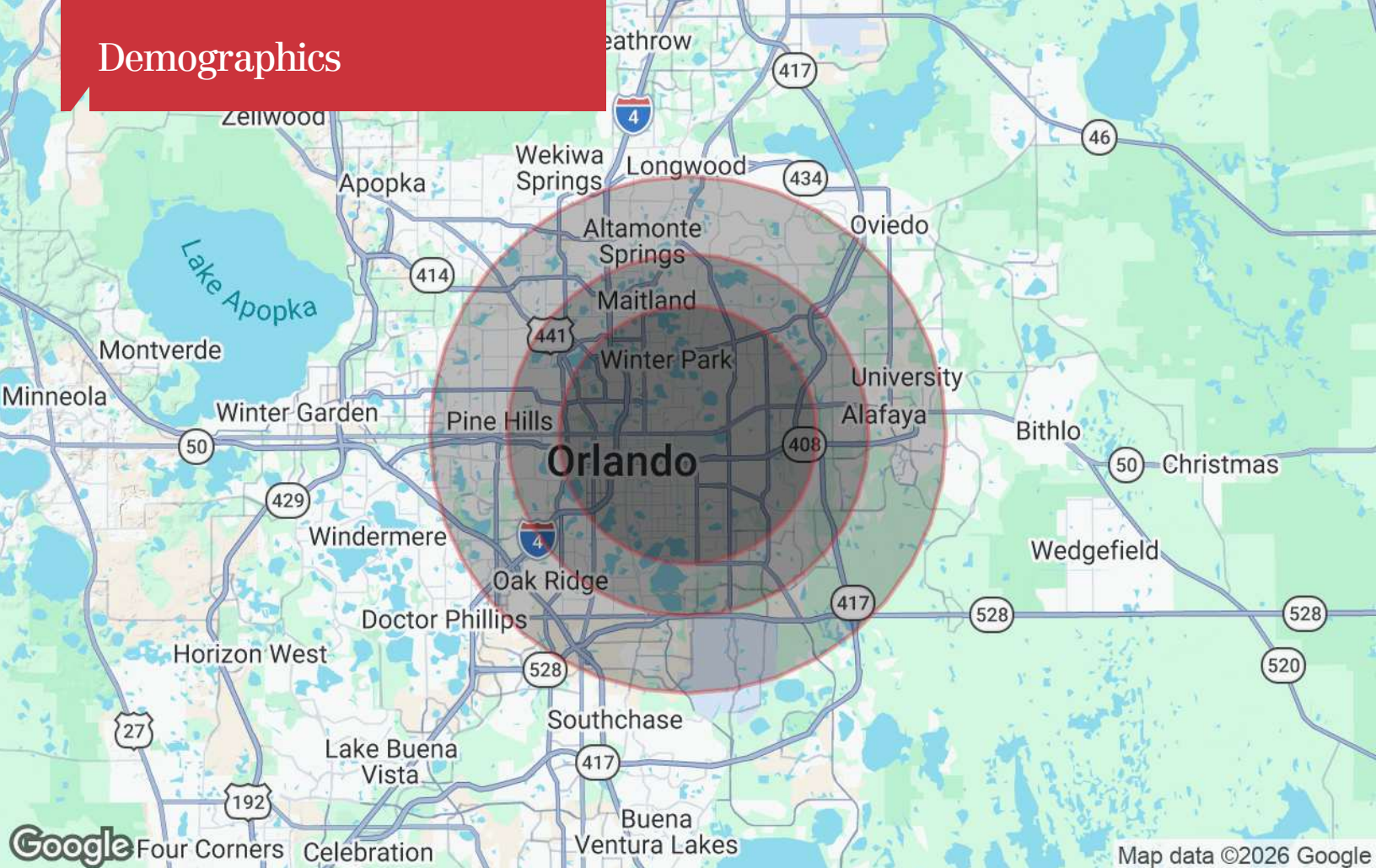
Suite 625 B - 1,500± SF



# Location Maps



# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	323,998	577,939	1,000,120
MEDIAN AGE	41	40	39
MEDIAN AGE (MALE)	40	39	38
MEDIAN AGE (FEMALE)	42	41	40

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	138,507	234,233	389,601
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$102,988	\$94,640	\$92,302
AVERAGE HOUSE VALUE	\$449,277	\$395,985	\$380,255

\* Demographic data derived from 2020 ACS - US Census