

For Lease

Flex/Office/Retail/Warehouse

3,800 - 4,600 SF | \$14 / SF



West Colonial Business Center

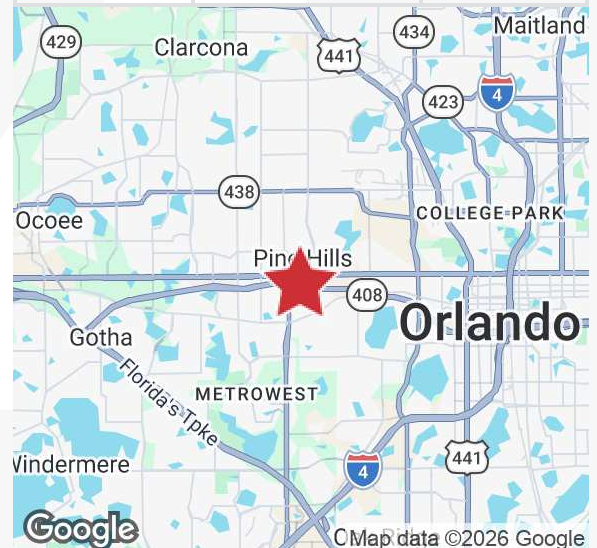
630 Emerald Road, Orlando, Florida 32808

Property Highlights

- West Colonial Business Center – 30,660± SF multi-tenant flex building
- 100% air-conditioned suites available
- Flexible layouts suitable for office, retail, or warehouse use
- Grade-level access with adaptable clear height potential
- Pylon signage along West Colonial Drive
- 3-phase electrical service
- Parking ratio: 2.35 / 1,000 SF with additional overflow parking available
- Zoned C-3 (Heavy Commercial – Orange County)
- Located at the intersection of West Colonial Drive and Kirkman Road, seconds from SR 408

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 99	\$14.00 SF/yr	4,600
Suite 101	\$14.00 SF/yr	3,800



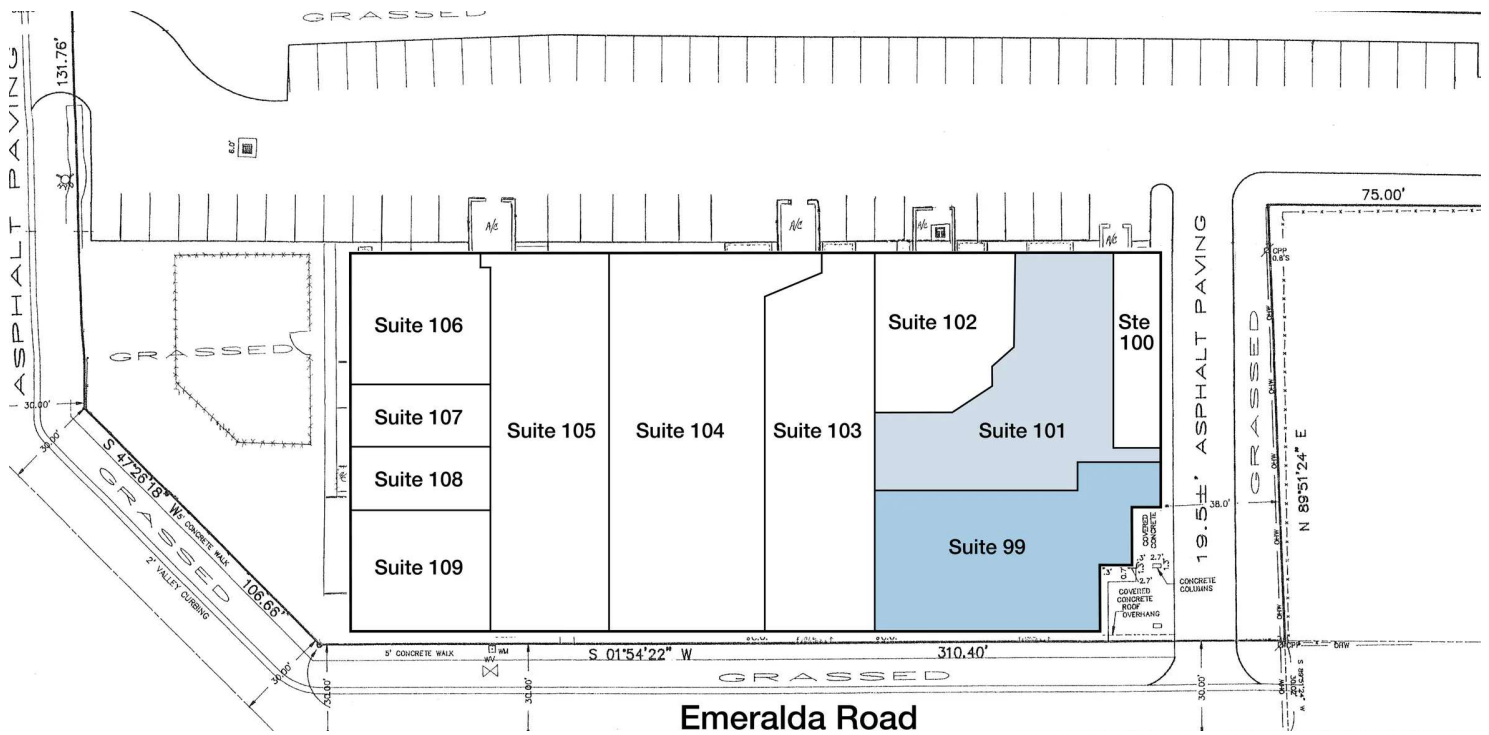
For more information

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Lease Rate: \$14.00/SF NNN (Op Ex: \$3.62/SF)

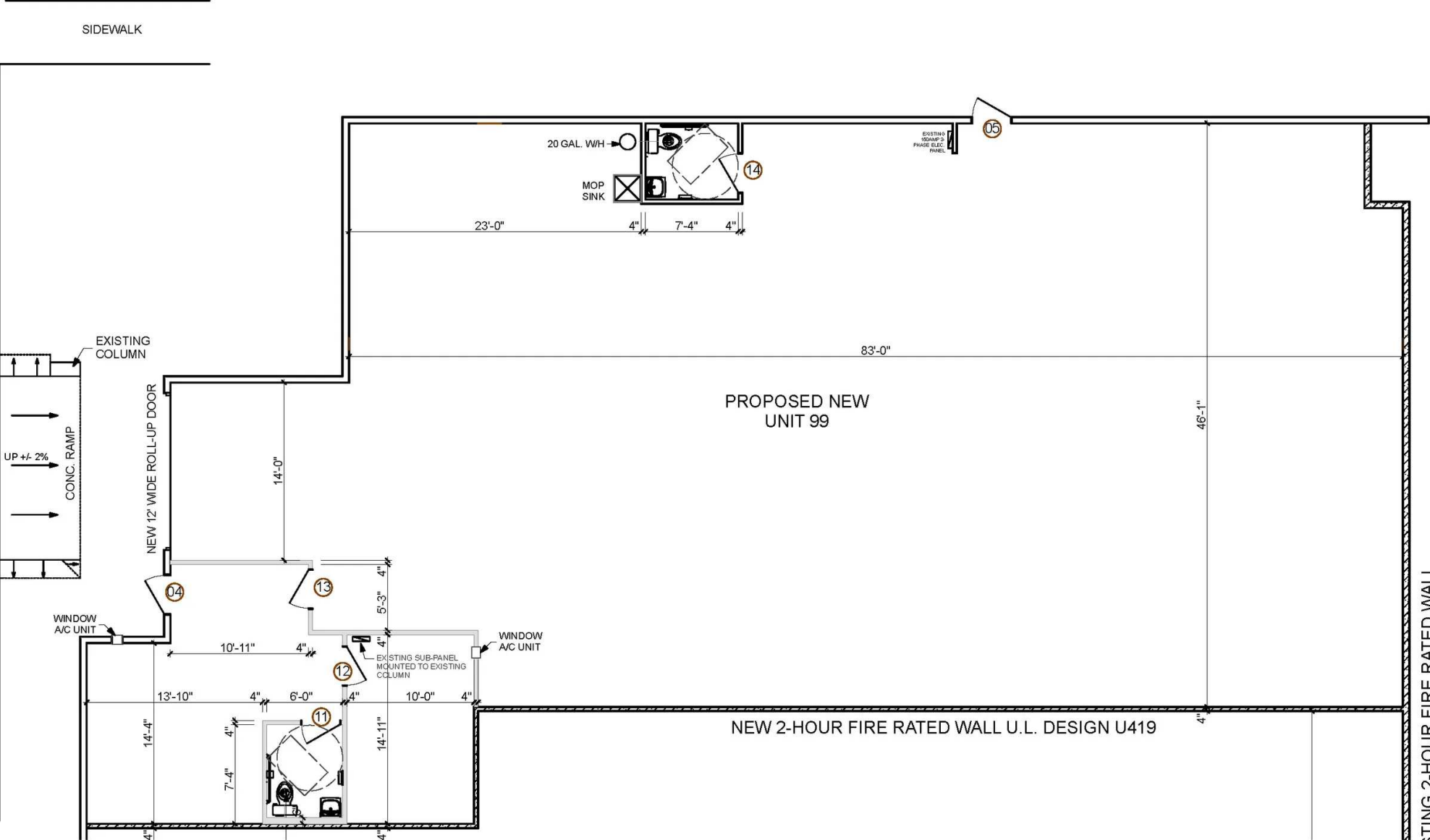
Available Spaces



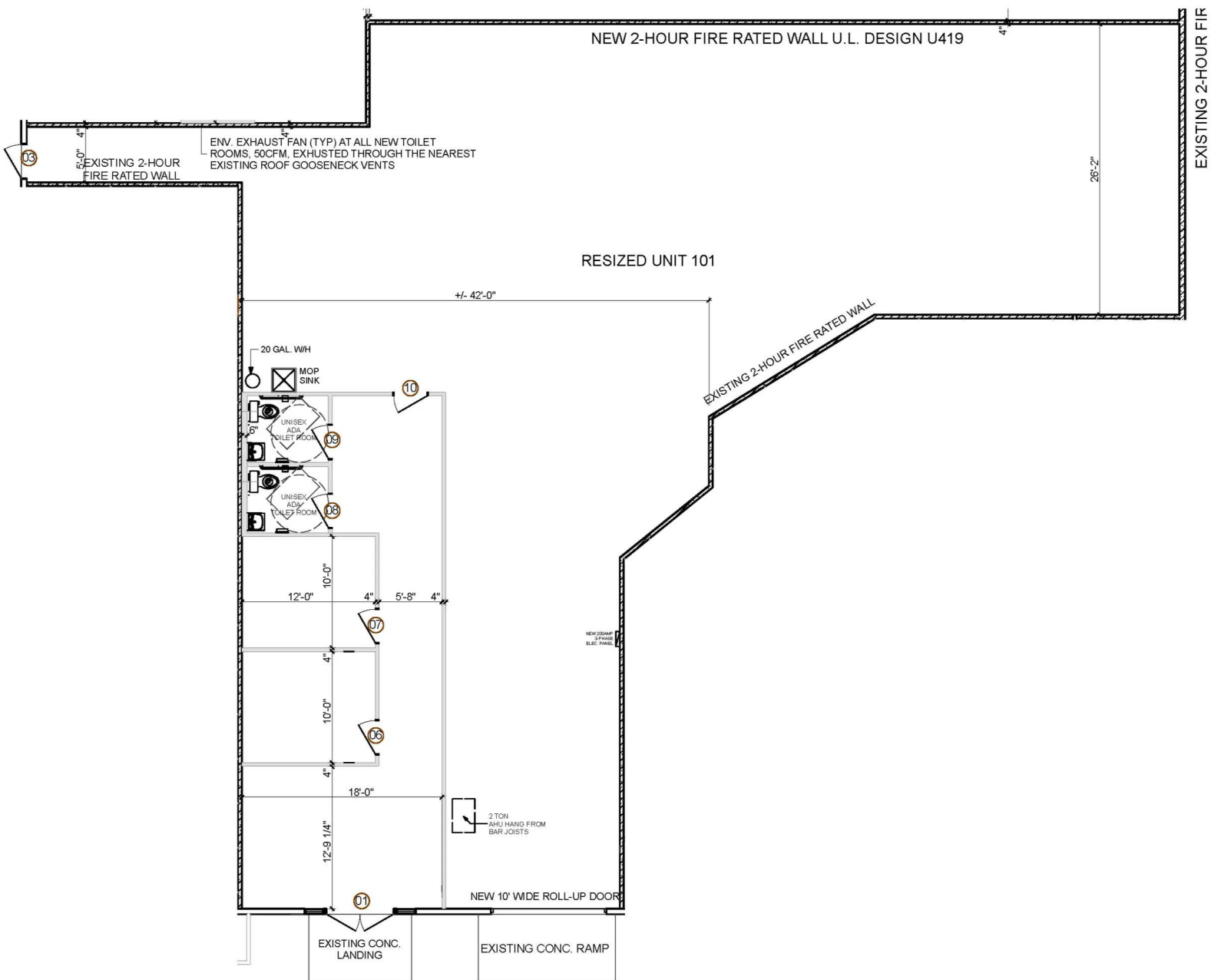
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 99	4,600 SF	NNN	\$14.00 SF/yr	One grade-level roll-up door (12' W); Power: 3 phase / 200 Amps
Suite 101	3,800 SF	NNN	\$14.00 SF/yr	One grade-level roll-up door (10' W); Power: 3 phase / 200 Amps

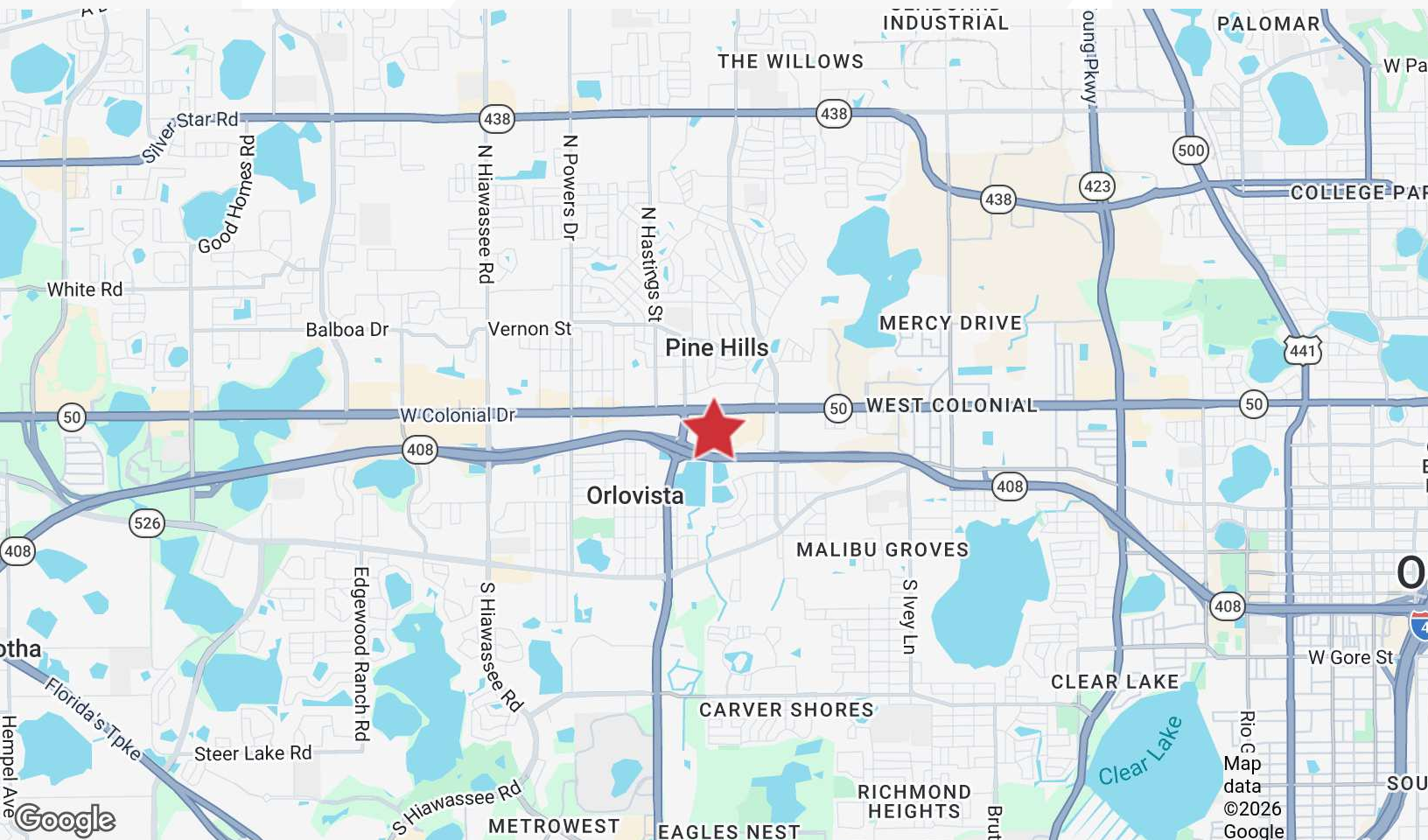
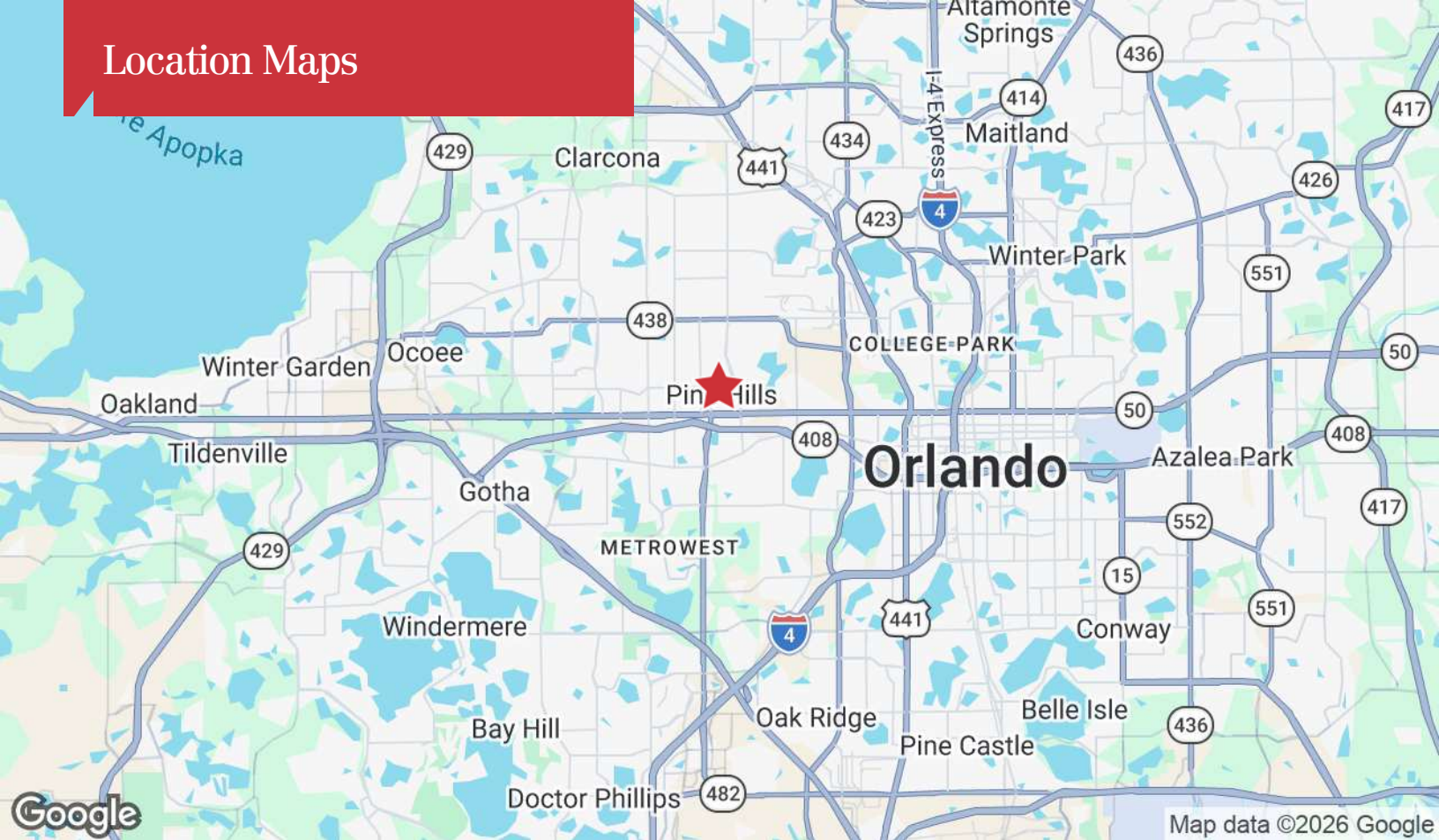
Suite 99 - 4,600± SF



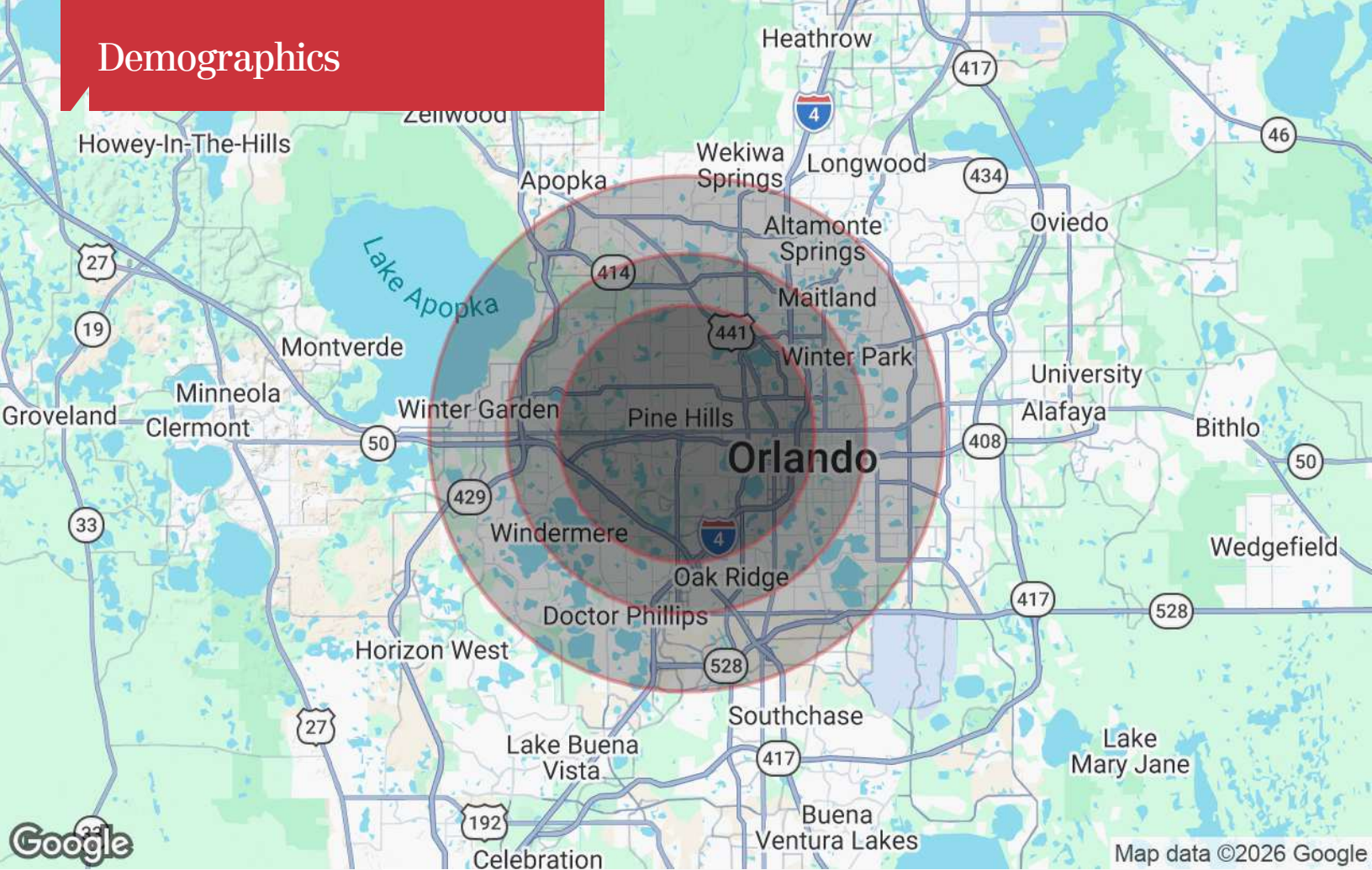
Suite 101 - 3,800± SF



Location Maps



Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	315,507	517,643	913,149
MEDIAN AGE	36.4	37.2	38.0
MEDIAN AGE (MALE)	35.3	36.4	37.0
MEDIAN AGE (FEMALE)	36.8	37.6	38.8

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	112,250	191,318	342,817
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$86,711	\$98,664	\$105,139
AVERAGE HOUSE VALUE	\$340,631	\$383,378	\$406,745

* Demographic data derived from 2020 ACS - US Census