

For Lease

# University Court

1,380 - 2,670 SF | \$19.75 - \$21 / SF



## 3361 Rouse Road

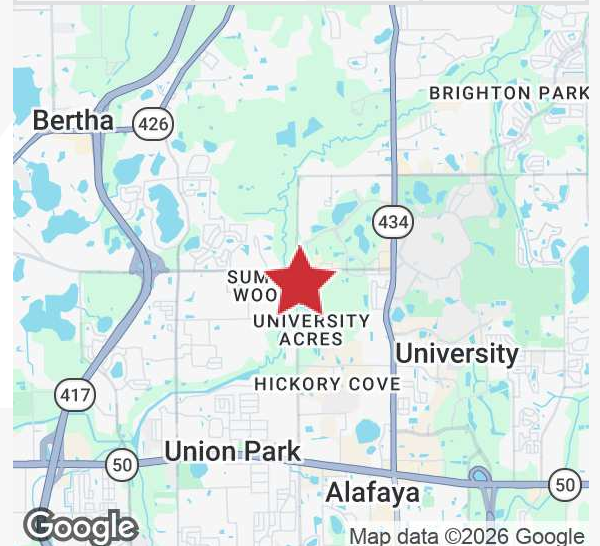
Orlando, Florida 32817

### Property Highlights

- 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 155 | \$21.00 SF/yr | 1,380     |
| Suite 245 | \$19.75 SF/yr | 2,670     |



For more information

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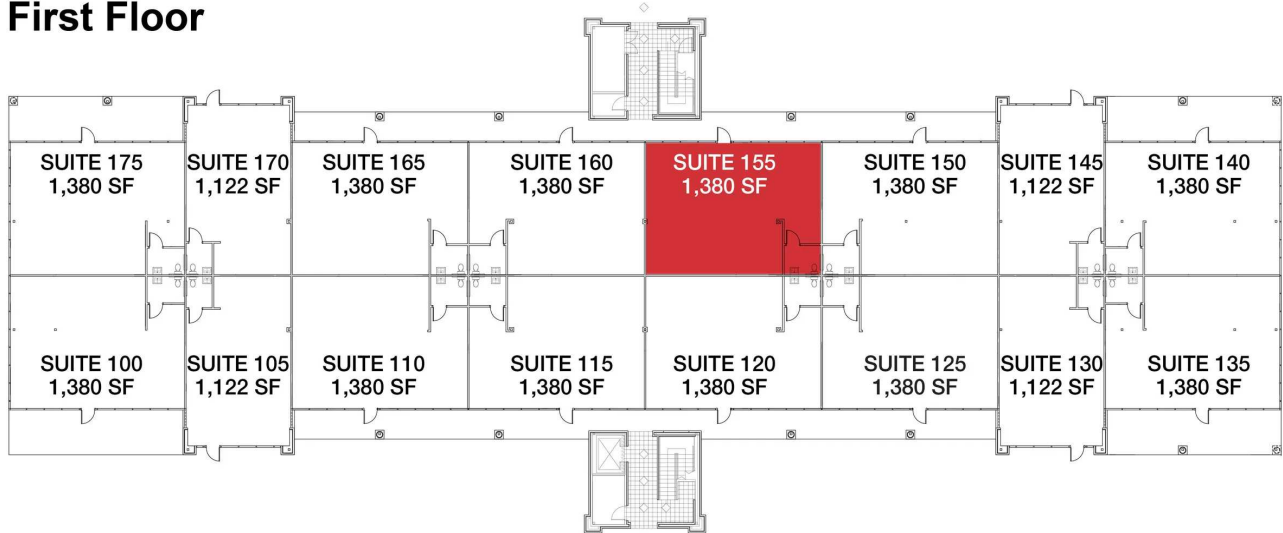


# Property Photos

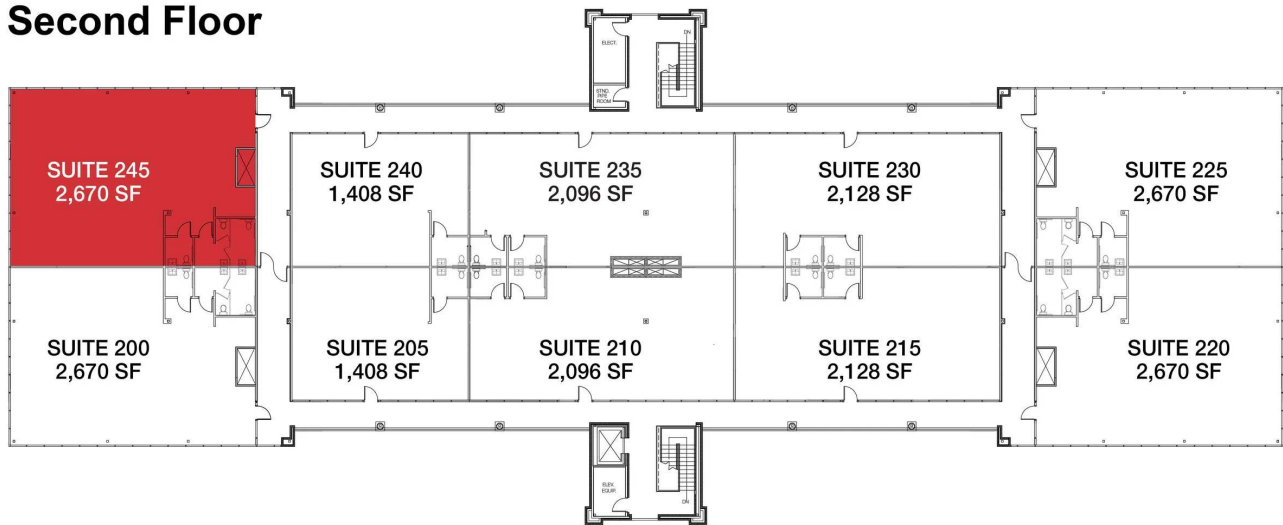




## First Floor



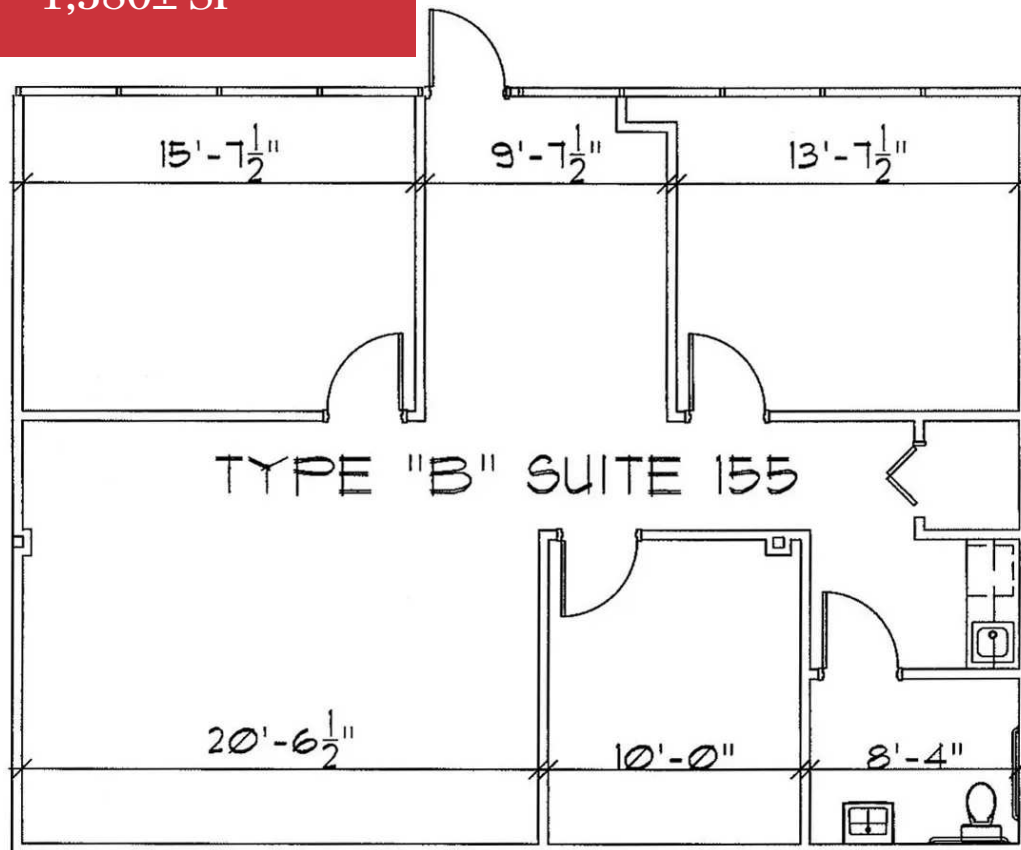
## Second Floor



### AVAILABLE SPACES

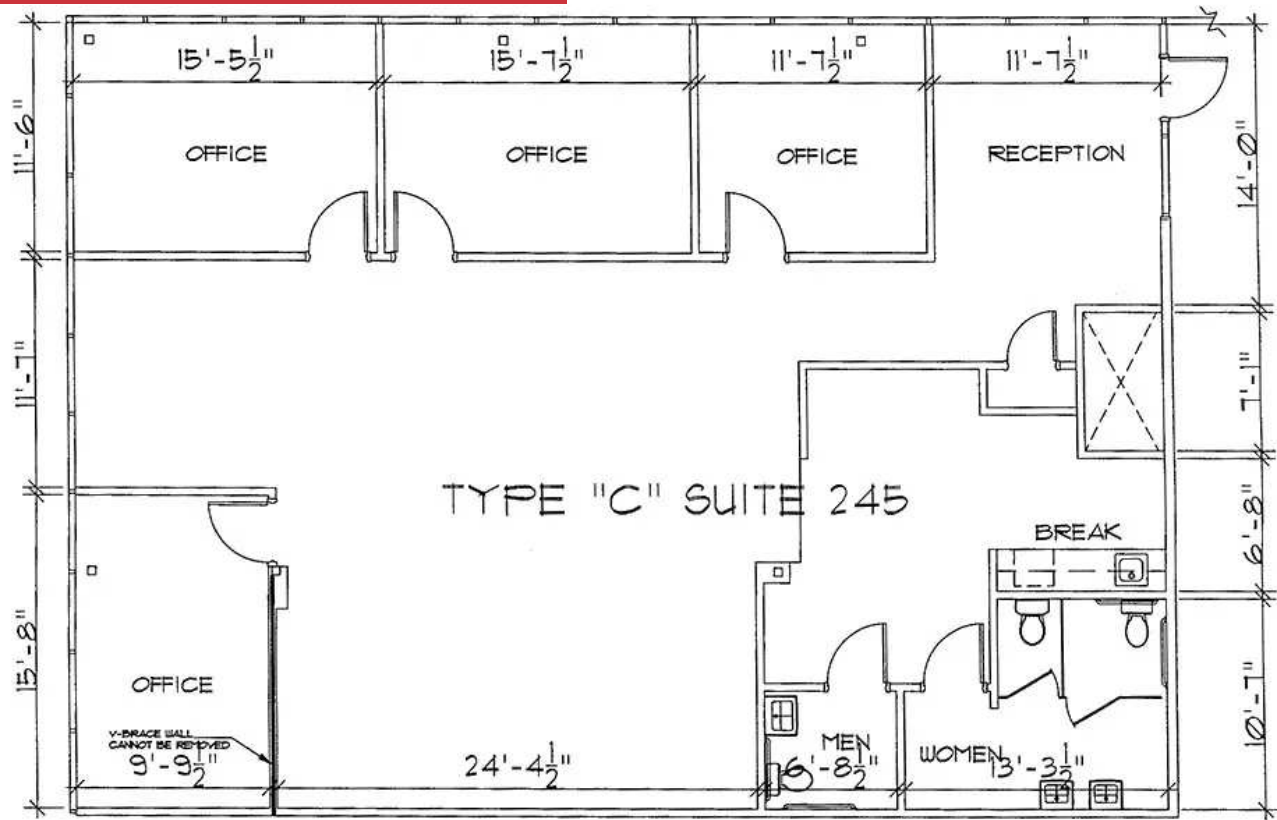
| SUITE     | SIZE (SF) | LEASE TYPE     | LEASE RATE    | DESCRIPTION          |
|-----------|-----------|----------------|---------------|----------------------|
| Suite 155 | 1,380 SF  | Modified Gross | \$21.00 SF/yr | Available December 1 |
| Suite 245 | 2,670 SF  | Modified Gross | \$19.75 SF/yr | Available Now        |

## Suite 155 - 1,380± SF



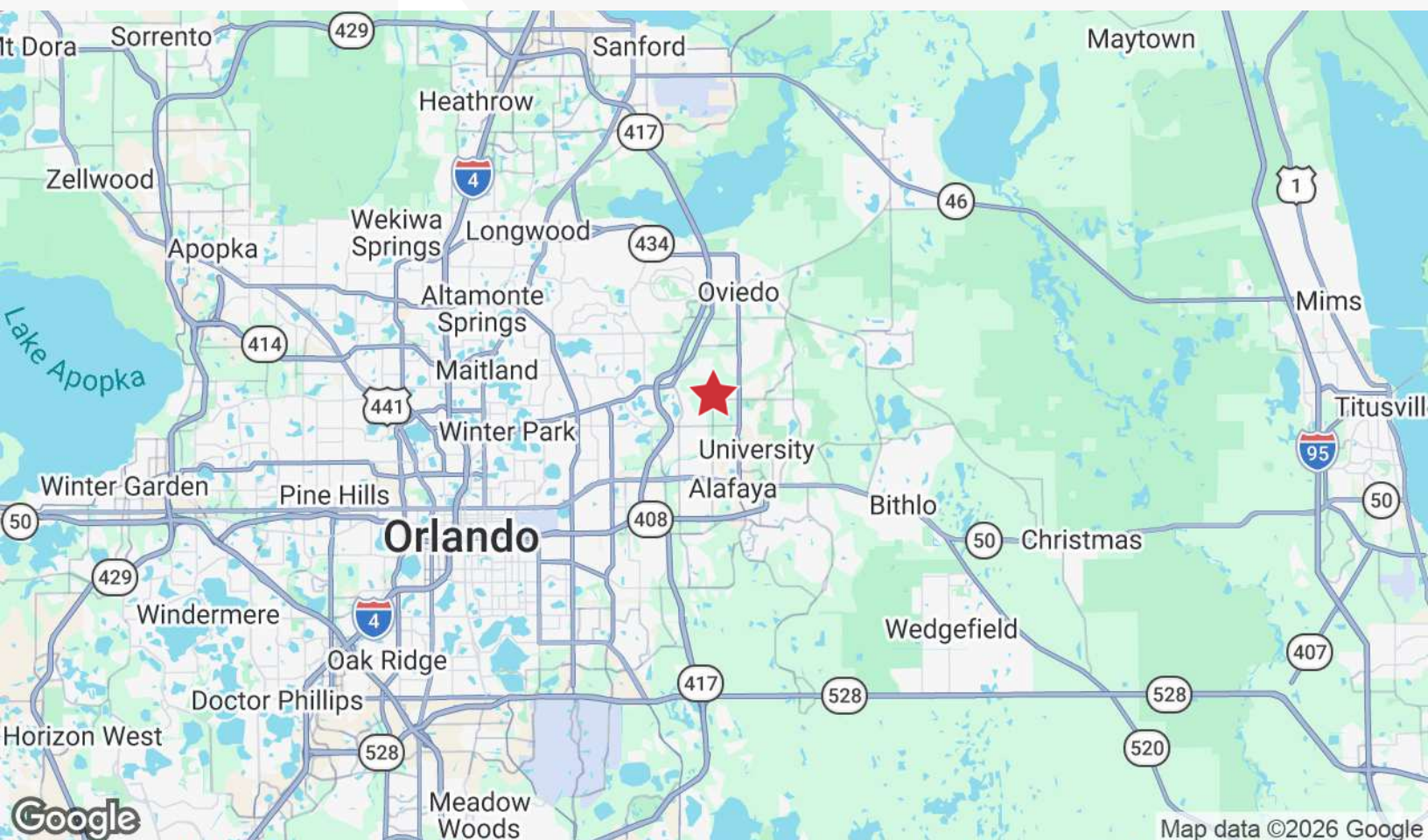
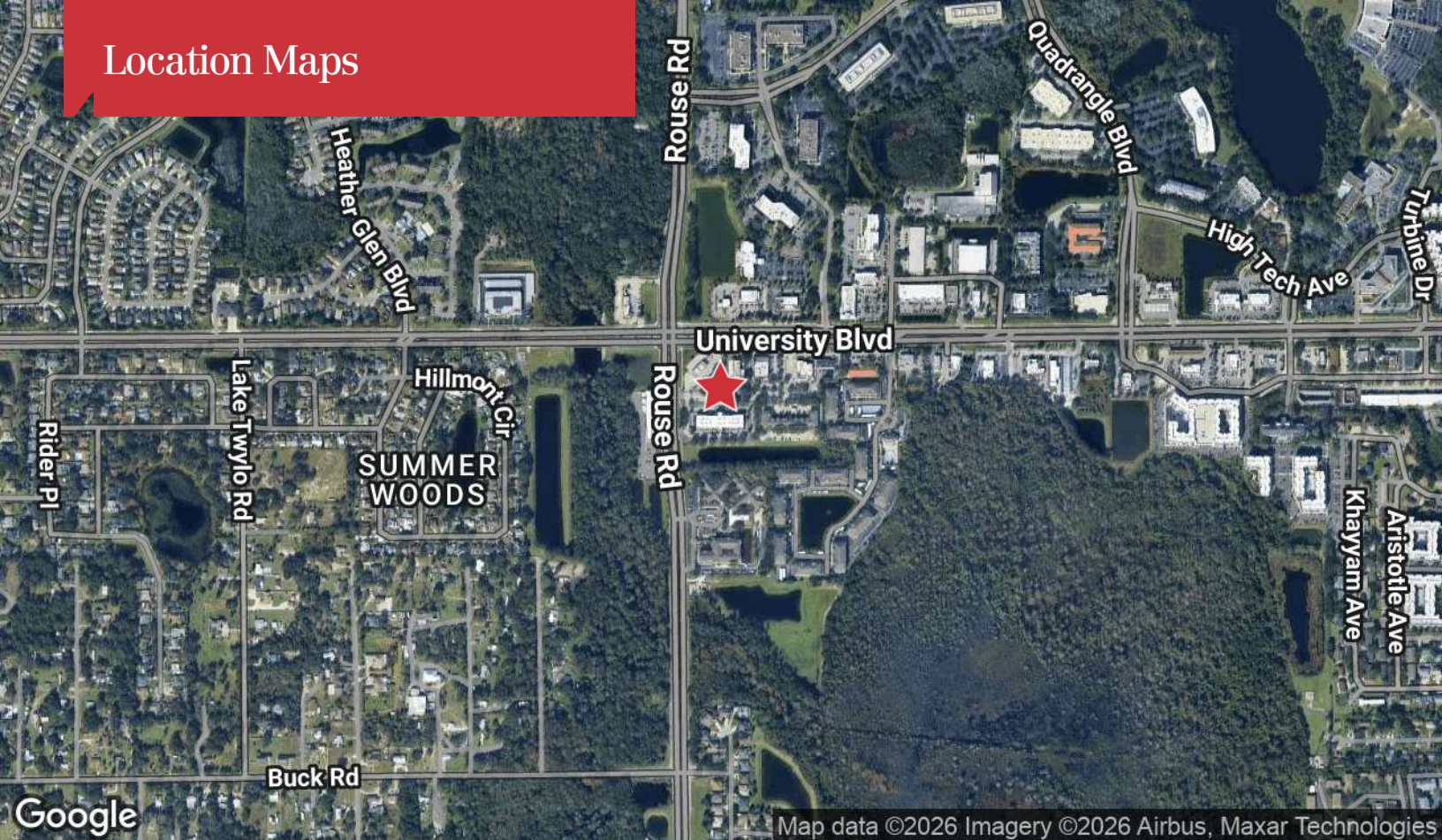


# Suite 245 - 2,670± SF



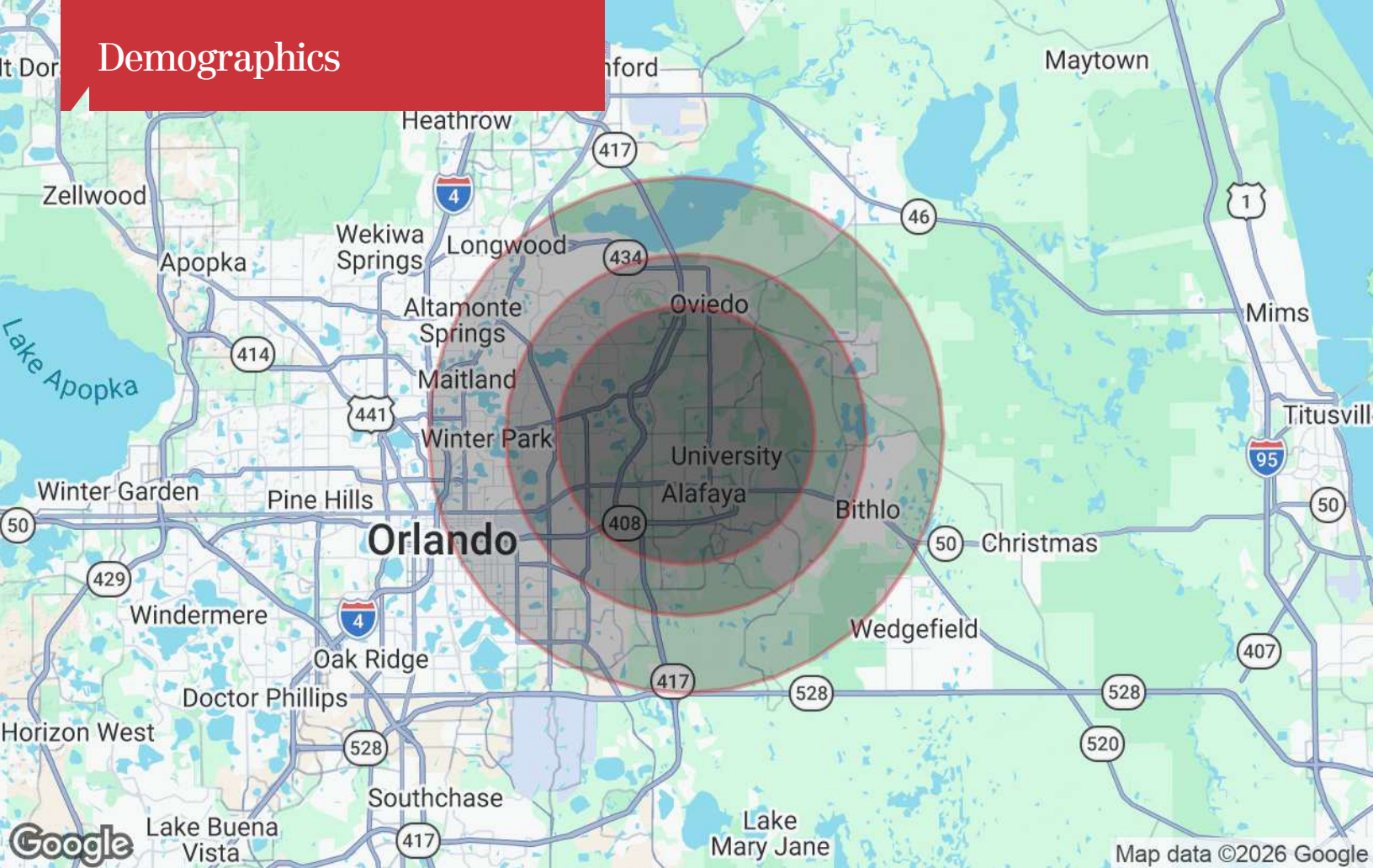


# Location Maps





# Demographics



| Population          | 5 Miles   | 7 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 247,903   | 433,366   | 715,264   |
| MEDIAN AGE          | 33.8      | 36.6      | 37.7      |
| MEDIAN AGE (MALE)   | 32.9      | 35.3      | 36.5      |
| MEDIAN AGE (FEMALE) | 35.2      | 37.9      | 38.8      |
| Households & Income | 5 Miles   | 7 Miles   | 10 Miles  |
| TOTAL HOUSEHOLDS    | 83,042    | 151,840   | 267,651   |
| # OF PERSONS PER HH | 3.0       | 2.9       | 2.7       |
| AVERAGE HH INCOME   | \$96,417  | \$105,185 | \$106,603 |
| AVERAGE HOUSE VALUE | \$344,715 | \$380,713 | \$389,580 |

\* Demographic data derived from 2020 ACS - US Census