

For Lease

# TerraCotta Business Park

1,304 - 2,800 SF | \$16 - \$25 / SF



## 5575 South Semoran Boulevard

Orlando, Florida 32822

### Property Highlights

- 123,556± SF single story business park
- Flexible suite configurations with expansion options
- 5.0 per 1,000 parking ratio with recently resurfaced and restriped lot
- Recently upgraded landscaping and strong curb appeal
- Well suited for medical, office, professional services and business users
- Multiple points of access via Semoran Blvd, Hoffner Avenue and Commander Drive
- Excellent connectivity to SR 436, SR 528, SR 417 and SR 408
- Professionally owned and managed



**Lease Rate: \$16/SF NNN - \$25/SF MG  
(Op Exp: \$6.88/SF)**

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 508	\$25.00/SF MG	1,304
Suite 32	\$16.00/SF NNN	2,800

**Rent Special:  
1 Month Free  
for New Tenants\***

\*Suite 508 Only

\*Minimum 3-Year Lease  
Required

For more information

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05.18.26

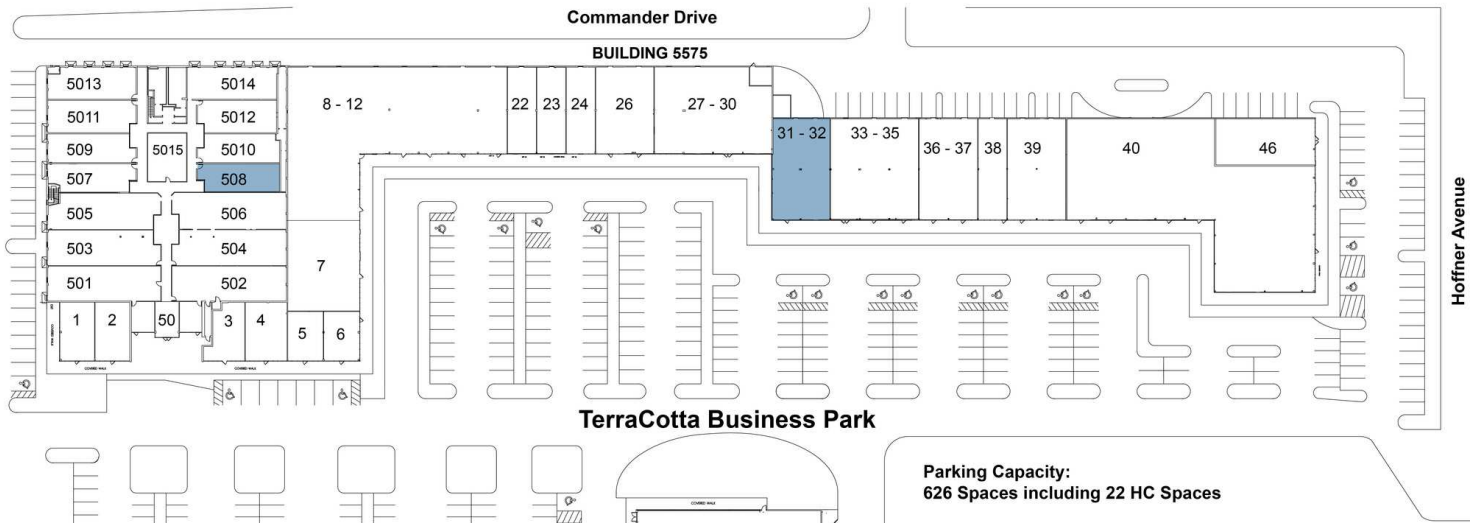
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1800 Pembroke Drive, Suite 350  
Orlando, FL 32810  
407 875 9989 tel  
[nairealvest.com](http://nairealvest.com)

# Property Photos

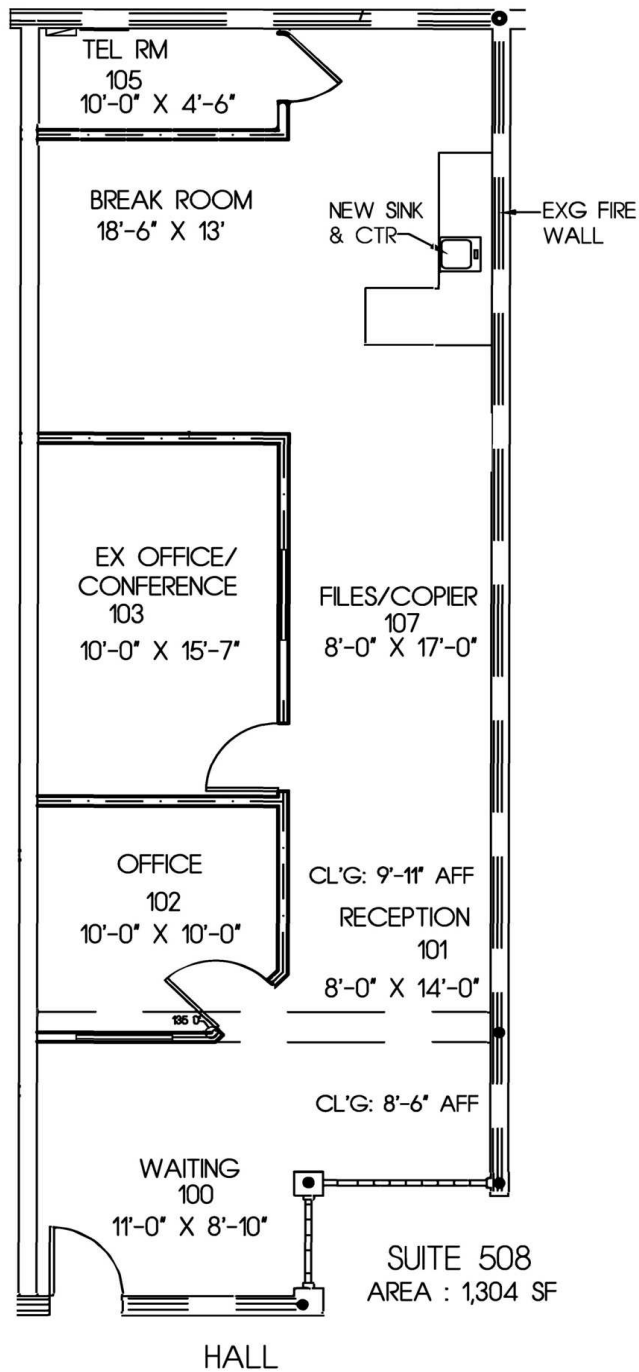


# Site Plan

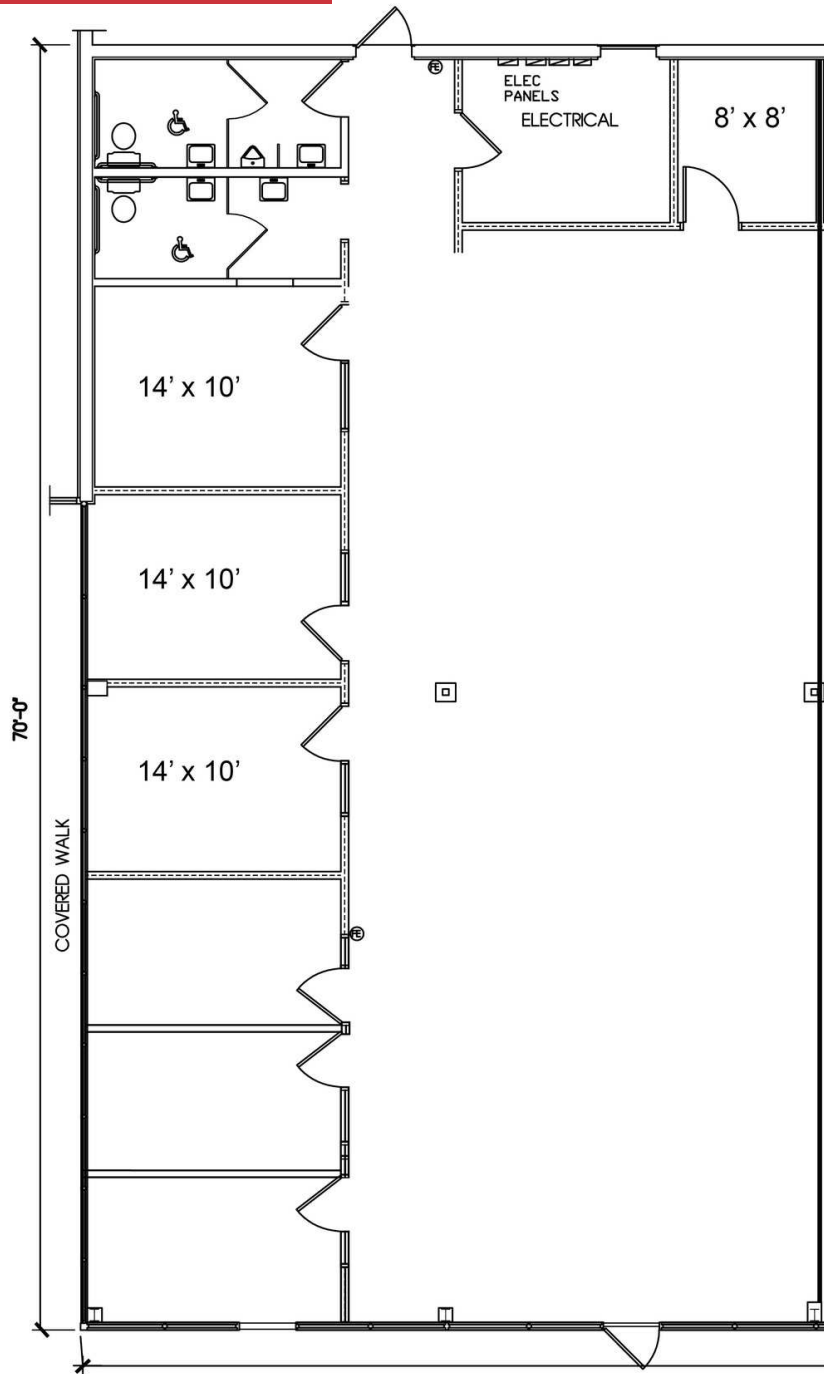


## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	COMMENTS
Suite 508	1,304 SF	Modified Gross	\$25.00 SF/yr	Rent Special: 1 Month Free for New Tenants (Suite 508 Only - Minimum 3-Year Lease Required)   Efficient floor plan suitable for any office use
Suite 32	2,800 SF	NNN	\$16.00 SF/yr	Operating expenses: \$6.88/SF   Efficient floor plan with 6 private offices, large open work area and storage



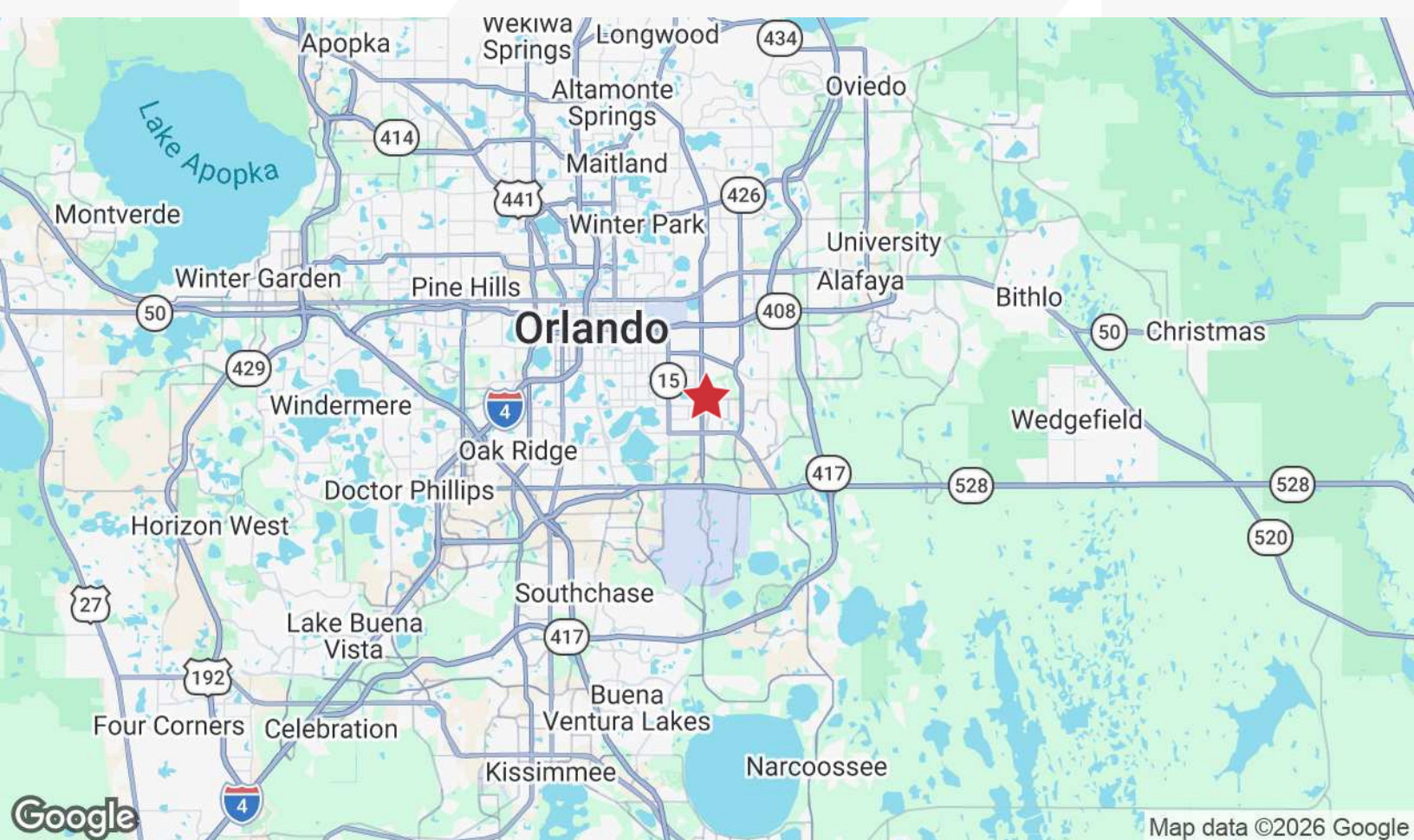
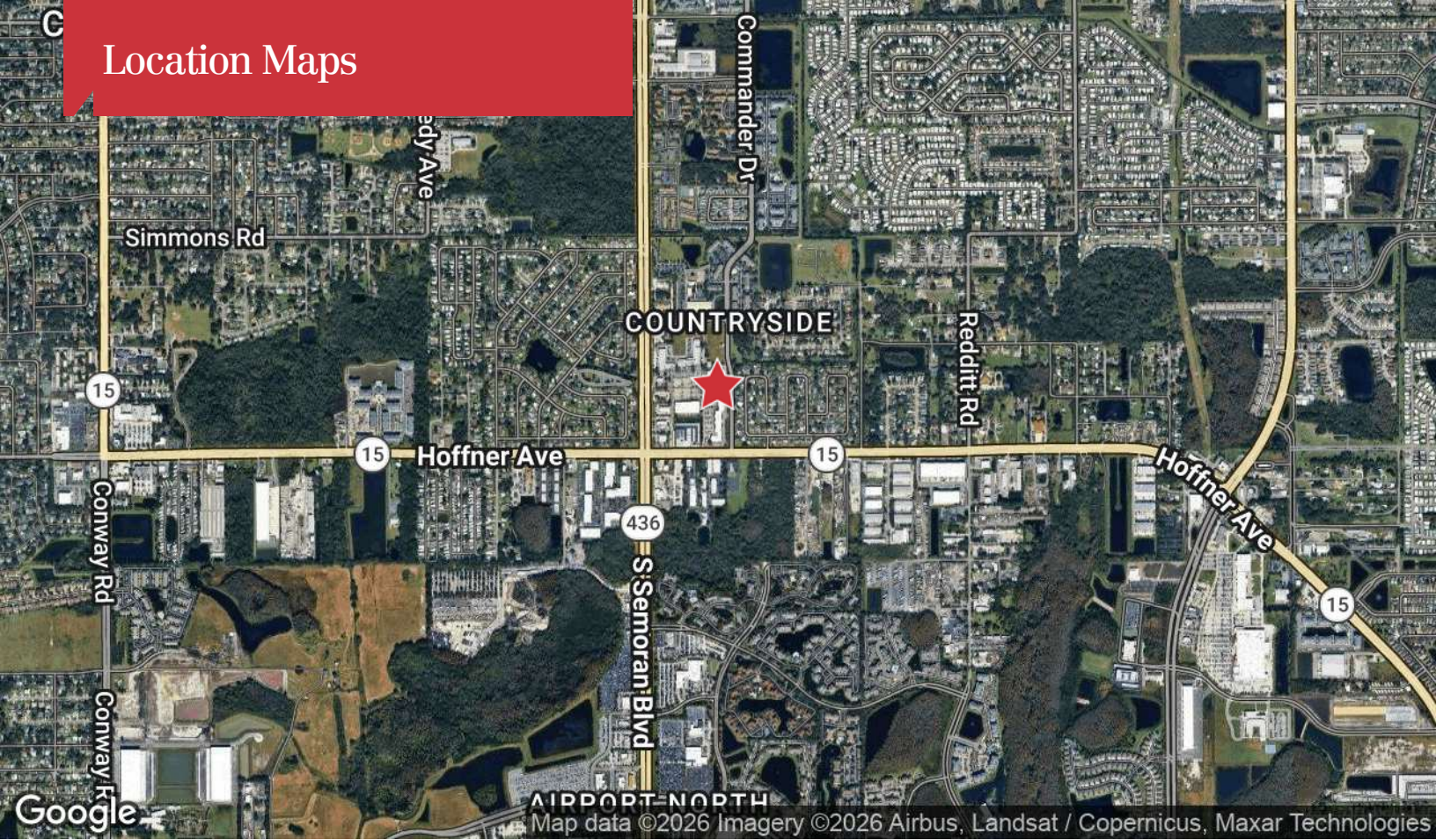
Suite 32 - 2,800± SF



# Retailer Map



# Location Maps



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