

# FOR LEASE OR SALE

1802 N Alafaya Trail, Orlando FL.  
32826

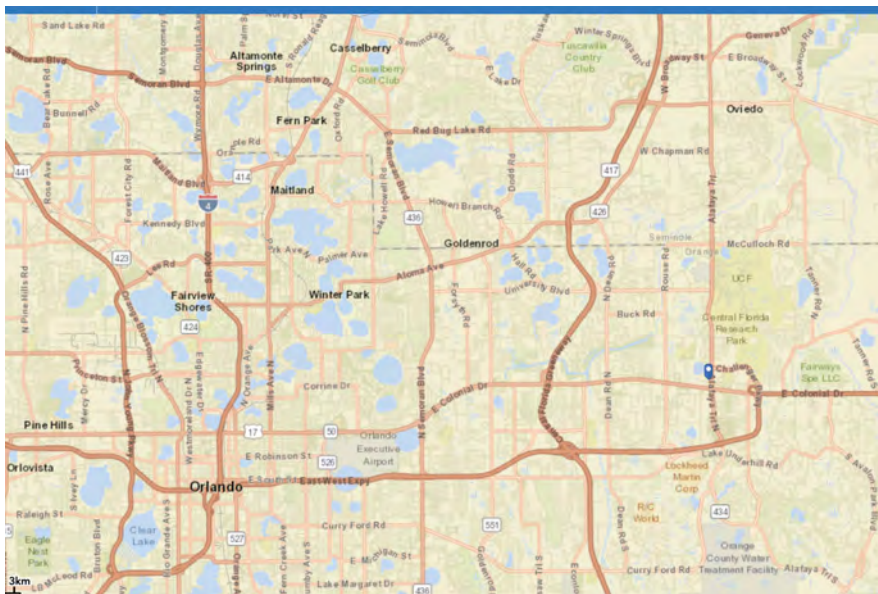
Freestanding Office Building





# NEW TO MARKET

Former Regus, now newly vacant, this building sits on the NW corner of Alafaya Trail & Colonial, with direct access to Alafaya and access to Colonial. UCF is 3.4 miles up the road, 408, 417 and the Orlando Airport are quickly travelled.



## FAST GROWING AREA

- Block Construction
- Membrane Roof
- 7 Air Handlers

## STRONG BUILDING

- 11546 sq.ft. building
- 76,620 sq.ft. land
- Zoned PO

## 3.4 MILES TO UCF

- 58 + parking spaces
- 5.27/1000 Parking
- County Utilities

## STRONG DEMOGRAPHICS

- 2019 5 mile population of 243,799 (ESRI)
- Avg HH income is \$81,046

## FLEXIBLE FLOORPLAN

- Currently One User
- Easily Divisible
- Appealing Decor

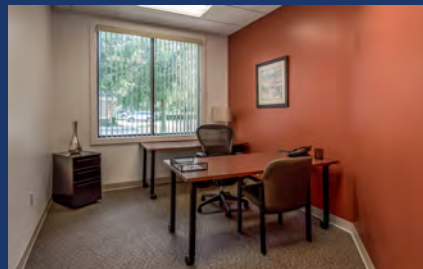
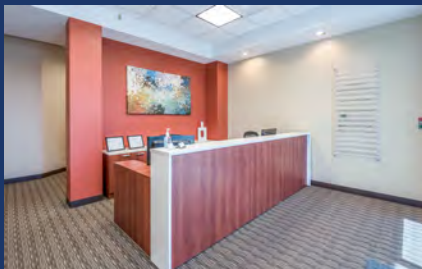
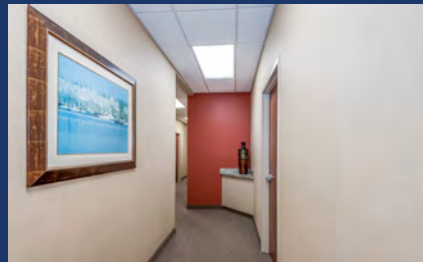
## OFFICE USE NEEDED

- Traffic count 61,477 Daily
- Monument Sign
- Out Door Lighting, replaced



Built 2006, 11546 sq.ft. office on 75,620 sq.ft land, located slightly north of Alafaya Trail and Colonial Dr intersection ( one of the busiest intersections in Central Florida).The floorplan is set up for multi /shared office space with central conference rooms, ADA restrooms, large break room, copy/work area, 56 lockable offices and reception. The building can be easily subdivided. Seven air handlers, of varying ages, all work. One of the air handlers is solely for the server room. The large, lockable server room was updated in 2017. The reception area, boardroom and three front offices were renovated in 2016. All systems, and roof, are in good working condition.

Monument signage and all new lighting around the building.



- Two ADA Restrooms
- Large Breakroom
- Copy/Work Area

- 7 Air Handlers , all working
- Security with 24 hour access

- Corner Offices are larger
- Interior Smaller offices can be converted to larger

- Carpet and Tile
- All offices with plug n play

- Conference rooms renovated 2017
- Large Reception area





If you need to be in the Research Park Submarket, or in the very busy SW Orange County, and with easy access to all major routes, in a newer, easy to use building - this is your building!!



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