

For Lease

University Court

1,380 SF | \$25 / SF



3361 Rouse Road

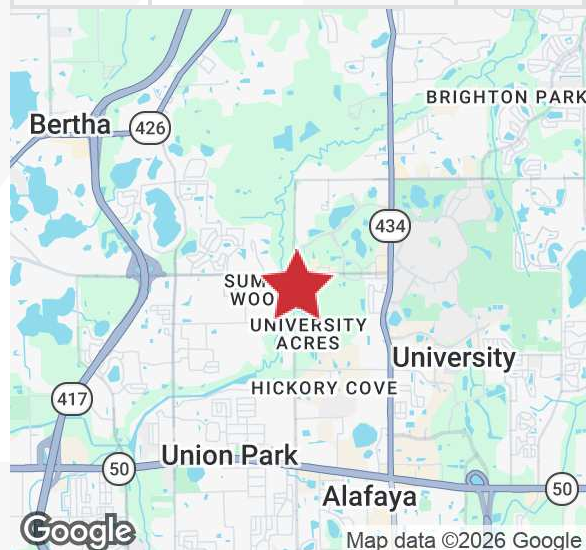
Orlando, Florida 32817

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	\$25.00/SF Mod. Gross	1,380



For more information

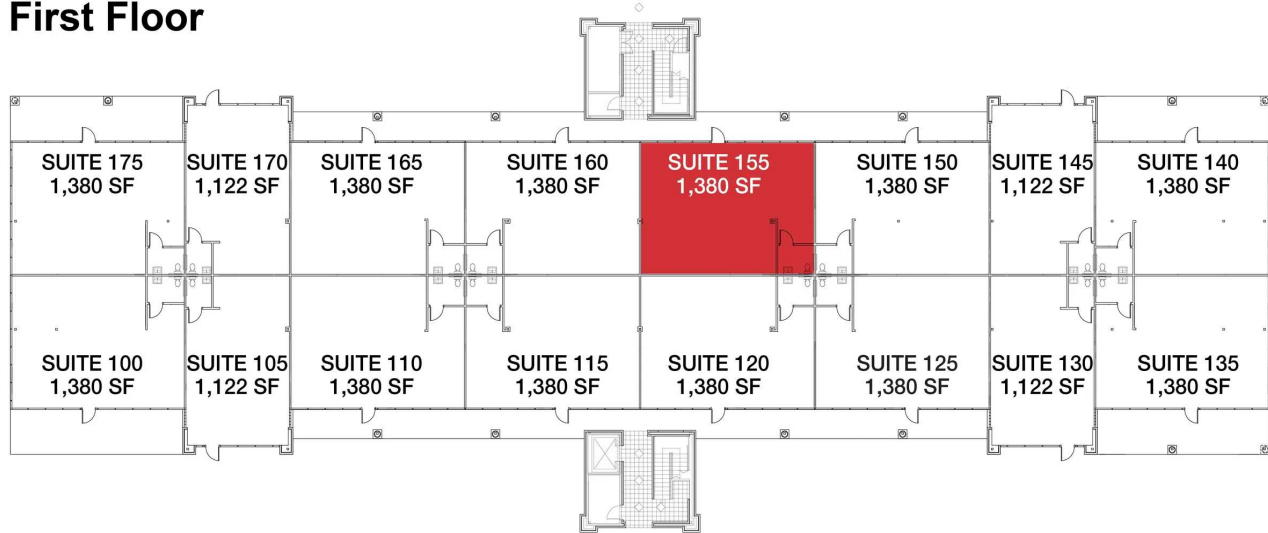
Stian Funk

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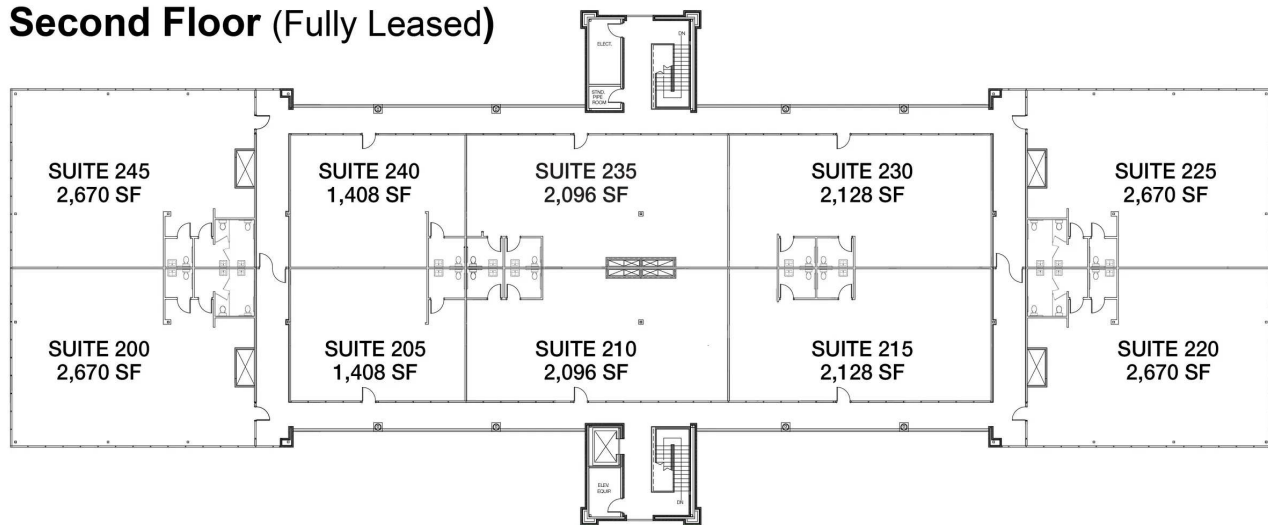
Property Photos



First Floor



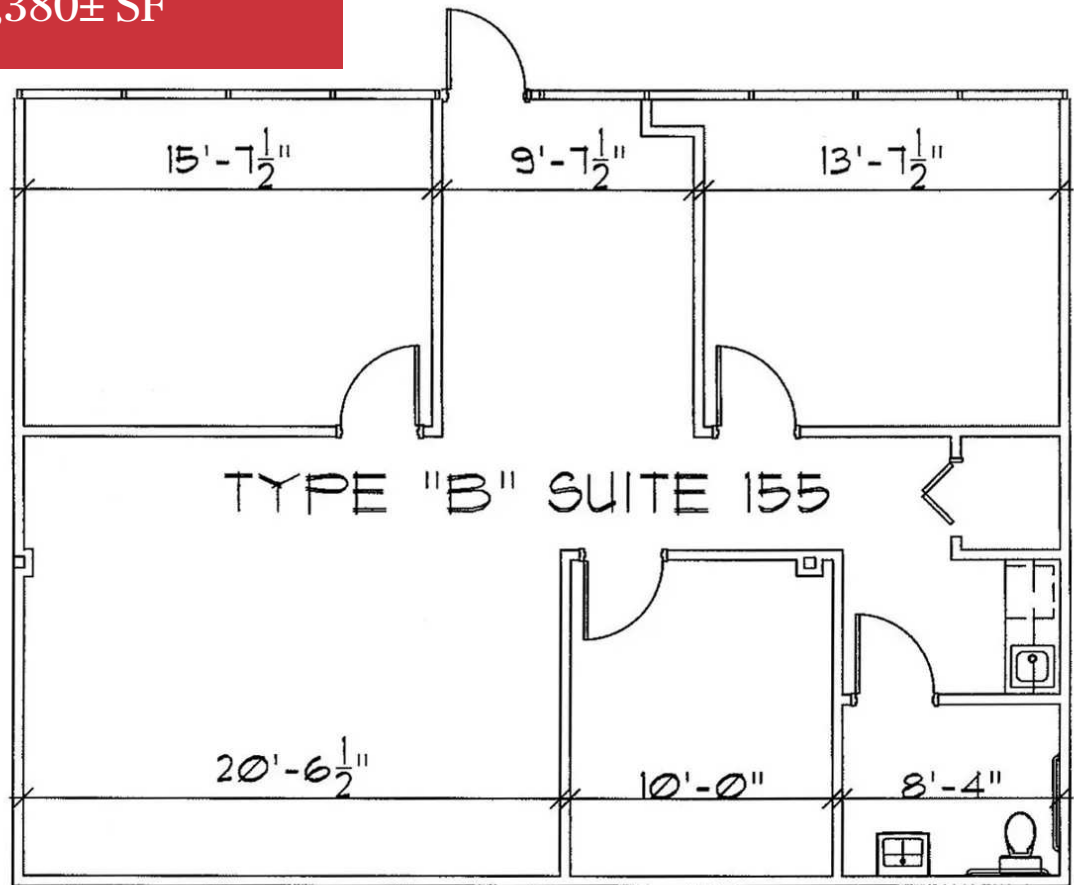
Second Floor (Fully Leased)



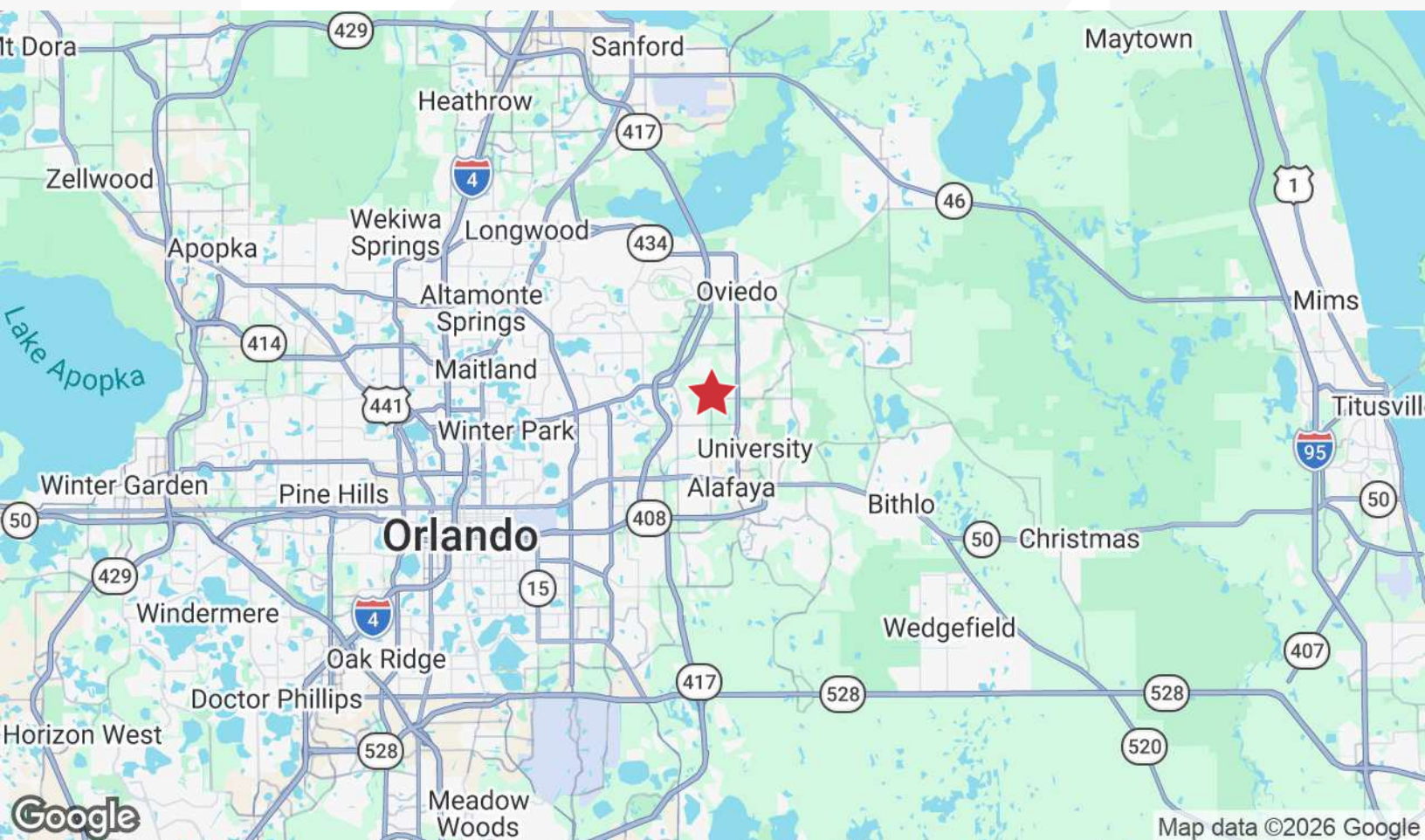
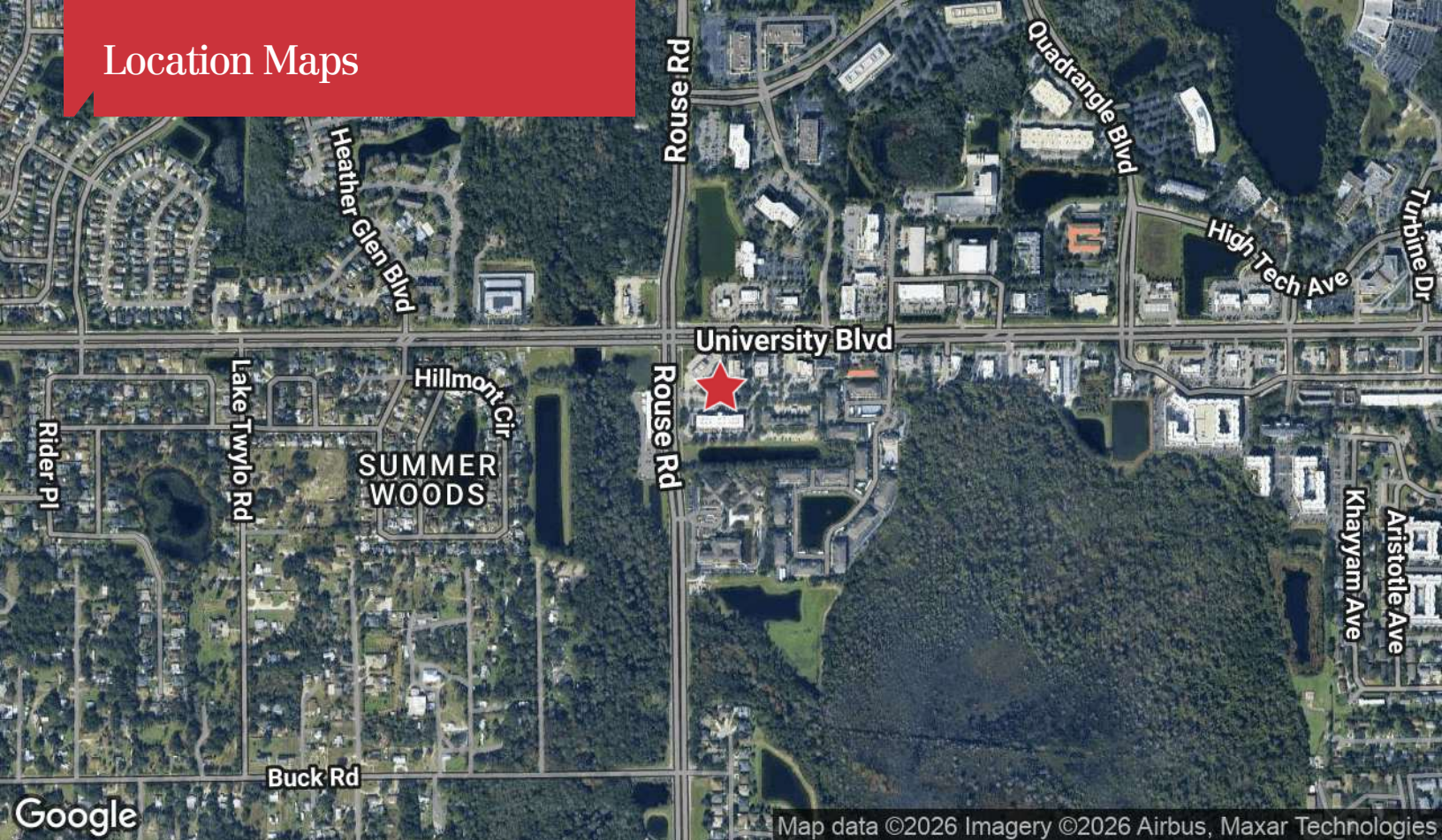
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 155	1,380 SF	Modified Gross	\$25.00 SF/yr	Available December 1

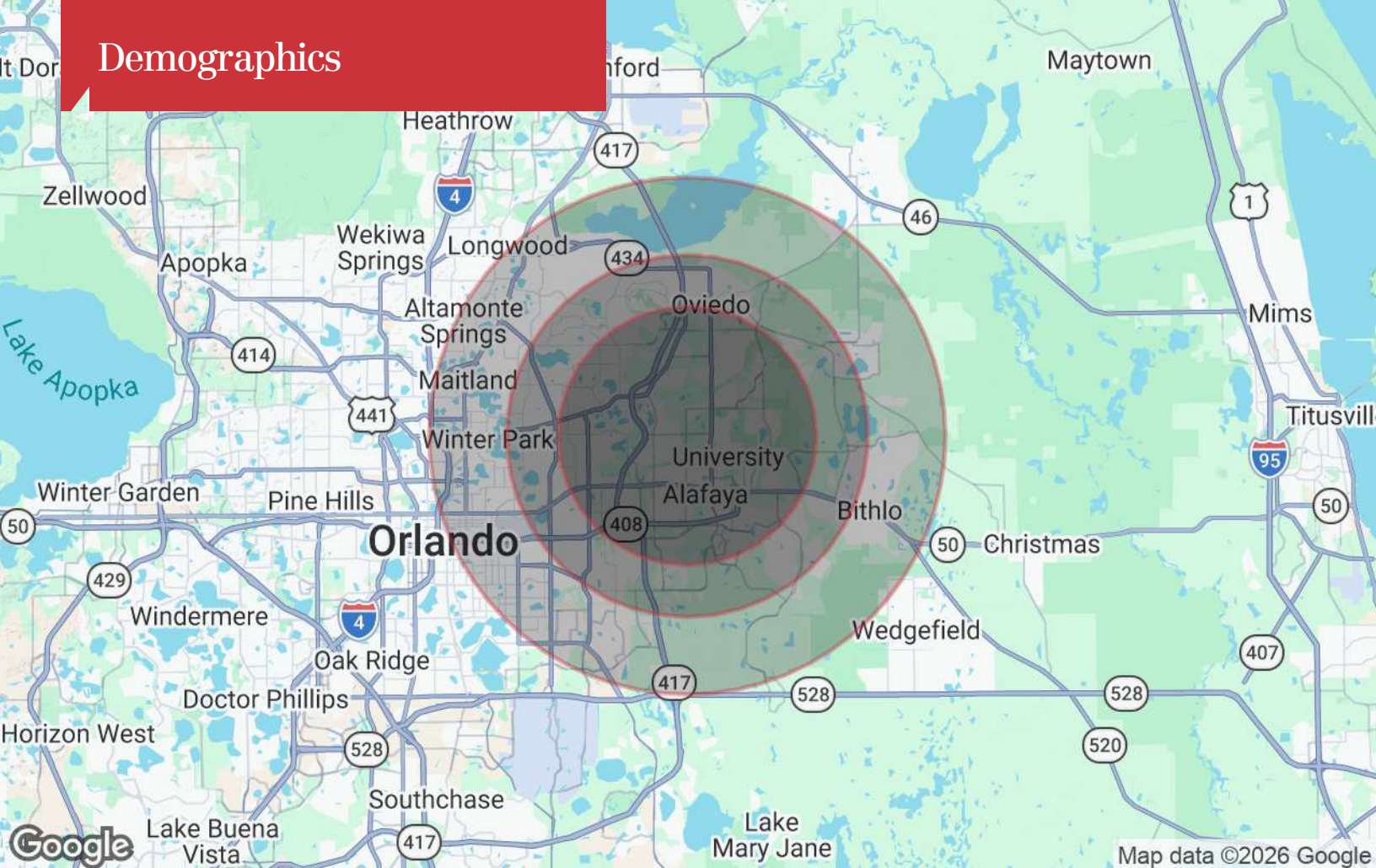
Suite 155 - 1,380± SF



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