

Located minutes from Universal Orlando Resort

5551 Vanguard St

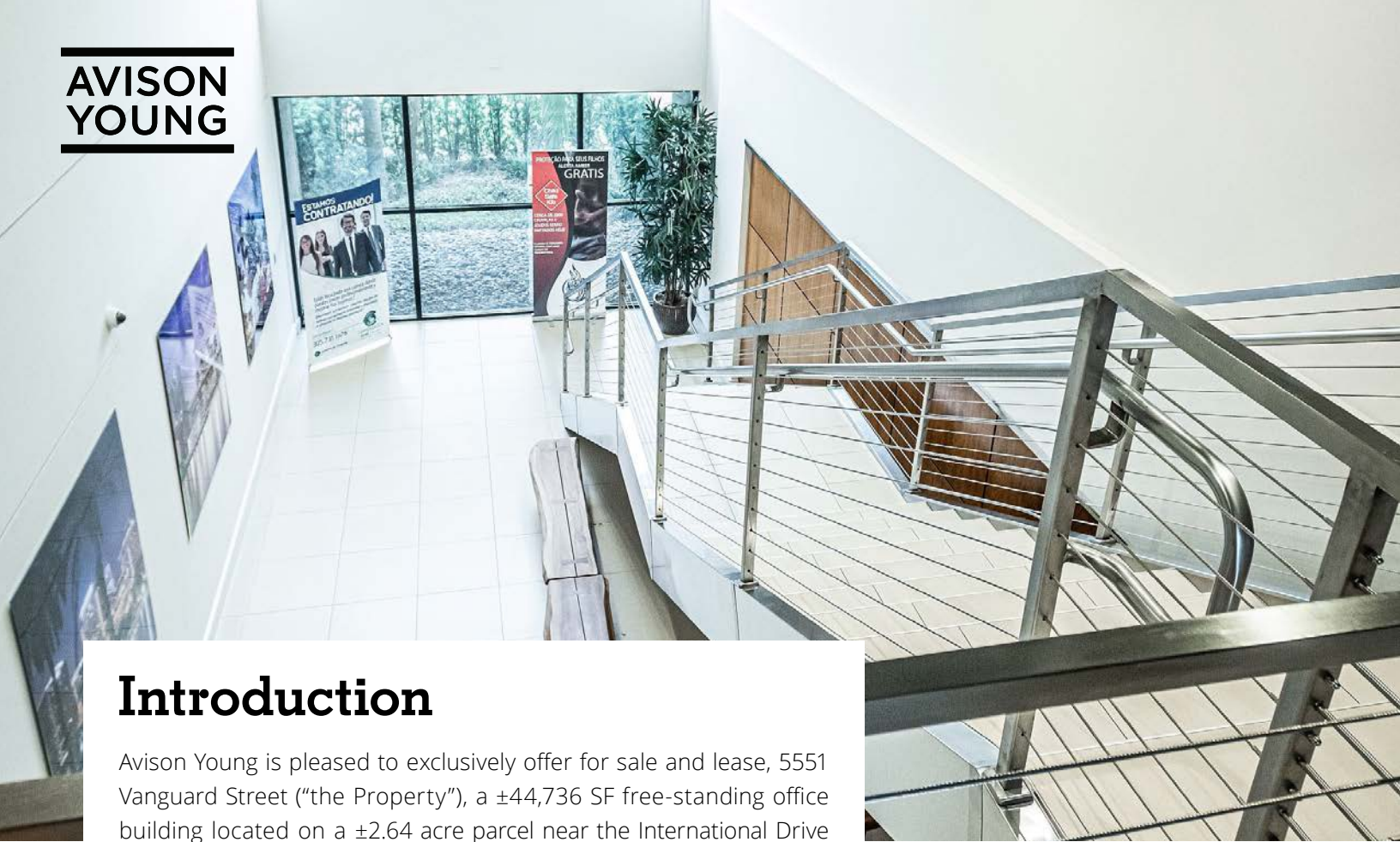
For Sale | Lease



5551 VANGUARD ST, ORLANDO, FL

OFFERING SUMMARY

AVISON
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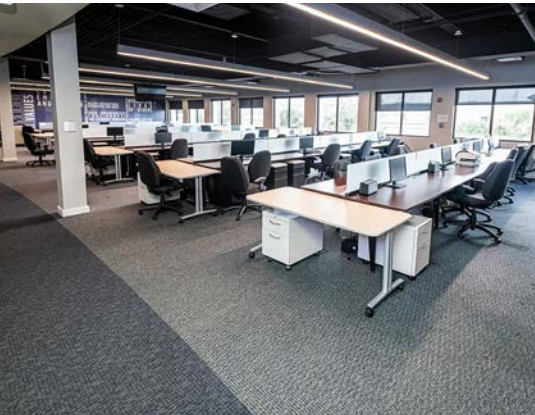
Introduction

Avison Young is pleased to exclusively offer for sale and lease, 5551 Vanguard Street ("the Property"), a ±44,736 SF free-standing office building located on a ±2.64 acre parcel near the International Drive and Interstate-4 interchange in Orlando, Florida. The Property offers a range of possibilities for investors, developers, and end-users. It has excellent proximity to Orlando's Tourist District, a high-quality in-place building, and a significant land footprint boasting aggressive mixed-use zoning.

PROPERTY STATS

Property Address	5551 Vanguard Street, Orlando, FL 32819
Folio Number	30-23-29-2786-00-010
Building Area	±44,736 SF
Land Area	±2.64 AC
Year Built	1976, renovated in 2015
In-Place Zoning	AC-3/SP
Parking Spaces	177





INCREDIBLE LOCATION

The Property's location is excellent, with positioning near the heart of Orlando's tourist district. Major tourist attractions such as Universal Orlando Resort, Seaworld, Orlando Convention Center, ICON Park, Orlando Premium Outlets, and more, all within a short 10 minute drive from the property.



IMPRESSIVELY EQUIPPED PLUG N' PLAY OPPORTUNITY

The Property features an impressive executive-level office buildout with attractive finishes throughout, complete with a fitness center, training room, lounge, and outside patio. The remainder of the building has office space for multiple separate departments, a centralized call center with furniture in place.



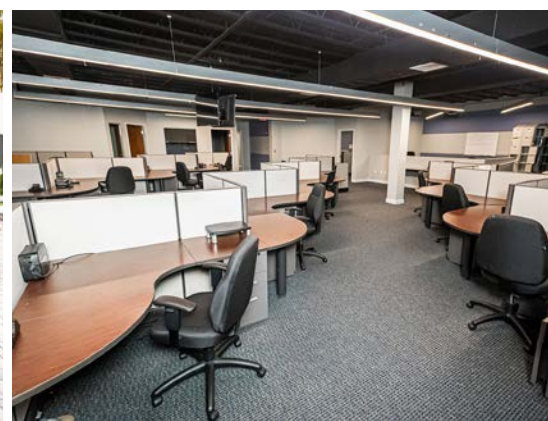
SUPERB CONNECTIVITY

With easy access to International Drive and close proximity to major thoroughfare on and off ramp Interstate-4, less than 1 mile to the west, the Property offers connectivity to all of Central Florida in just minutes. Downtown Orlando is less than 15 minutes via car, and Walt Disney World in under 20 minutes.

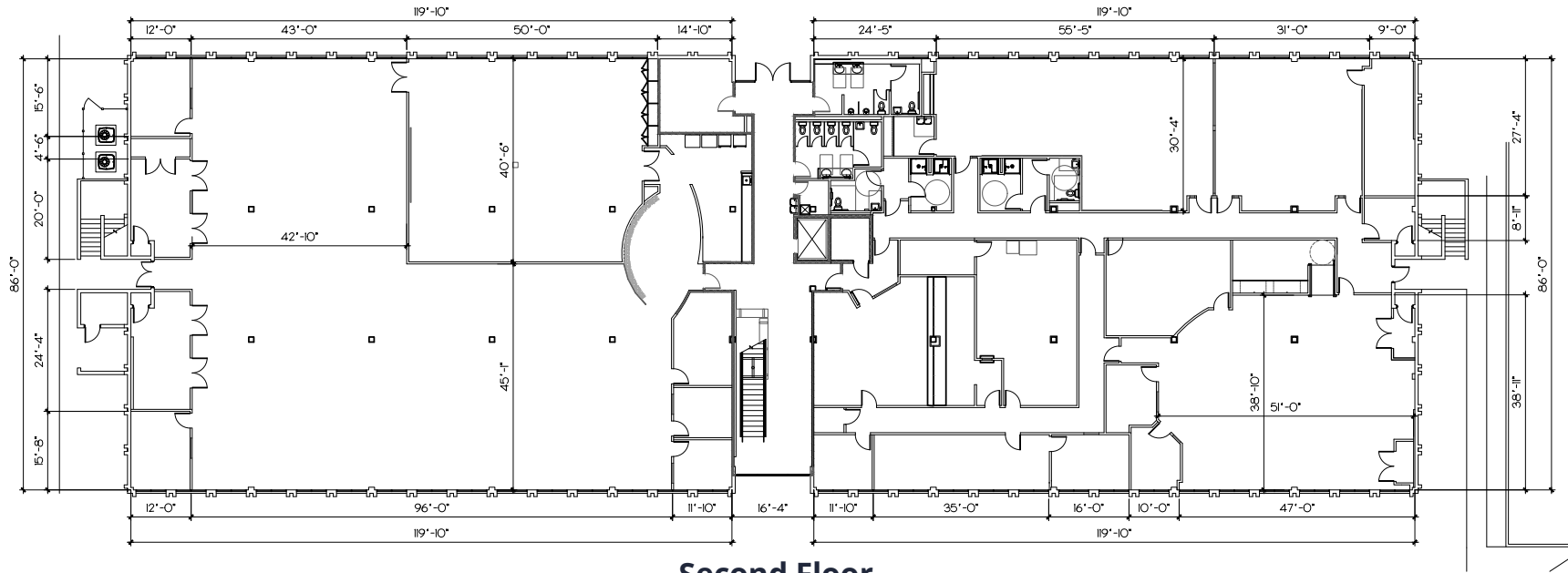


BOOMING MARKET

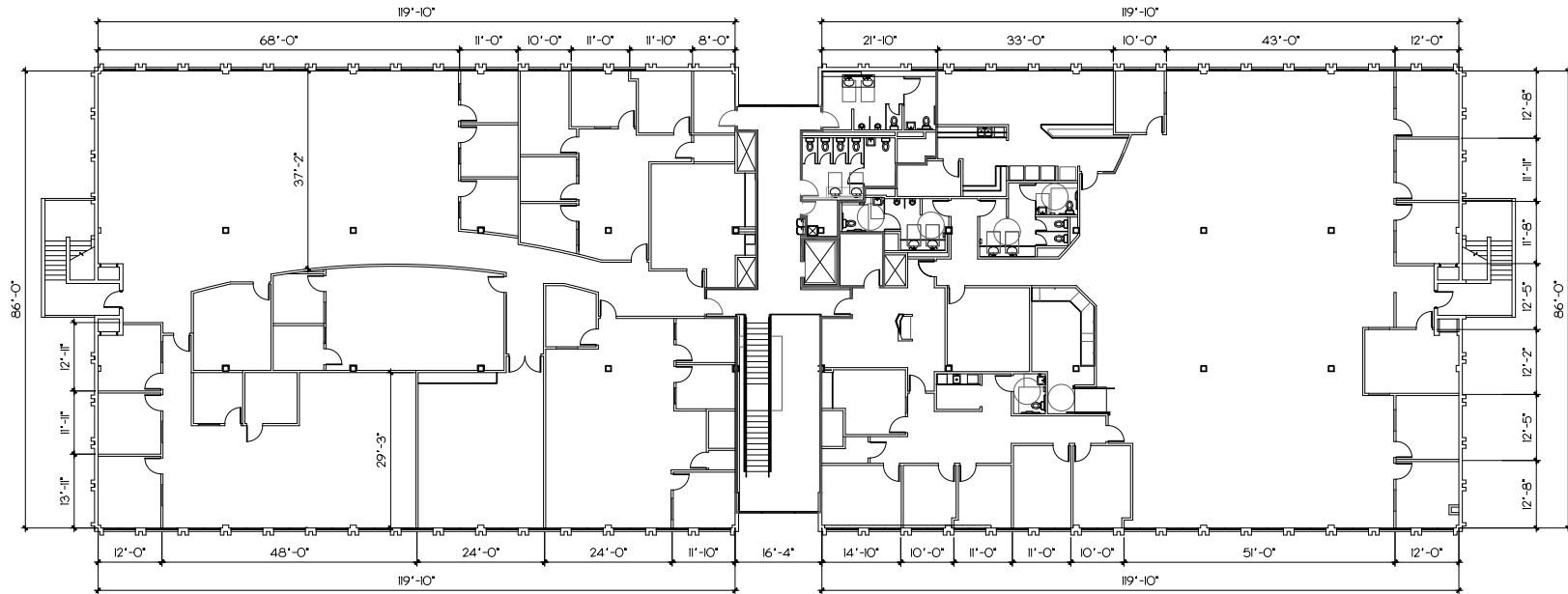
Central Florida is in a stunning period of economic and population growth. The Orlando metro area is one of the fastest growing in the United States, as residents of the northeast continue to migrate to the Sunbelt for better weather, lower cost of living and lower taxes. The explosive growth of the Central Florida suburbs points to massive demand for new housing, and observers anticipate that Orlando's explosive growth will continue in the coming years.



First Floor



Second Floor



Orlando Convention Center

ICON Park

Universal's
Endless Summer Resort

Universal Orlando Resort

Subject property
±44,736 SF

INTERNATIONAL DR





NARCOOSSE RD



INTERNATIONAL DR



SUBJECT PROPERTY



If you would like more information on this offering please get in touch.

**AVISON
YOUNG**

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