

# 7751 Kingspointe Parkway Suite 124

ORLANDO, FL



OFFERING MEMORANDUM

**KW COMMERCIAL**

9161 Narcoossee Road, Ste. 107

Orlando, FL 32827

*PRESENTED BY:*

**JORGE MATOS**

Director

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FL #BK3099141

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ORLANDO, FL

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# Executive Summary



<b>SALE PRICE:</b>	\$305,000
<b>LEASE RATE:</b>	\$21.77 PSF/YR NNN
<b>BUILDING SIZE:</b>	2,435 SF
<b>BUILDING CLASS:</b>	A
<b>YEAR BUILT:</b>	2003
<b>CROSS STREETS:</b>	Sandlake & Kingspointe

## PROPERTY OVERVIEW

Spacious 2,345 Sq. Ft. of Class A office space located off of Sand Lake Rd with easy access to major highways. The Condo is currently divided into six offices all with glass wall view systems including an executive office plus a boardroom, reception area, break room, bathroom. Storage room and Lab room can both be converted to two (2) additional offices if need be. 12 ft ceilings throughout. Property can be reconfigured for different needs. Open or relocate your business close to Dr. Phillips, Metrowest, and Hunters Creek—three of the highest Household Income in the Orlando MSA.

## PROPERTY FEATURES

- Spacious 2,435 Sq. Ft. of office space
- Six offices all with glass wall view systems
- Lab Room and Storage Room could convert to 2 more offices
- 12 ft ceilings throughout
- Beautiful-High End- Office sought after Kingspointe Pkwy Complex
- Access to Sand Lake Road and John Young Parkway

## Property Description



### PROPERTY OVERVIEW

Spacious 2,345 Sq. Ft. of Class A office space located off of Sand Lake Rd with easy access to major highways. The Condo is currently divided into six offices all with glass wall view systems including an executive office plus a boardroom, reception area, break room, bathroom. Storage room and Lab room can both be converted to two (2) additional offices if need be. 12 ft ceilings throughout. Property can be reconfigured for different needs. Open or relocate your business close to Dr. Phillips, Metrowest, and Hunters Creek- three of the highest Household Income in the Orlando MSA.

### LOCATION OVERVIEW

Beautiful-High End- Office in Crown Pointe, one of Orlando's finest Condominium Office Parks in the sought after Kingspointe Pkwy complex. Located right off of Sandlake Rd. between Kirkman Rd. and John Young Parkway- open your office close to Dr. Phillips, Metrowest, and Hunters Creek- three of the highest upscale and income per capita communities in Central Florida. Immediate Access to Sand Lake Road and John Young Parkway. Excellent Proximity to the Beachline Expressway (SR 528), Florida's Turnpike, Orange Blossom Trail and Interstate 4



## Property Details

<b>PROPERTY NAME:</b>	7751 Kingspointe Parkway Suite 124
<b>STREET ADDRESS:</b>	7751 Kingspointe Pkwy Suite 124
<b>CITY, STATE, ZIP:</b>	Orlando, FL 32819
<b>PROPERTY TYPE:</b>	Office
<b>CONDO FEE:</b>	\$286.00
<b>LOT SIZE:</b>	AC
<b>BUILDING CLASS:</b>	A
<b>ZONING:</b>	I-P
<b>PARKING RATIO:</b>	4:1,000 s.f.
<b>YEAR BUILT:</b>	2003
<b>CONSTRUCTION TYPE:</b>	
<b>NUMBER OF STORIES:</b>	1
<b>FOUNDATION:</b>	Slab
<b>WALLS:</b>	



# Complete Highlights

## PROPERTY HIGHLIGHTS

- Spacious 2,345 Sq. Ft. of office space
- Six offices all with glass wall view systems
- Lab Room and Storage Room could convert to 2 more offices
- 12 ft ceilings throughout
- Beautiful-High End- Office in sought after Kingspointe Pkwy Complex
- Access to Sand Lake Road and John Young Parkway
- Excellent Proximity to the Beachline Expressway (SR 528)
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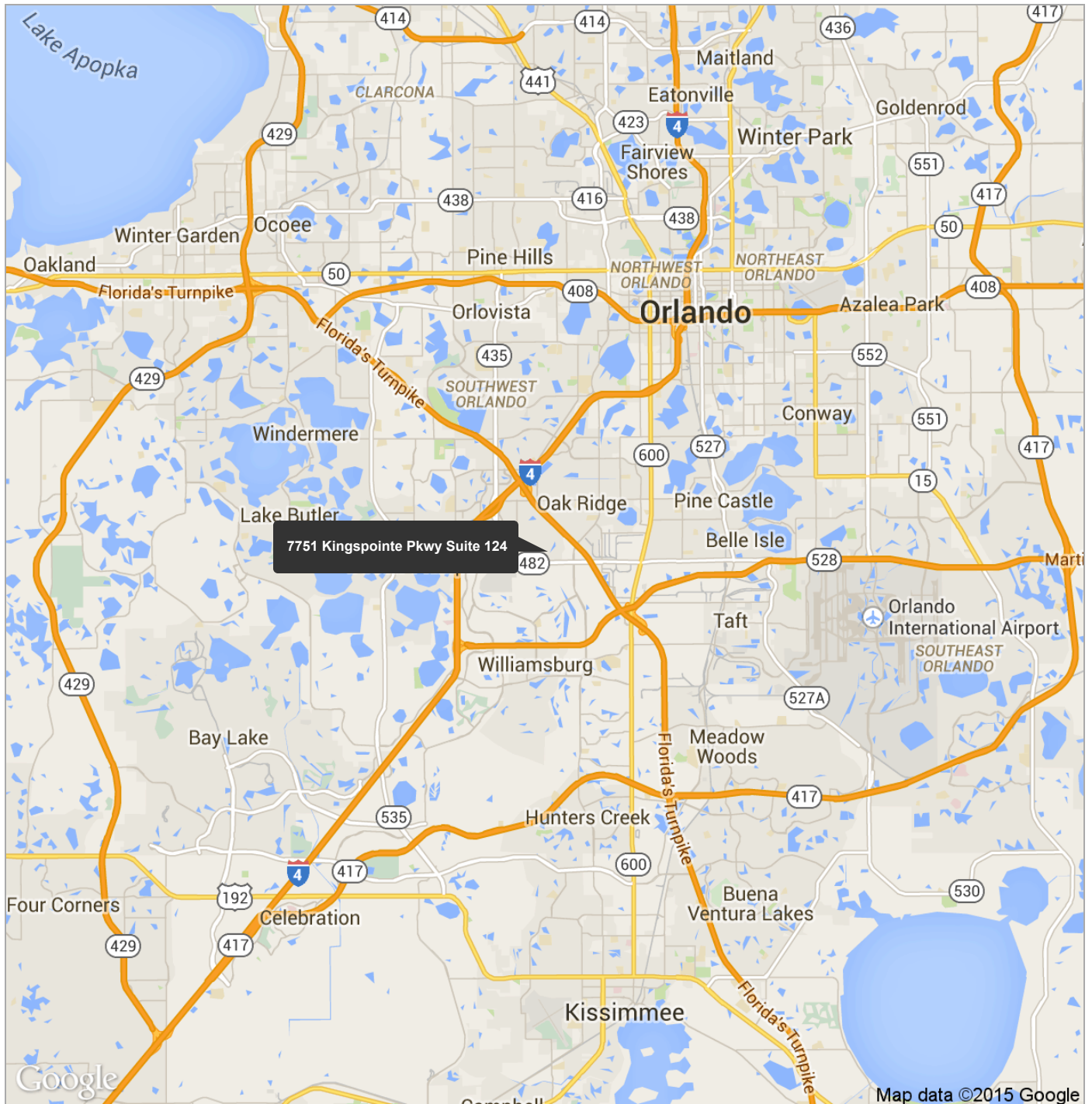


# Additional Photos





# Regional Map



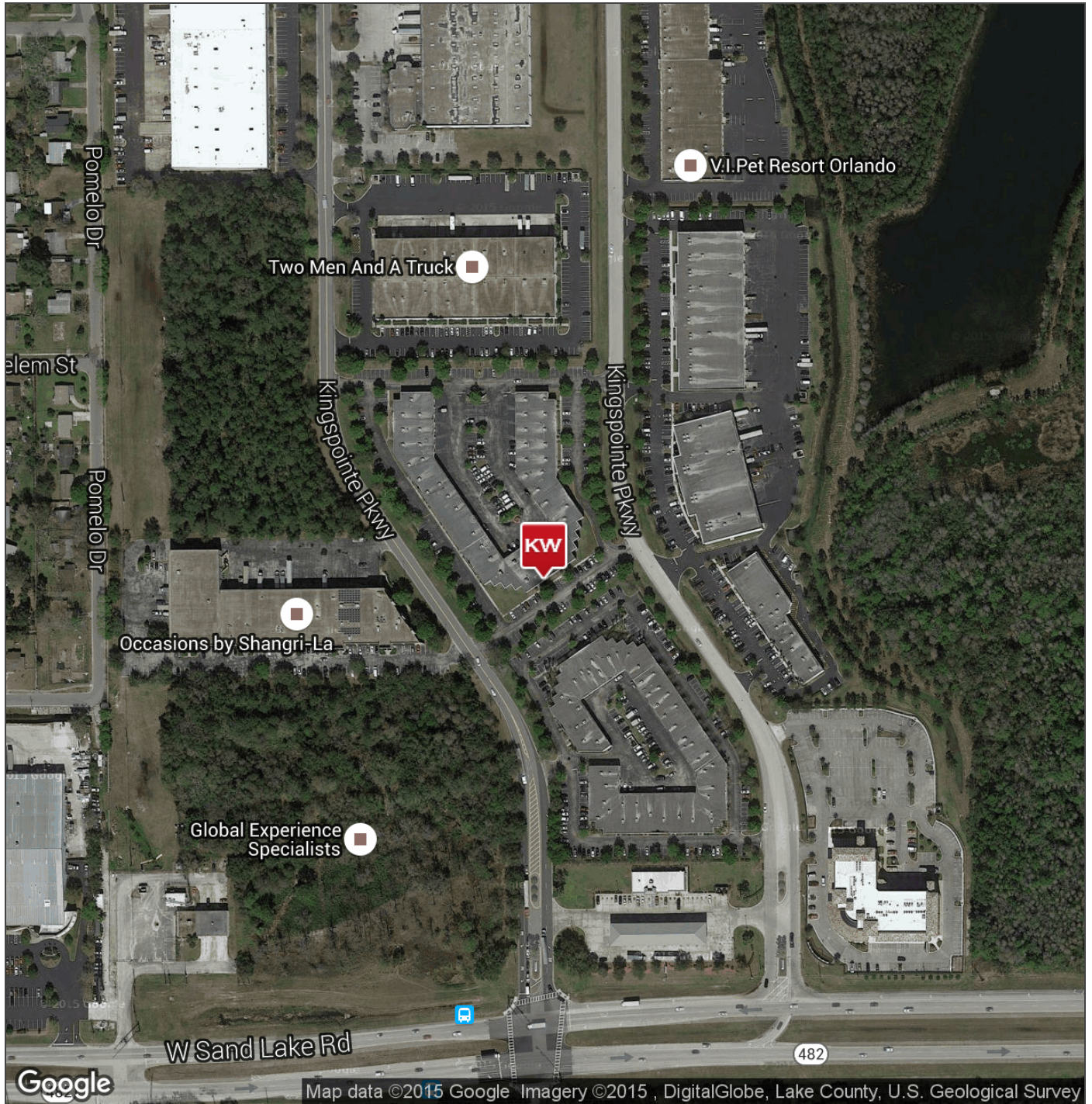


# Location Maps



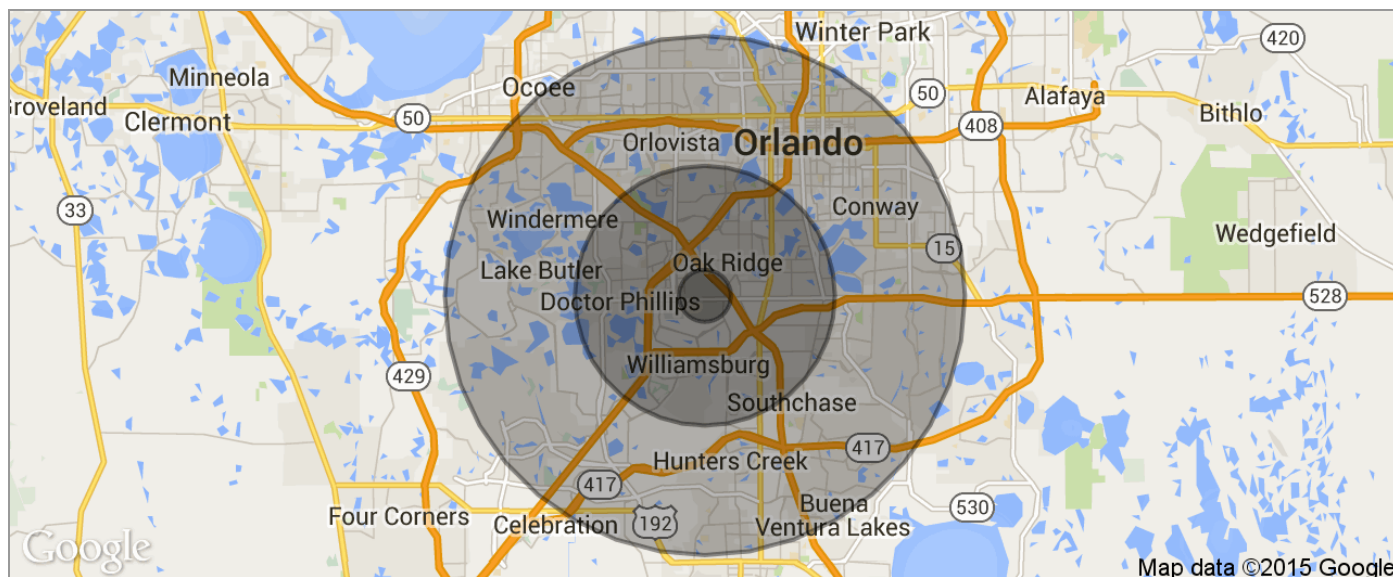


# Aerial Map





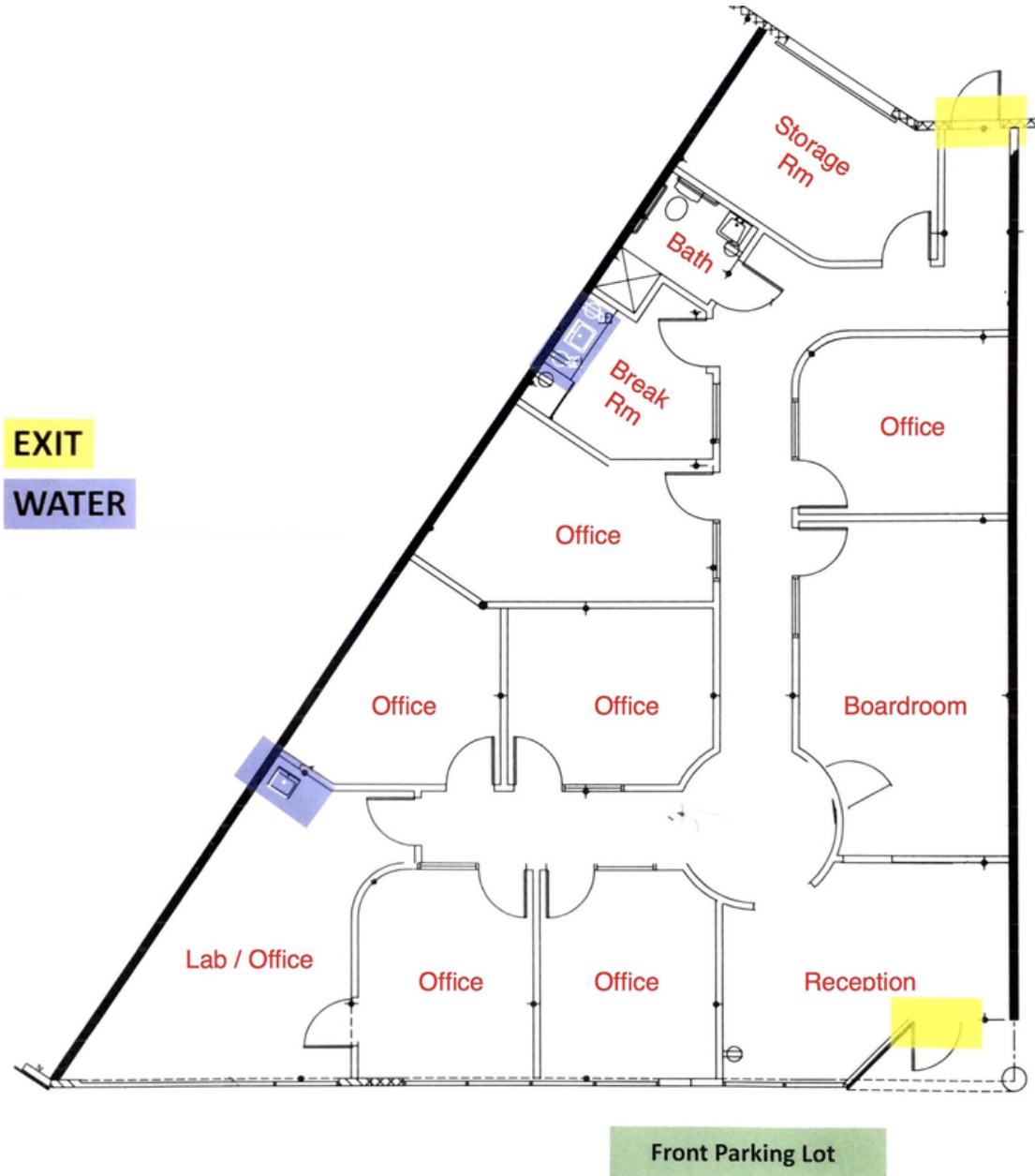
# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	881	183,424	654,816
MEDIAN AGE	39.5	33.5	34.0
MEDIAN AGE (MALE)	40.5	32.5	33.0
MEDIAN AGE (FEMALE)	38.8	34.9	35.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	307	66,892	241,011
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$46,499	\$60,021	\$64,110
AVERAGE HOUSE VALUE		\$347,661	\$310,312
<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	18.3%	53.3%	57.5%
% BLACK	73.8%	25.9%	25.9%
% ASIAN	0.7%	6.0%	5.0%
% HAWAIIAN	0.0%	0.2%	0.2%
% INDIAN	0.0%	0.4%	0.3%
% OTHER	6.0%	11.3%	8.6%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	19.1%	29.1%	26.1%

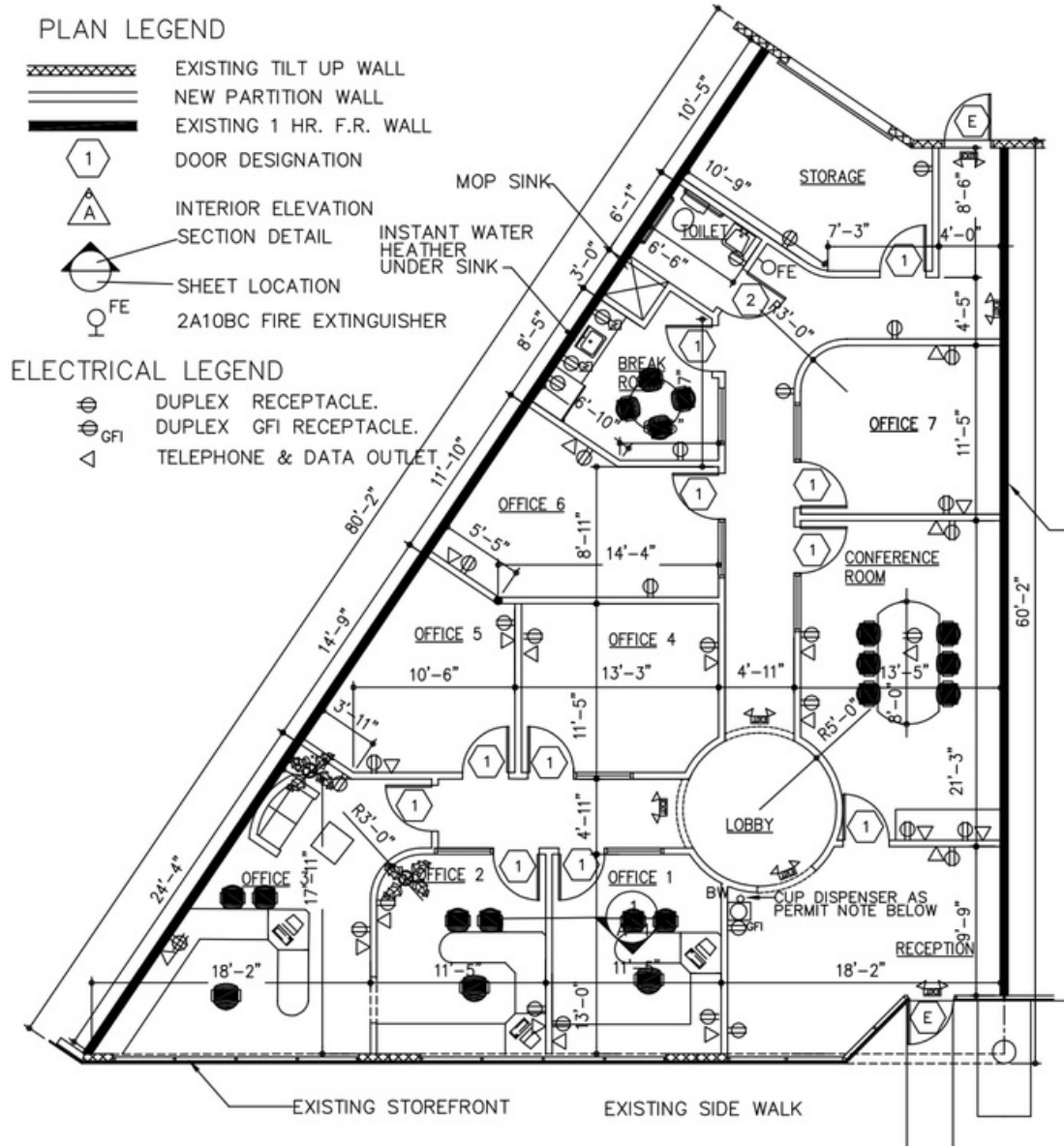
\* Demographic data derived from 2010 US Census

# Floor Plan





# Floor Plans With Measurements



1 FLOOR PLAN WITH MEASUREMENTS  
Floor Plan Information