

N Semoran Office Suites

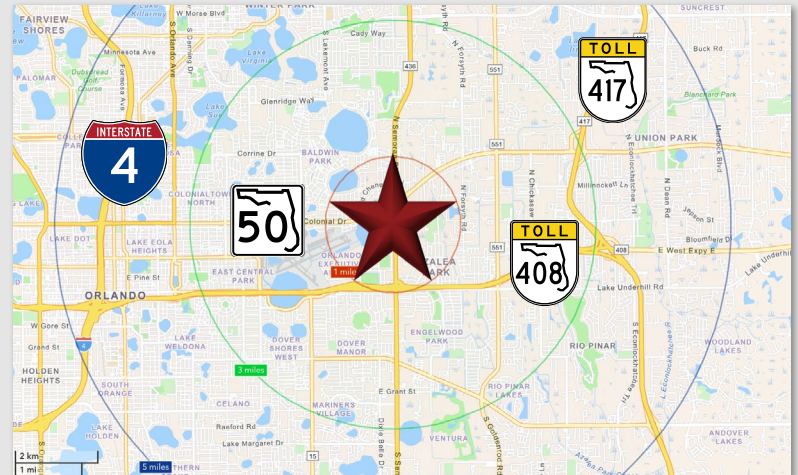
640 N Semoran Blvd, Orlando, FL 32807



For Lease: \$2,500/mo

LOCATION HIGHLIGHTS

Located on FL-436 with a high traffic count of +67,000 CPD, this site offers strong exposure and convenient regional access. With prime access between E Colonial Dr. and Lake Underhill Dr., the property benefits from direct SR-408 connectivity to I-4 and SR-417. Centrally positioned in Orlando, it is just 3 miles from Baldwin Park and under 5 miles to Downtown Orlando. The surrounding area features established residential communities and amenities such as Azalea Park Elementary School, Colony East Apartments, and Park of the Americas.



LISTING HIGHLIGHTS

- **3 buildings available** totaling **2,115± SF**
- Main building includes **4 private rooms**, an open area, storage, and 2 restrooms
- Buildings 2 and 3 feature **open layouts** with private restrooms
- **New roof and A/C**
- Large monument signage
- **14 parking spaces**
- Tenant is responsible for all maintenance

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	9,290	128,683	336,328
Median HH Income	\$77,598	\$74,784	\$78,835
Average HH Income	\$92,676	\$105,478	\$112,555

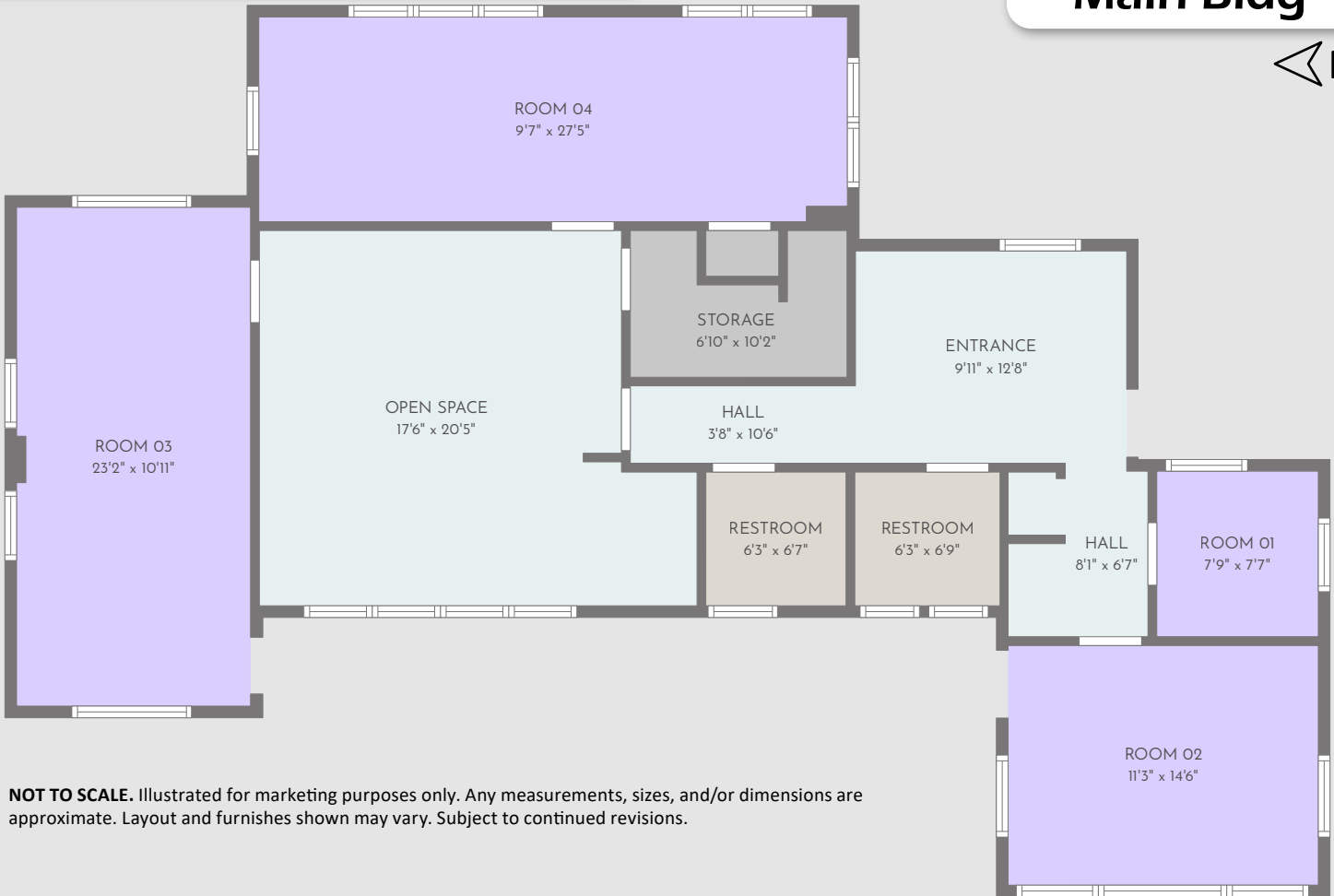
CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
Marie@palkiper.com

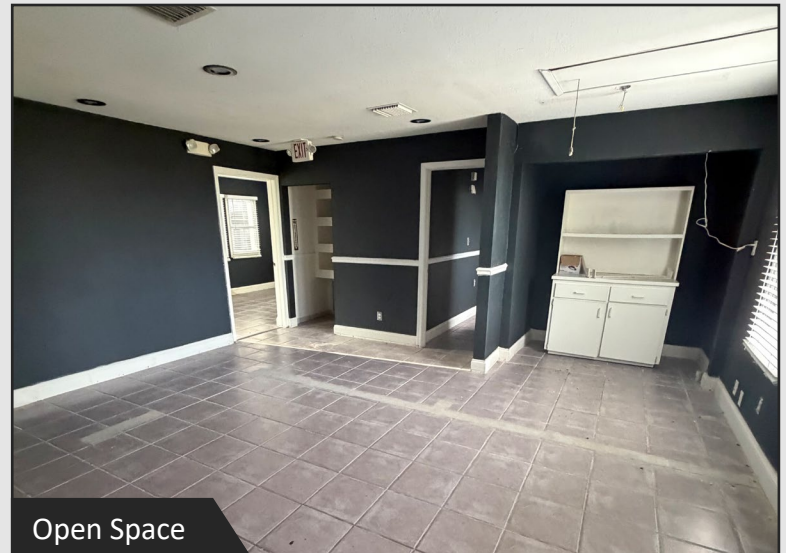
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Main Bldg



NOT TO SCALE. Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.



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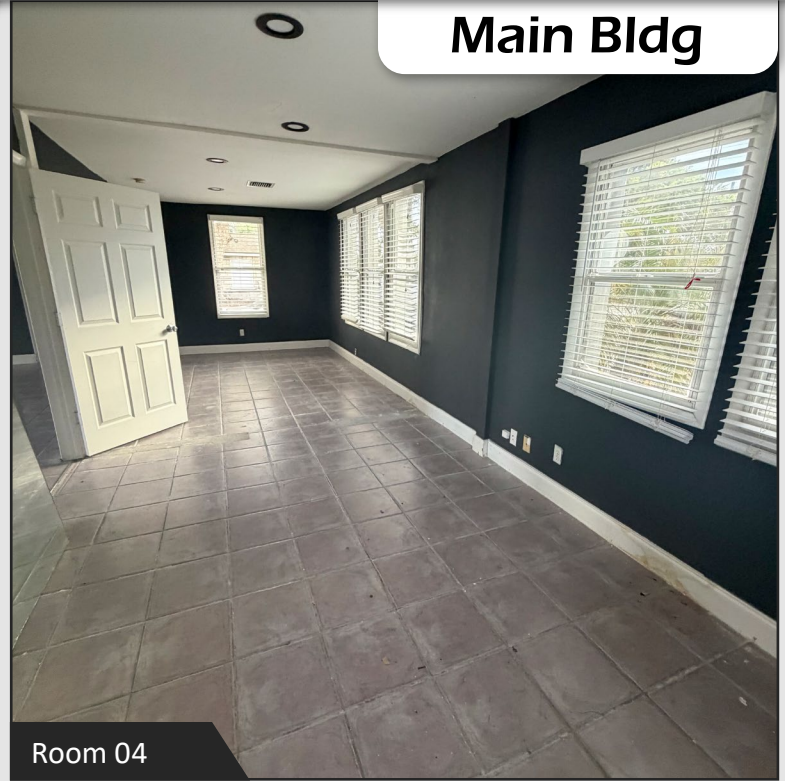
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Main Bldg



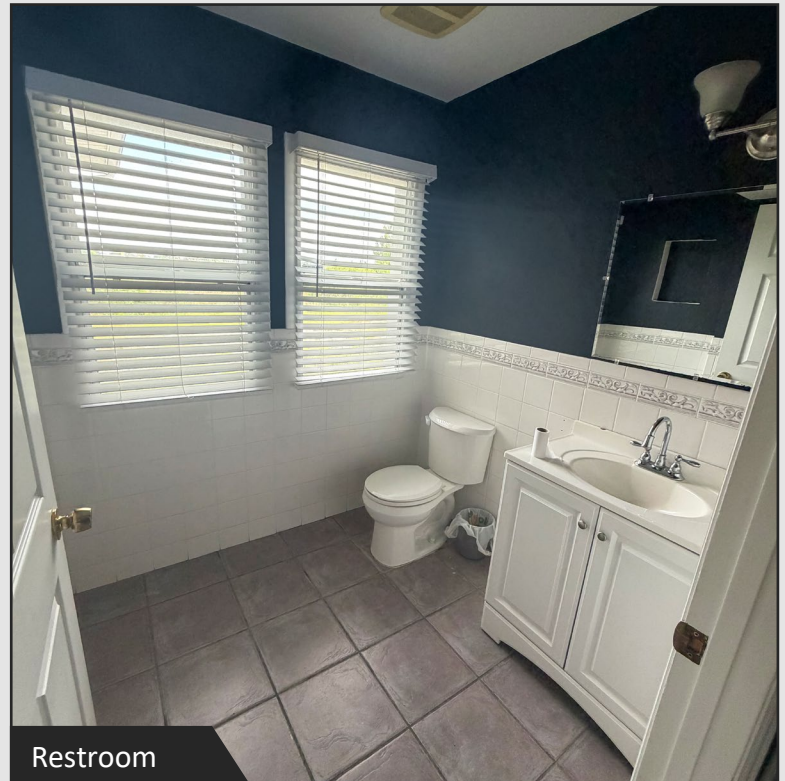
Room 02



Room 04



Room 03



Restroom

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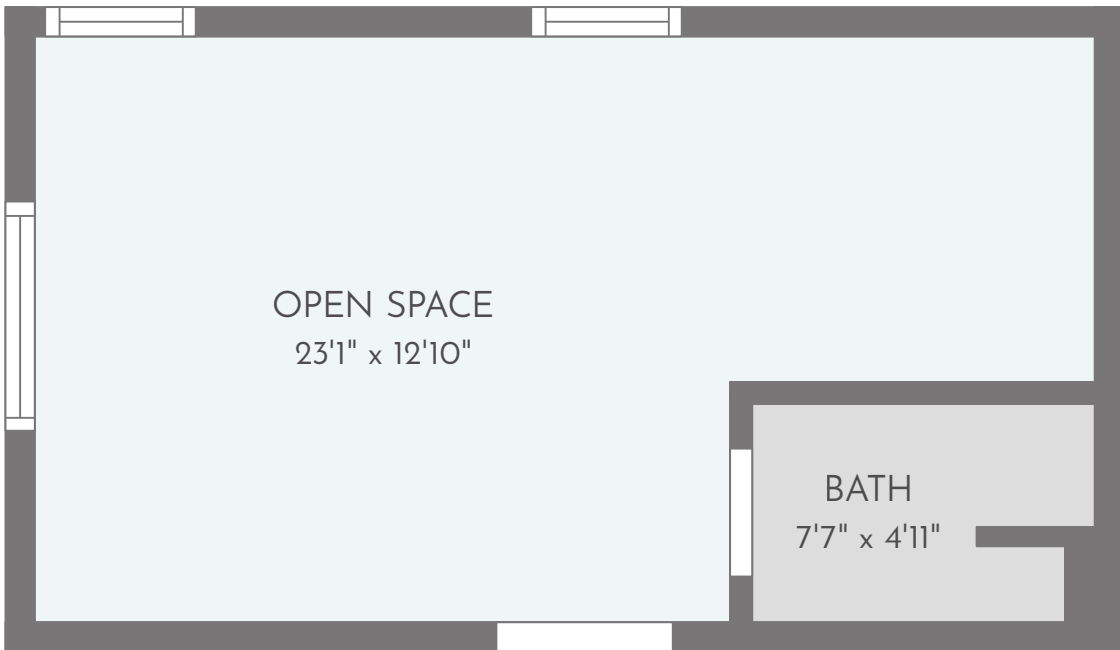
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Bldg. 02



Bldg. 03



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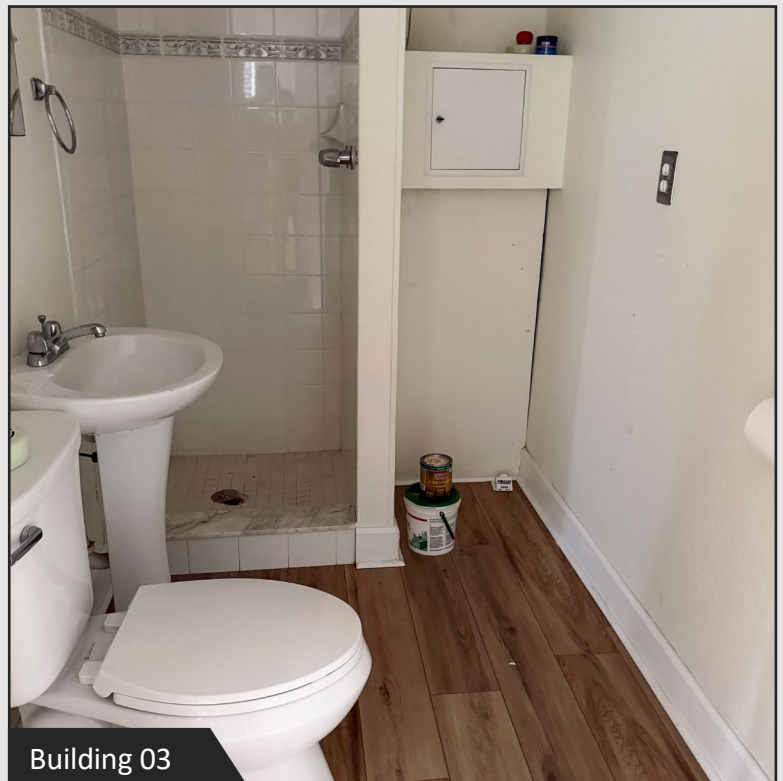
Building 02



Building 02



Building 03



Building 03

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