

FOR LEASE



FREESTANDING OFFICE/WAREHOUSE

6790 Edgewater Commerce Pkwy, Orlando, FL 32810

AVAILABLE

**14,869± SF OFFICE AND WAREHOUSE
(ENTIRE PROPERTY)**

OR

**6,300± SF OFFICE
(BUILDING ONLY)**

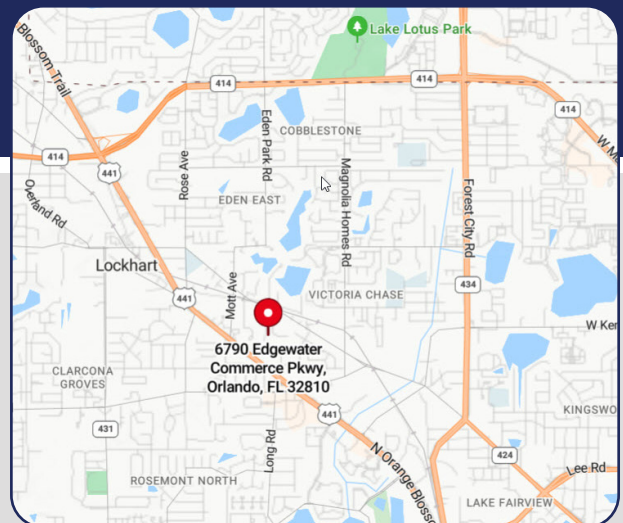
OFFICE

- * **6,300± SF of office space on two stories**
- * Two restrooms downstairs, one restroom upstairs (three total)
- * Mix of open work area and offices (cubicles available)
- * Move-in ready
- * **\$18.00/SF Modified Gross (tenant pays utilities and sales tax)**

OFFICE AND WAREHOUSE

- * **8,569± SF of warehouse and 6,300± SF of office (14,869± SF total)**
- * Three grade level doors
- * Five restrooms total
- * Move-in ready
- * **\$13.00/SF, NNN**

- ◇ Excellent parking, up to 30 spaces
- ◇ Building signage
- ◇ Great location with easy access to Hwy 441



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The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

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ENTRY LOBBY



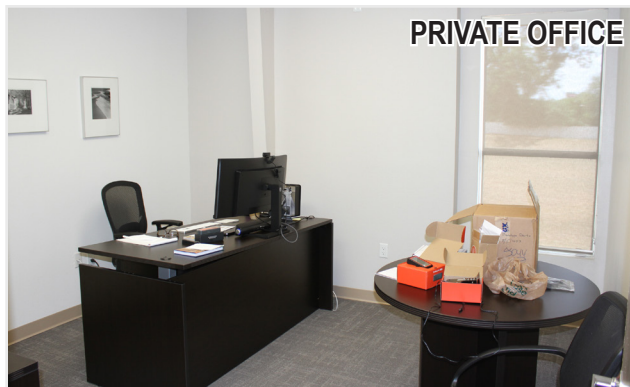
UPSTAIRS OPEN AREA



OPEN WORK AREA
(CUBICLES AVAILABLE)



CONFERENCE ROOM



PRIVATE OFFICE



MAIN PARKING



EXTRA PARKING



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