

**AVISON  
YOUNG**



**OWNER/USER OPPORTUNITY**

**6000** | **SOUTH RIO GRANDE AVENUE**  
ORLANDO, FL 32809

Partnership. Performance.

## FOR SALE

22,000± sf free standing two-story office building strategically located with convenient access to Interstate-4, the Florida Turnpike, John Young Parkway, Orlando International Airport, abundant retail and restaurants.

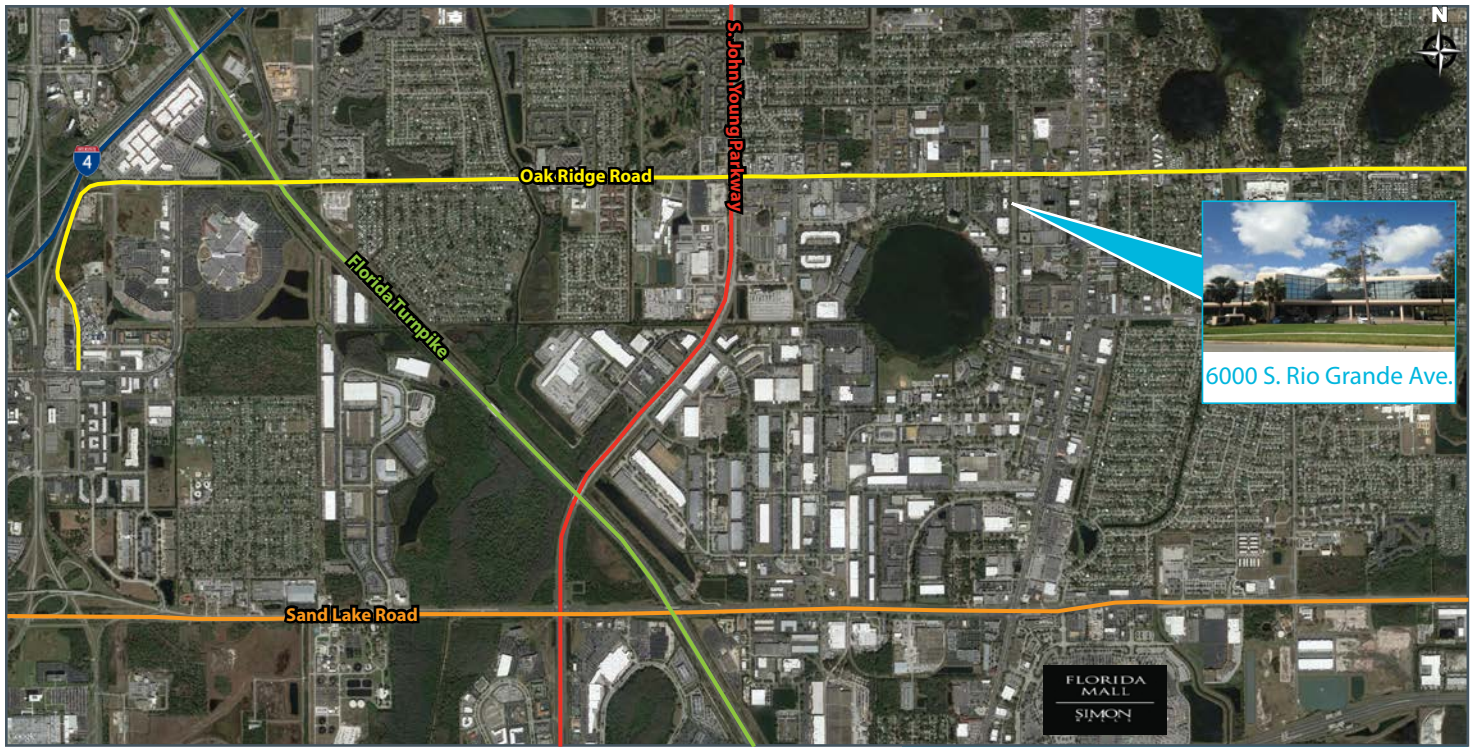


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## PROPERTY HIGHLIGHTS

- Modern two-story, 22,000± sf free standing, glass facade office building, with prominent frontage
- Attractive lobby atrium with skylight, glass elevator and lush landscaping
- Dynamic location within Orlando Central Park, Orlando's commercial Industrial Park
- Easy access to John Young Parkway, the Florida Turnpike, Sand Lake Road and the Orlando International Airport
- 2.2 miles from The Florida Mall / 3.2 Miles from The Mall at Millenia
- 70 surface parking spaces / 12 covered parking spaces
- Situated on 1.49± AC
- **Approximately 8,000± sf immediately available for owner/occupant**

**SALE PRICE: \$1,550,000**

**(\$70.45/SF)**

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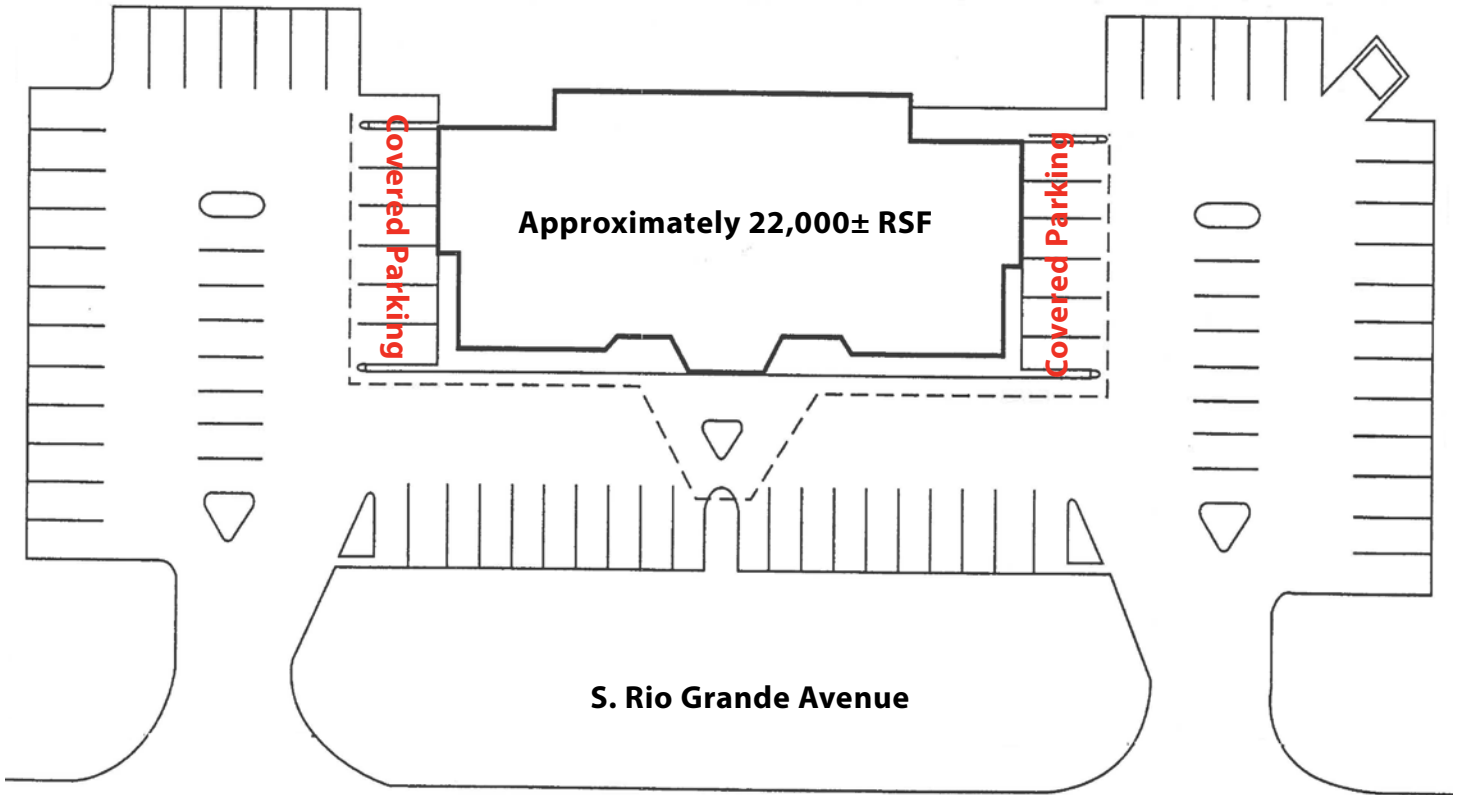
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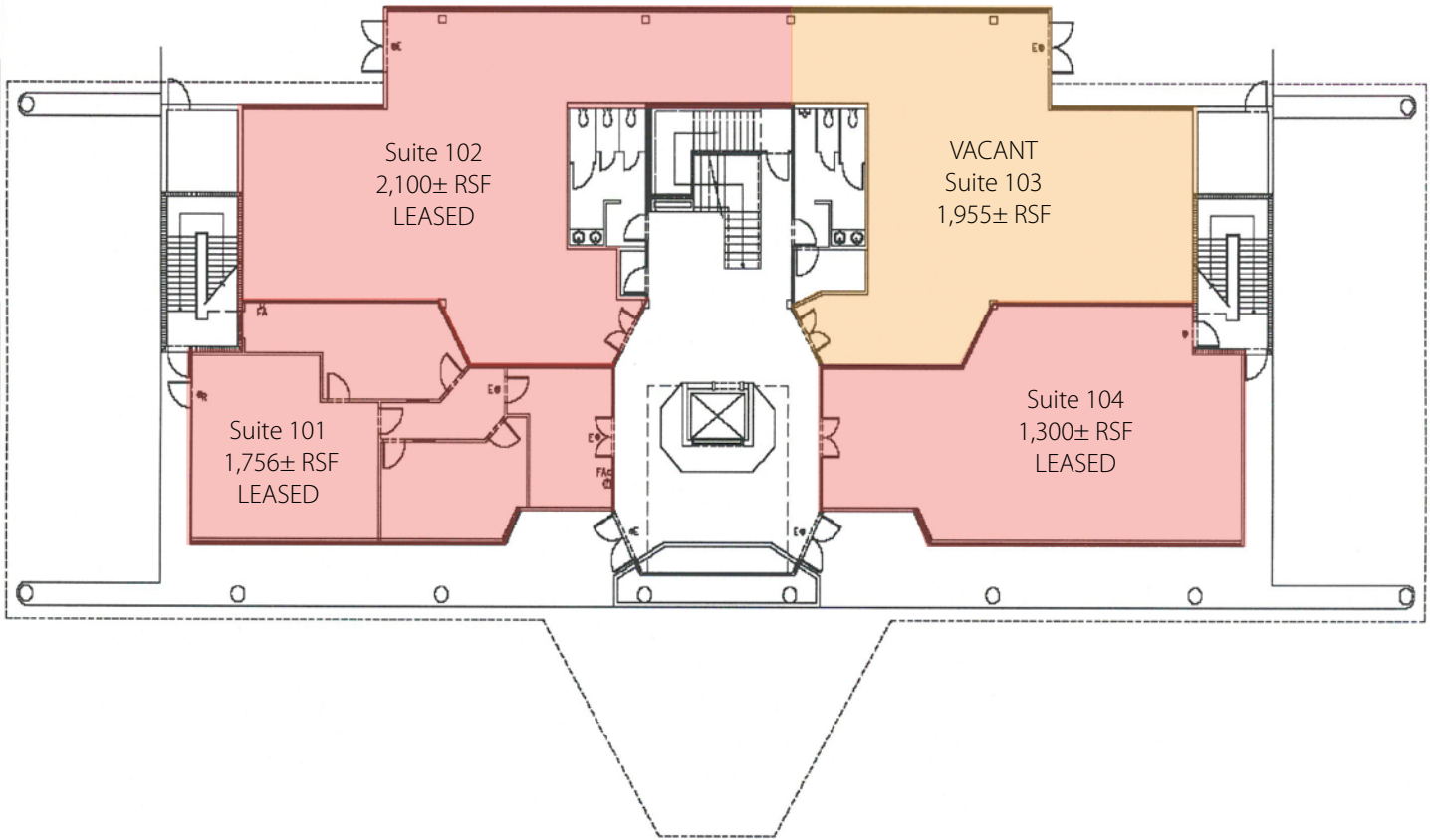
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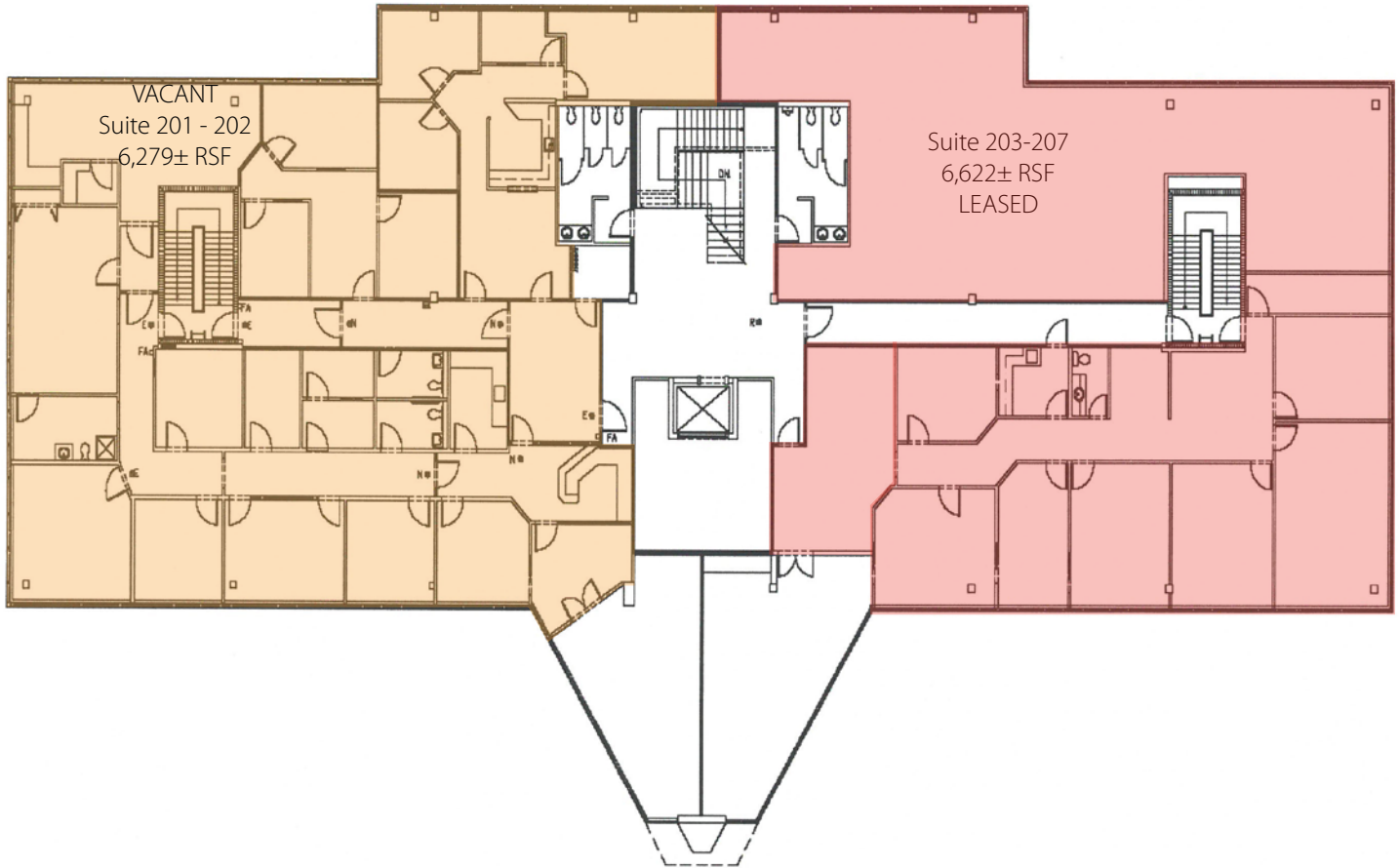
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