



# Kingspointe Parkway Commercial Offices Offering Memorandum

2 Units | Orlando, FL  
\$1,150,000

*Experience the epitome of modern elegance at this prime Orlando property. Boasting sleek, contemporary design and versatile floor plans, this space is the perfect canvas for your business needs. Enjoy abundant natural light and open, collaborative work areas, fostering creativity and productivity. The property offers ample parking and easy access to major transportation routes, ensuring convenience for employees and clients alike. From its functional interior to its strategic location, this property sets the stage for success. Elevate your business in this exceptional space.*

# CONTACT

Kim Meredith-Hampton

**CALL NOW**

**407-448-6679**

[kim.meredith-hampton@compass.com](mailto:kim.meredith-hampton@compass.com)

6881 Kingspointe Parkway Suites 1 & 2, Orlando, FL 32819



Ste 1 1357 Sq Ft



Ste 2 2908 Sq Ft



## About the Property

The property at 6881 Kingspointe Parkway consists of two professionally configured office units totaling approximately 4,265 square feet, designed to support a range of professional, medical, or administrative users. Unit 1 (1,357 SF) features a private office and semi-private office on the ground floor, one restroom, and two private offices on the second floor. Unit 2 (2,908 SF) offers a conference room, three private offices on the ground floor (including one with a barn door feature), a large storage room, dedicated server room, restroom, kitchen, and three additional private offices on the second floor. The layouts provide an efficient mix of private offices, collaborative space, and operational infrastructure, making the property well suited for owner-users or multi-tenant occupancy.



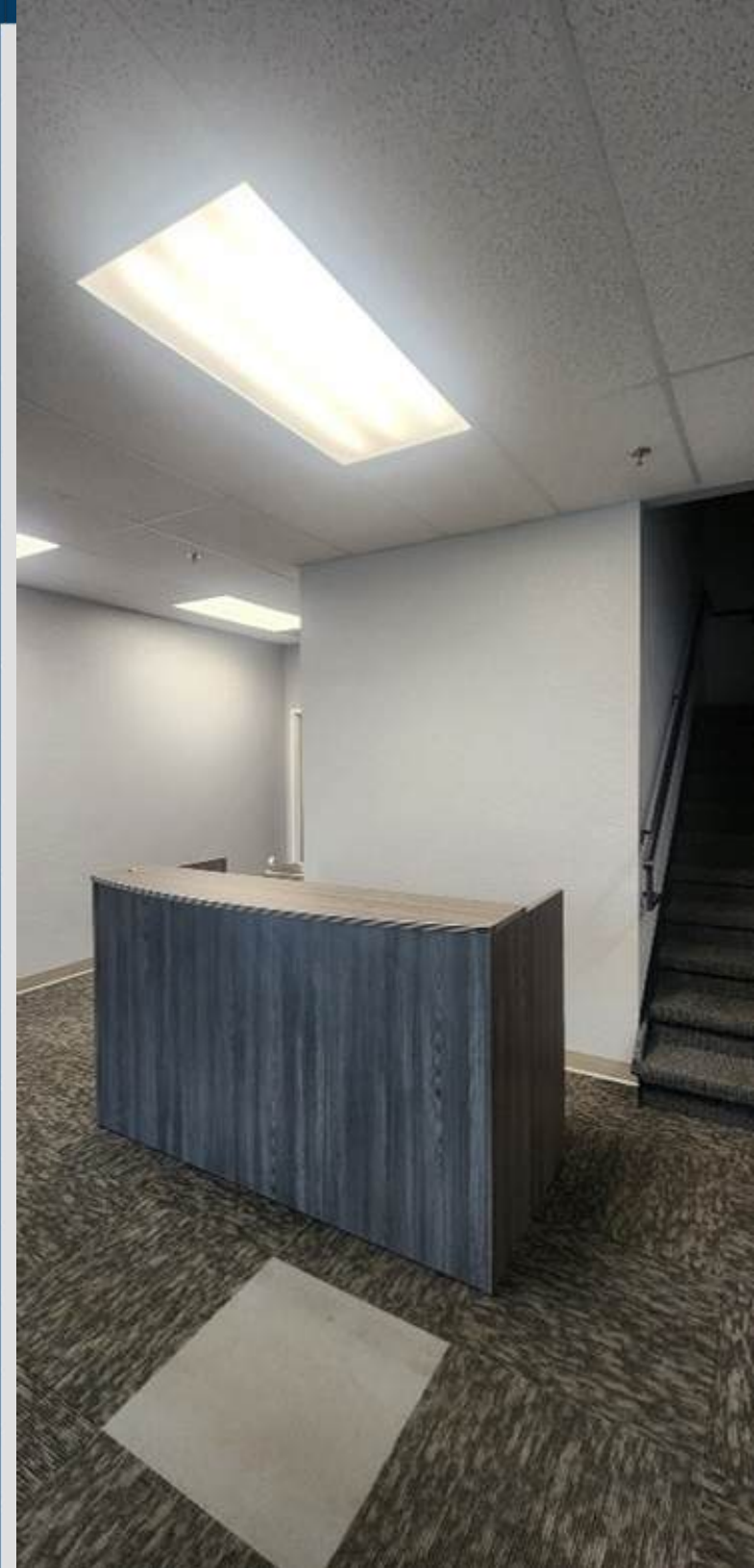
# TABLE OF CONTENTS

1 Property Summary

2 Market Overview

3 Sales Analysis

4 Financial Analysis





17th St SW

United Pro Tower

Allly Building Solutions

Kilabel Orlando Resort Woodport

Amazon (880)

Universal Dog Care  
Orlando Dog Care and

Tangelo Park

CamSpot Urgent Care of  
Orlando (as of 1/1/20)

US Highway 17

Cambridge Park  
Cambridge Park

COMPASS

# 1 PROPERTY SUMMARY



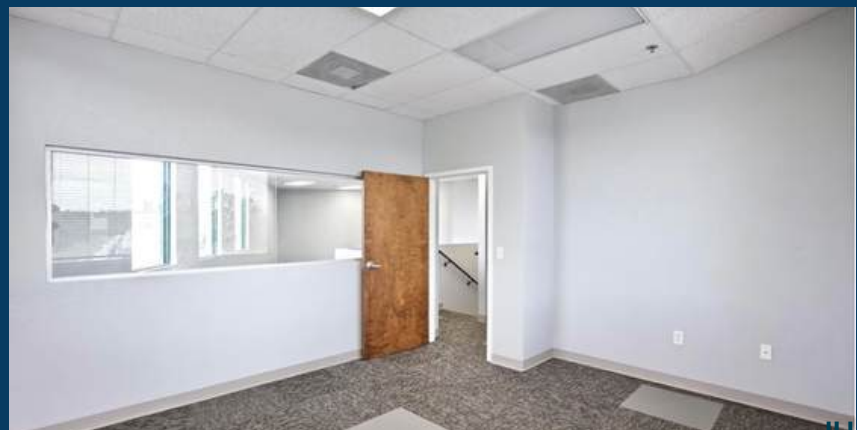
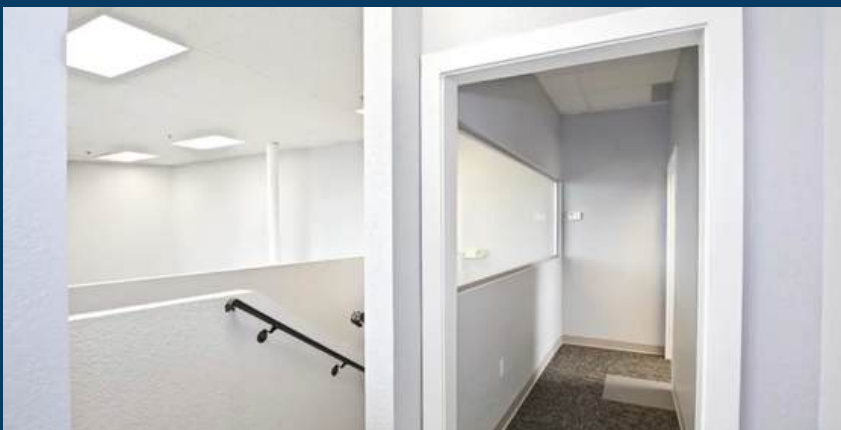


# PROPERTY OVERVIEW

Address	6881 Kingspointe Pkwy Unit 1&2
Year Built	2006
Construction Type	Cb.Stucco
Flood Zone	X
HVAC	Central
Square Feet	Unit 1: 1357 Unit 2: 2908
Type	Condo-Industrial



# Unit #1



# Unit #2



# Exterior



# 2

## MARKET OVERVIEW



# ORLANDO MARKET OVERVIEW

## Orlando, Florida | A High-Growth, Business-Friendly Metro

Orlando is one of the fastest-growing metropolitan areas in the United States, driven by sustained population growth, diverse employment sectors, and a pro-business environment. The region benefits from strong in-migration, no state income tax, and a broad economic base that supports long-term commercial real estate demand.

Key drivers include healthcare, logistics, tourism, professional services, and technology, creating durable demand for well-located suburban office assets.

Five-Year Job Growth Leaders, August 2025\*

Rank	Market	August 2025* Total Jobs	October 2020 Total Jobs	Five-Year Growth
1	Orlando	1,513,800	1,212,900	24.8%
2	Austin	1,368,400	1,107,300	23.6%
3	Las Vegas	1,140,400	926,200	23.1%
4	Miami	1,345,200	1,137,900	18.2%
5	Nashville	1,201,200	1,021,800	17.6%
6	San Antonio	1,208,400	1,032,800	17.0%
7	Dallas	3,084,900	2,645,100	16.6%
8	Raleigh/Durham	1,117,600	960,500	16.4%
9	West Palm Beach	702,700	607,400	15.7%
10	Fort Worth	1,213,700	1,049,500	15.6%

REALPAGE

\*Data as of August, as BLS data for September and October has yet to release

Rank Among Top 50 Apartment Markets by Existing Unit Count

Source: Bureau of Labor Statistics



# SUBMARKET OVERVIEW | KINGSPOINTE PARKWAY

## Strategic South Orlando Office Corridor

The Kingspointe Parkway corridor is a well-established suburban office submarket offering efficient access to Orlando International Airport, major expressways, and regional employment centers. This location appeals to office users seeking convenience, accessibility, and lower occupancy costs compared to downtown Orlando.

The area supports a diverse mix of professional, medical, engineering, and logistics-adjacent office tenants.



# OFFICE MARKET FUNDAMENTALS

## Stable Suburban Office Demand

Orlando's office market continues to favor functional suburban properties with convenient access, on-site parking, and flexible layouts. Tenants are prioritizing efficient space over high-cost central business district locations, supporting consistent leasing activity in airport-adjacent submarkets.

Well-located suburban office assets benefit from lower volatility and broader tenant demand in the current office environment.

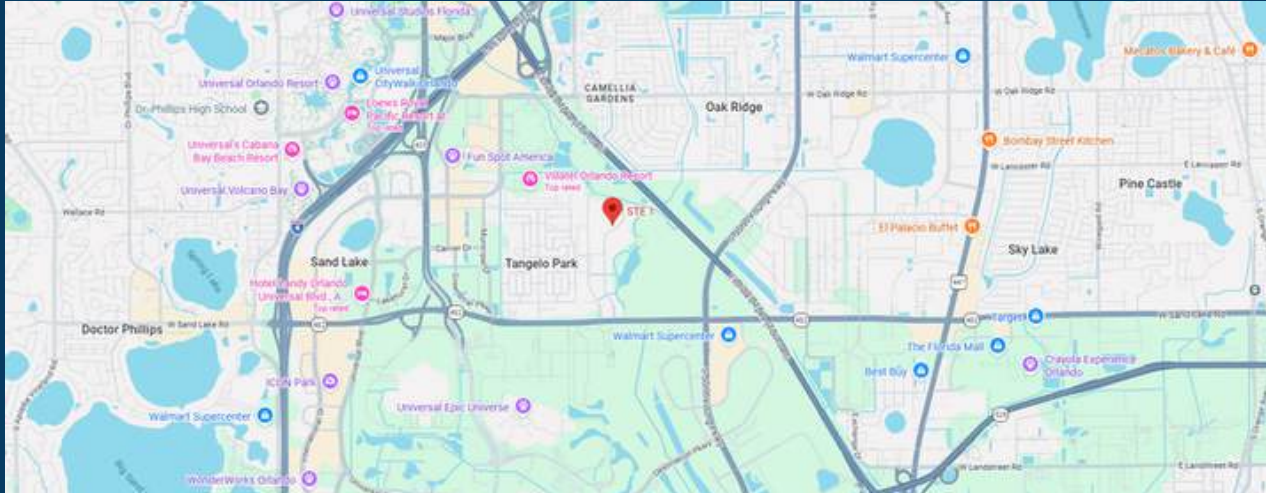


# EMPLOYMENT & DEMAND DRIVERS

## Diverse Employment Base Drives Office Demand

The surrounding area is supported by major employment centers including Orlando International Airport, regional healthcare systems, and logistics and distribution hubs. These industries create consistent demand for administrative, professional, and medical office space.

Nearby growth in healthcare and transportation infrastructure further strengthens long-term office occupancy fundamentals.



# ACCESSIBILITY & TRANSPORTATION

## Superior Regional Connectivity

The property benefits from direct access to major transportation corridors including SR-528 (Beachline Expressway), Florida's Turnpike, and Interstate 4. This connectivity allows for efficient employee commutes and convenient access to downtown Orlando, Lake Nona, and surrounding counties.

Ample parking and multi-directional access provide a competitive advantage over CBD office locations.

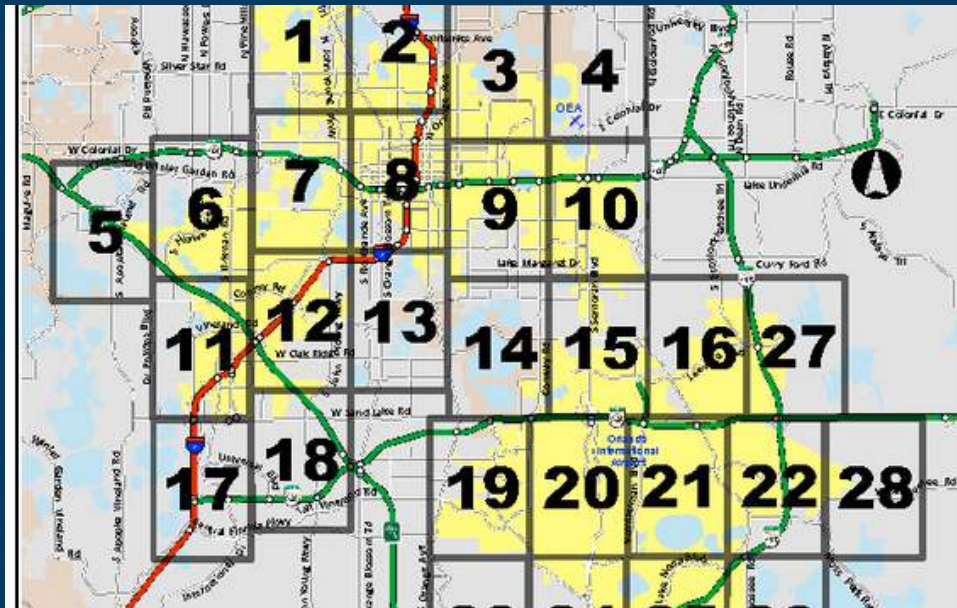


# ZONING & USE FLEXIBILITY

## Flexible Zoning & Multiple Use Scenarios

The property's zoning allows for a range of commercial uses including professional office, medical office, and service-oriented businesses. The asset's configuration offers flexibility for owner-users, multi-tenant office, or future repositioning opportunities.

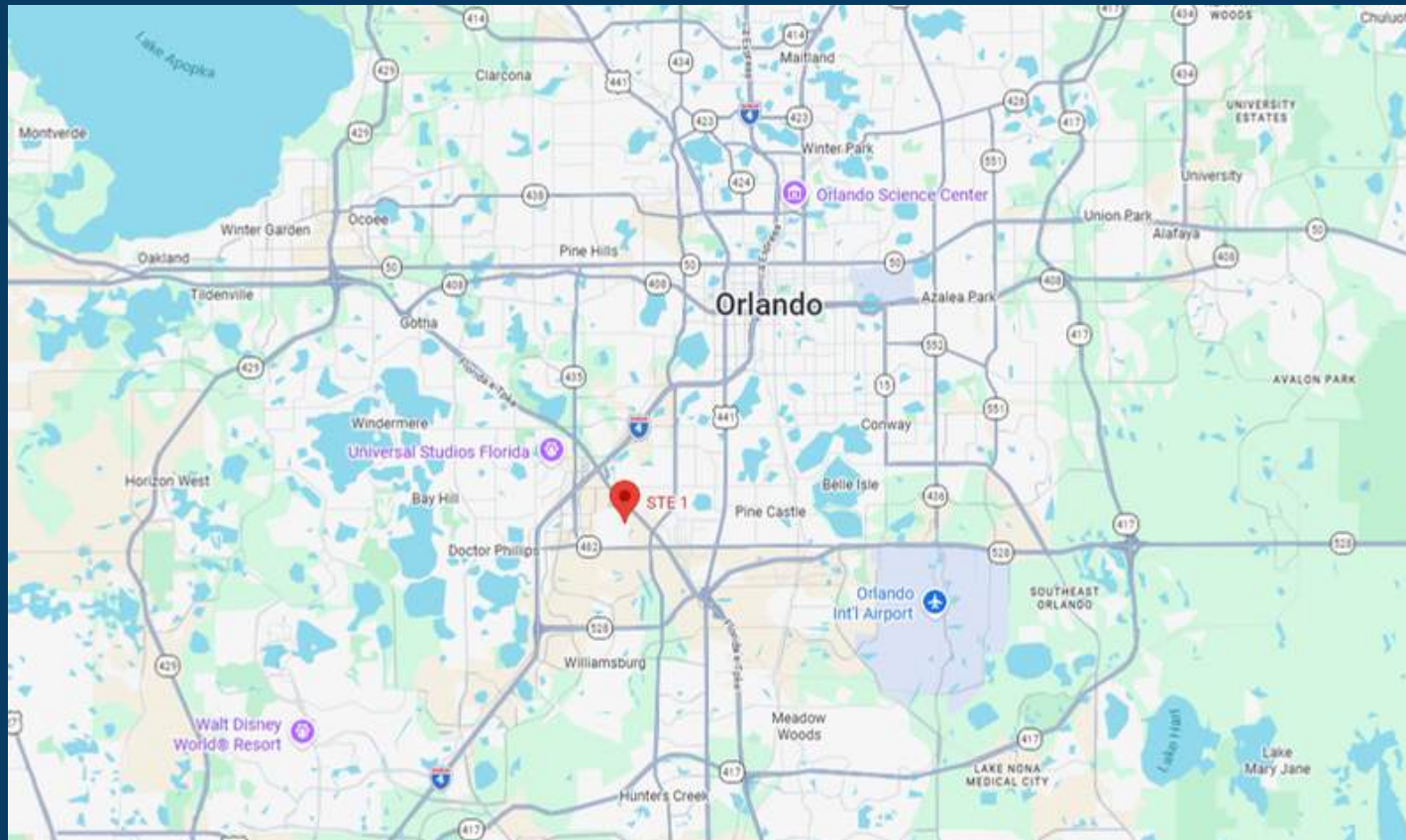
This adaptability provides investors with multiple exit strategies and downside protection.



# LOCATION INVESTMENT HIGHLIGHTS

## Why This Location Works

- Airport-adjacent office corridor with sustained tenant demand
- Lower occupancy costs compared to downtown Orlando
- Diverse employment base reduces leasing risk
- Strong population and business growth in Central Florida
- Functional suburban office favored by today's tenants



# 3

## SALES ANALYSIS





1

## 6881 Kingspointe Pky - Drewtina Commerce Center

Orlando, FL 32819 (Orange County) - SW Orange County Submarket

★★★★☆  
Industrial Condo

Condo Unit	10, 1st Floor	Price Status	Confirmed
Sold	12/29/2025 4,100 SF	Sale Comp Status	Research Complete
Condo Size	2006 \$1,120,000	Sale Comp ID	7484616
Built	(\$273.17/SF)	Parcel Numbers	29-23-29-0025-01-100
Sale Price			



Type	Name	Location	Phone
Recorded Buyer	S & F Electronics LLC	-	-
True Buyer	Sepideh Fozonian	Lake Mary, FL 32746	(407) 279-8978
Recorded Seller	Exercise Systems Inc	-	-
True Seller	John A Young	Gotha, FL 34734	(407) 298-7188

2

## 6753 Kingspointe Pky - Kingspointe Parkway Business Park

Orlando, FL 32819 (Orange County) - SW Orange County Submarket

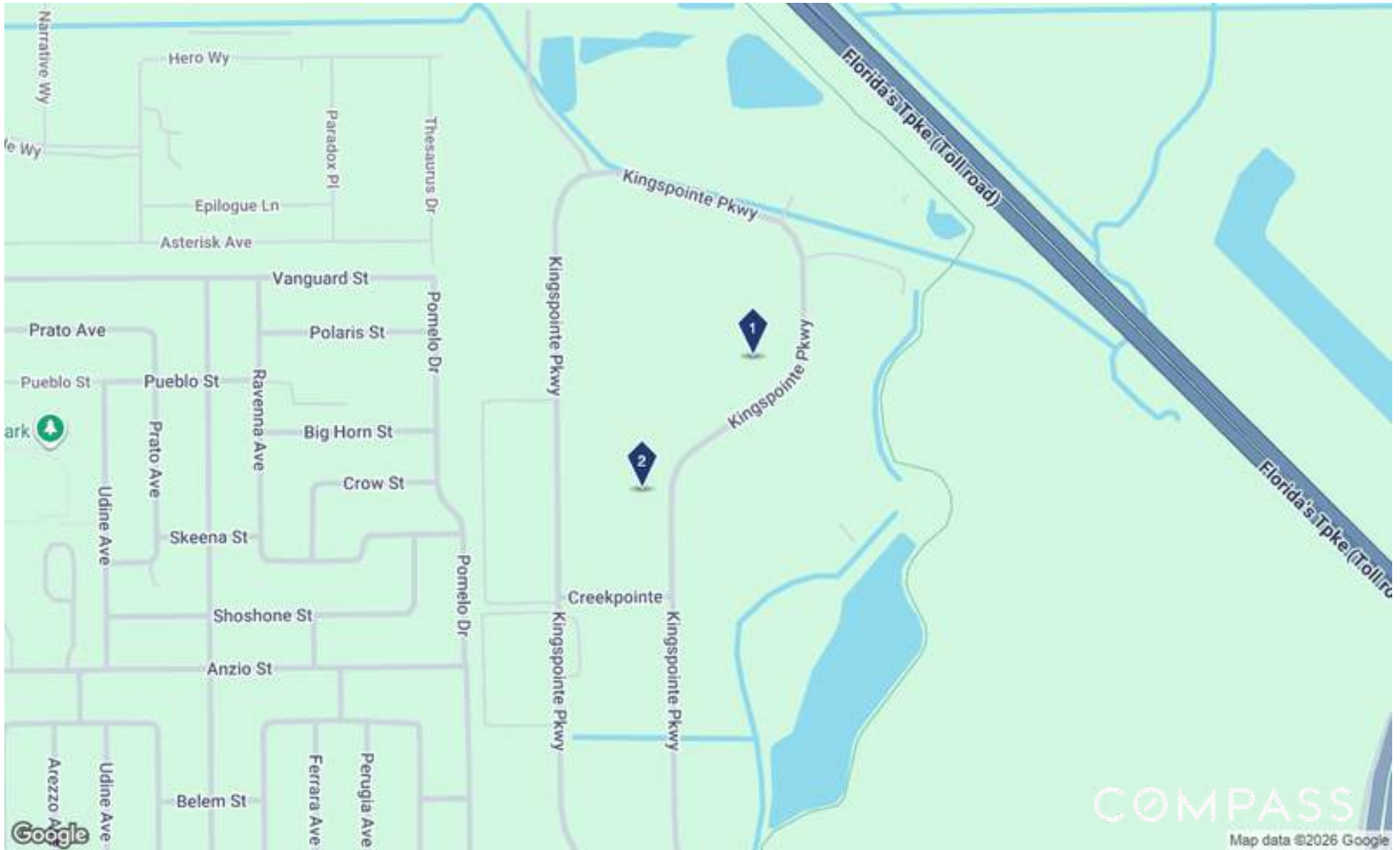
★★★★☆  
Condo

Condo Unit	107, 1st Floor	Price Status	Full Value
Sold	9/29/2025	Sale Comp Status	Research Complete
Condo Size	5,300 SF	Sale Comp ID	7369546
Built	2002	Parcel Numbers	29-2329-3862-00-107
Sale Price	\$1,210,000 (\$228.30/SF)		



Type	Name	Location	Phone
Recorded Buyer	6753 Kingspointe Parkway Llc	-	-
True Buyer	Metra Holdings LLC	Orlando, FL 32839	(407) 506-6749
Recorded Seller	New Century International Wholesale Inc	-	-
True Seller	New Century International Wholesale, Inc.	Norcross, GA 30071	(770) 416-9788

# Sale Comps Map Overview



# 4 FINANCIAL ANALYSIS



# Rent Roll

	Unit 1	Unit 2
<b>Rent</b>	\$1,922.09	\$4,243.26
<b>NNN</b>	\$923.94	\$1,781.35
<b>Deposit</b>	\$5,053.69	\$6,316.60
<b>Lease From</b>	7/15/25	9/1/24
<b>Lease To</b>	7/31/28	7/31/27
<b>Future Rent</b>	\$1,980.09 starting 8/1/26	\$4,370.59 starting 8/1/26
<b>Future Rent</b>	\$2,039.49 starting 8/1/27	

# P&L

4/21/25 to  
3/31/26

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>4/1/25 to 3/31/26</b>				
<b>Income</b>				
RENT	66,156.06	69.23	85,197.09	69.51
CAM	32,110.98	33.60	39,158.82	31.90
SEC DEP FORFEIT/DAMAGES	-2,517.24	-2.63	-2,517.24	-2.05
UTILITY REIMBURSEMENT	0.00	0.00	864.24	0.70
SALES TAX INCOME	-187.30	-0.20	40.99	0.03
<b>Total Operating Income</b>	<b>95,562.50</b>	<b>100.00</b>	<b>122,743.90</b>	<b>100.00</b>
<b>Expense</b>				
<b>MAINTENANCE/REPAIRS</b>				
A/C- FURNACE REPAIR	1,456.00	1.52	2,404.00	1.96
BUILDING MAINTENANCE	3,251.00	3.40	3,251.00	2.65
CLEANING	450.00	0.47	450.00	0.37
LOCKS & KEYS	102.99	0.11	102.99	0.08
PAINTING/WALLPAPER INTERIOR	6,881.00	7.20	6,881.00	5.61
FIRE & SAFETY	321.63	0.34	321.63	0.26
<b>Total MAINTENANCE/REPAIRS</b>	<b>12,462.62</b>	<b>13.04</b>	<b>13,410.62</b>	<b>10.93</b>
<b>UTILITIES</b>				
ELECTRICITY	746.22	0.78	746.22	0.61
<b>Total UTILITIES</b>	<b>746.22</b>	<b>0.78</b>	<b>746.22</b>	<b>0.61</b>
<b>ADMINISTRATIVE</b>				
CONDO/HOA DUES	14,226.68	14.89	17,901.19	14.58
INSURANCE	2,613.00	2.73	2,613.00	2.13
LEASING FEE	5,000.00	5.23	5,000.00	4.07
PROPERTY TAXES	14,745.75	15.43	14,745.75	12.01
TAXES - OTHER	2,500.00	2.67	5,050.00	4.11
<b>Total ADMINISTRATIVE</b>	<b>39,085.43</b>	<b>40.95</b>	<b>45,309.94</b>	<b>36.91</b>
<b>Total Operating Expense</b>	<b>52,344.27</b>	<b>54.77</b>	<b>59,466.78</b>	<b>48.45</b>
<b>NOI - Net Operating Income</b>	<b>43,218.23</b>	<b>45.23</b>	<b>63,277.12</b>	<b>51.55</b>
<b>Other Income &amp; Expense</b>				
<b>Other Expense</b>				
<b>DEBT SERVICE</b>				
MORTGAGE PAYMENT	38,256.48	40.03	41,444.52	33.77
<b>Total DEBT SERVICE</b>	<b>38,256.48</b>	<b>40.03</b>	<b>41,444.52</b>	<b>33.77</b>
<b>Total Other Expense</b>	<b>38,256.48</b>	<b>40.03</b>	<b>41,444.52</b>	<b>33.77</b>
<b>Net Other Income</b>	<b>-38,256.48</b>	<b>-40.03</b>	<b>-41,444.52</b>	<b>-33.77</b>
<b>Total Income</b>	<b>95,562.50</b>	<b>100.00</b>	<b>122,743.90</b>	<b>100.00</b>
<b>Total Expense</b>	<b>90,600.75</b>	<b>94.81</b>	<b>100,911.30</b>	<b>82.21</b>
<b>Net Income</b>	<b>4,961.75</b>	<b>5.19</b>	<b>21,832.60</b>	<b>17.79</b>
<b>Other Items</b>				
EQUITY TRANSFER TO OWNER	0.00		-8,600.70	
<b>Net Other Items</b>	<b>0.00</b>		<b>-8,600.70</b>	
<b>Cash Flow</b>	<b>4,961.75</b>		<b>13,231.90</b>	
<b>Beginning Cash</b>	<b>8,720.15</b>		<b>0.00</b>	
<b>Beginning Cash + Cash Flow</b>	<b>13,231.90</b>		<b>13,231.90</b>	
<b>Actual Ending Cash</b>	<b>13,231.90</b>		<b>13,231.90</b>	

# P&L

1/1/26 to  
3/31/26

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>	<b>1/1/26 to 3/31/26</b>			
<b>Income</b>				
RENT	18,100.59	69.04	18,100.59	69.04
CAM	8,115.87	30.94	8,115.87	30.96
<b>Total Operating Income</b>	<b>26,216.46</b>	<b>100.00</b>	<b>26,216.46</b>	<b>100.00</b>
<b>Expense</b>				
<b>MAINTENANCE/REPAIRS</b>				
BUILDING MAINTENANCE	285.00	1.09	285.00	1.09
<b>Total MAINTENANCE/REPAIRS</b>	<b>285.00</b>	<b>1.09</b>	<b>285.00</b>	<b>1.09</b>
<b>ADMINISTRATIVE</b>				
CONDO/HOA DUES	3,776.07	14.40	3,776.07	14.40
TAXES - OTHER	2,550.00	9.73	2,550.00	9.73
<b>Total ADMINISTRATIVE</b>	<b>6,326.07</b>	<b>24.13</b>	<b>6,326.07</b>	<b>24.13</b>
<b>Total Operating Expense</b>	<b>6,611.07</b>	<b>25.22</b>	<b>6,611.07</b>	<b>25.22</b>
<b>NOI - Net Operating Income</b>	<b>19,605.39</b>	<b>74.78</b>	<b>19,605.39</b>	<b>74.78</b>
<b>Other Income &amp; Expense</b>				
<b>Other Expense</b>				
<b>DEBT SERVICE</b>				
MORTGAGE PAYMENT	9,564.12	36.48	9,564.12	36.48
<b>Total DEBT SERVICE</b>	<b>9,564.12</b>	<b>36.48</b>	<b>9,564.12</b>	<b>36.48</b>
<b>Total Other Expense</b>	<b>9,564.12</b>	<b>36.48</b>	<b>9,564.12</b>	<b>36.48</b>
<b>Net Other Income</b>	<b>-9,564.12</b>	<b>-36.48</b>	<b>-9,564.12</b>	<b>-36.48</b>
Total Income	26,216.46	100.00	26,216.46	100.00
Total Expense	16,175.19	61.70	16,175.19	61.70
<b>Net Income</b>	<b>10,041.27</b>	<b>38.30</b>	<b>10,041.27</b>	<b>38.30</b>
<b>Cash Flow</b>	<b>10,041.27</b>		<b>10,041.27</b>	
Beginning Cash	3,190.63		3,190.63	
Beginning Cash + Cash Flow	13,231.90		13,231.90	
Actual Ending Cash	13,231.90		13,231.90	