

FOR LEASE

**11723 Orpington St
Ste 102
Orlando Fl. 32817**

Price: \$26.00 psf MG



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
rkesler@mac.com
BK694599, Florida

PROPERTY SUMMARY

11723 ORPINGTON STREET | ORLANDO, FL 32817



Property Summary

Building SF:	5,000
Lease Rate:	\$28 psf MG
Lot Size:	0.11 Acres
Parking Ratio:	5/1000
Parking:	10 spaces
Year Built:	2007
Zoning:	PO

Property Overview

Pay your own metered utilities. NO CAM!

This beautiful office is newly renovated with new flooring and paint. The floorplan includes six roomy offices, an entry way and a large ADA RR. One room could be used as a break area.

Signage is available above the door and on the monument sign. Handicapped Access and ten parking spaces come with the office. Auto interior lighting, exterior evening lighting and separately metered utilities come with the suite. This office is pleasingly light, roomy, modern and flexible for any professional use.

Location Overview

The building is located in a prestigious office park with access to Alafaya Trail and Colonial. This area is convenient to Waterford Lake, UCF, Colonial, 417 and 408. Monument signage on Alafaya Trail and Orpington.

OPTIMA REAL ESTATE
1108 Howell Creek
Winter Springs, FL 32708

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: (407) 402-1400
rkesler@mac.com
BK694599, Florida

PROPERTY PHOTOS

11723 ORPINGTON STREET | ORLANDO, FL 32817



OPTIMA REAL ESTATE
1108 Howell Creek
Winter Springs, FL 32708

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: (407) 402-1400
rkesler@mac.com
BK694599, Florida

FLOORPLAN

11723 ORPINGTON STREET | ORLANDO, FL 32817



TOTAL: 1159 sq. ft.
1st floor: 1159 sq. ft.
EXCLUDED AREAS: WALLS: 77 sq. ft.

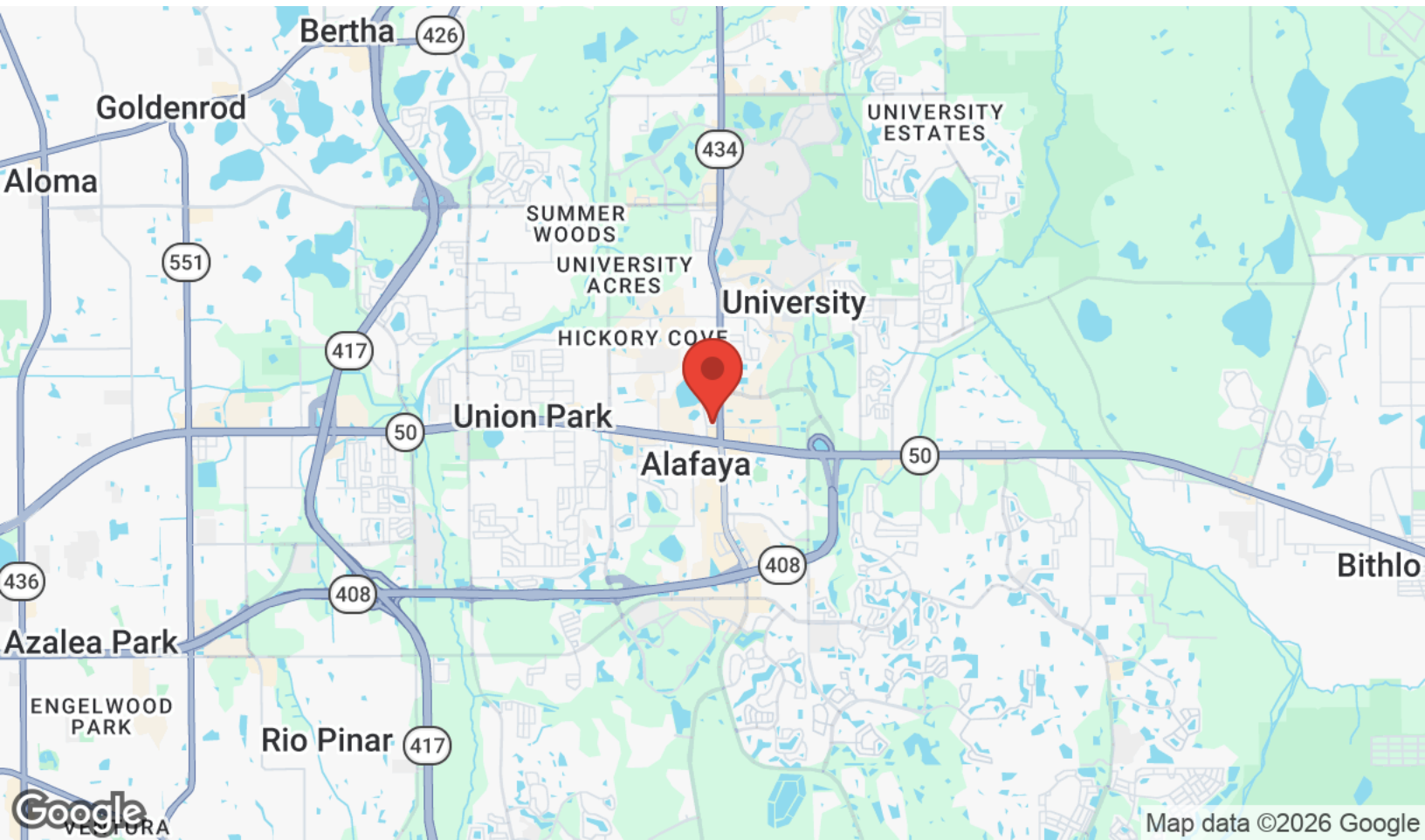
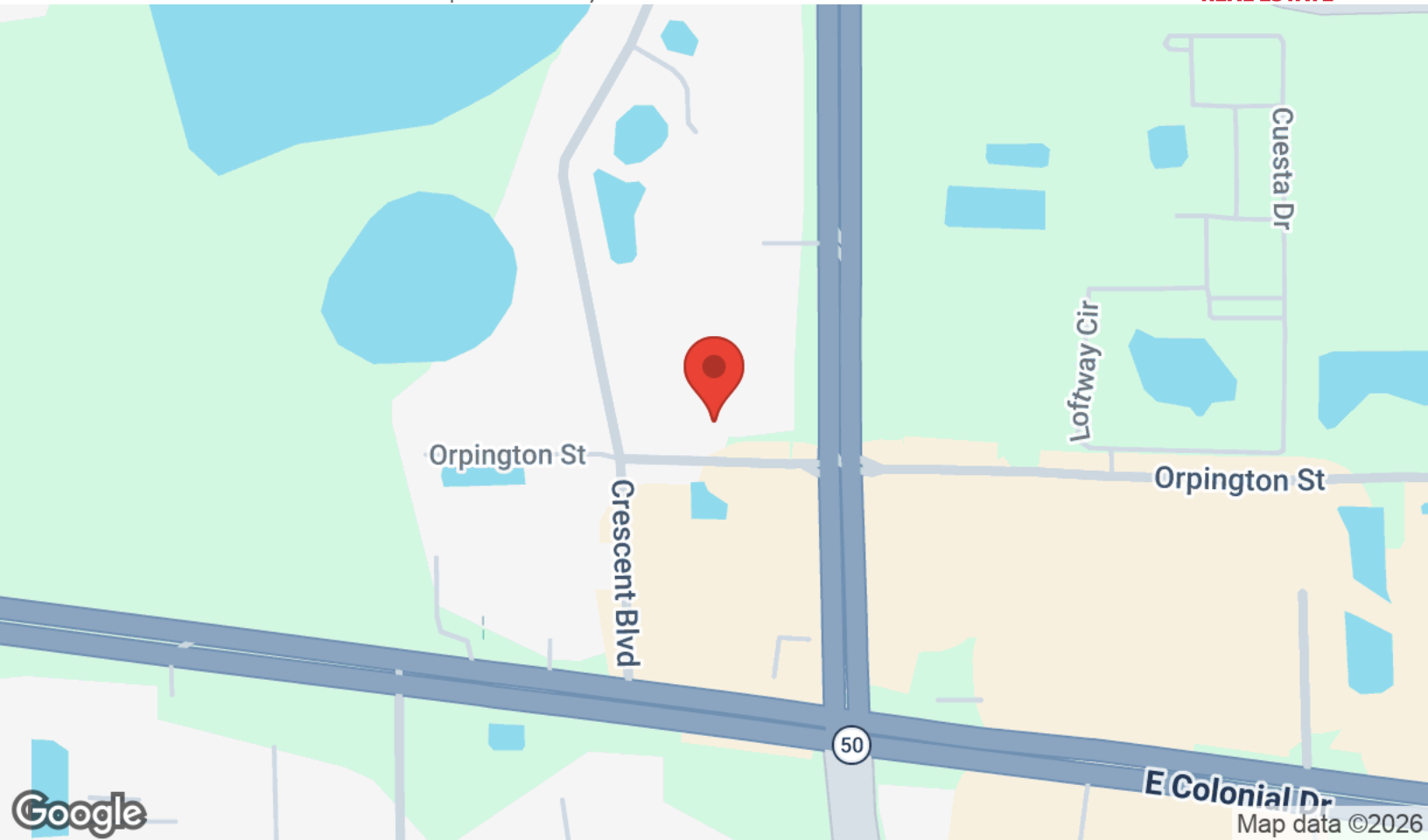
FLOOR PLAN CREATED BY CLIRKADA APP. MEASUREMENTS OBTAINED VISUALLY. NOT GUARANTEED.

OPTIMA REAL ESTATE
1108 Howell Creek
Winter Springs, FL 32708

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: (407) 402-1400
rkesler@mac.com
BK694599, Florida

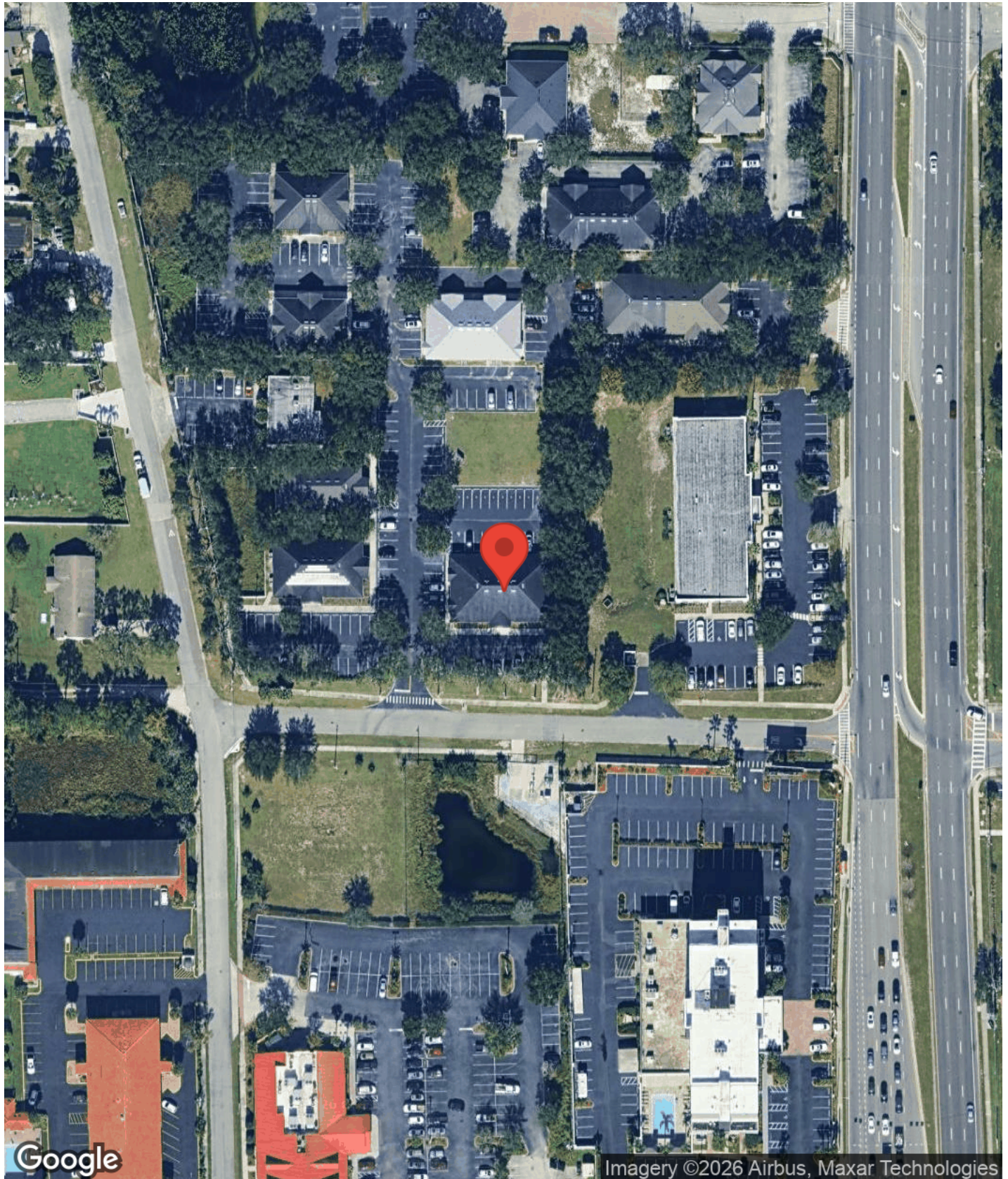
LOCATION MAPS

11723 ORPINGTON STREET | ORLANDO, FL 32817



AERIAL MAP

11723 ORPINGTON STREET | ORLANDO, FL 32817

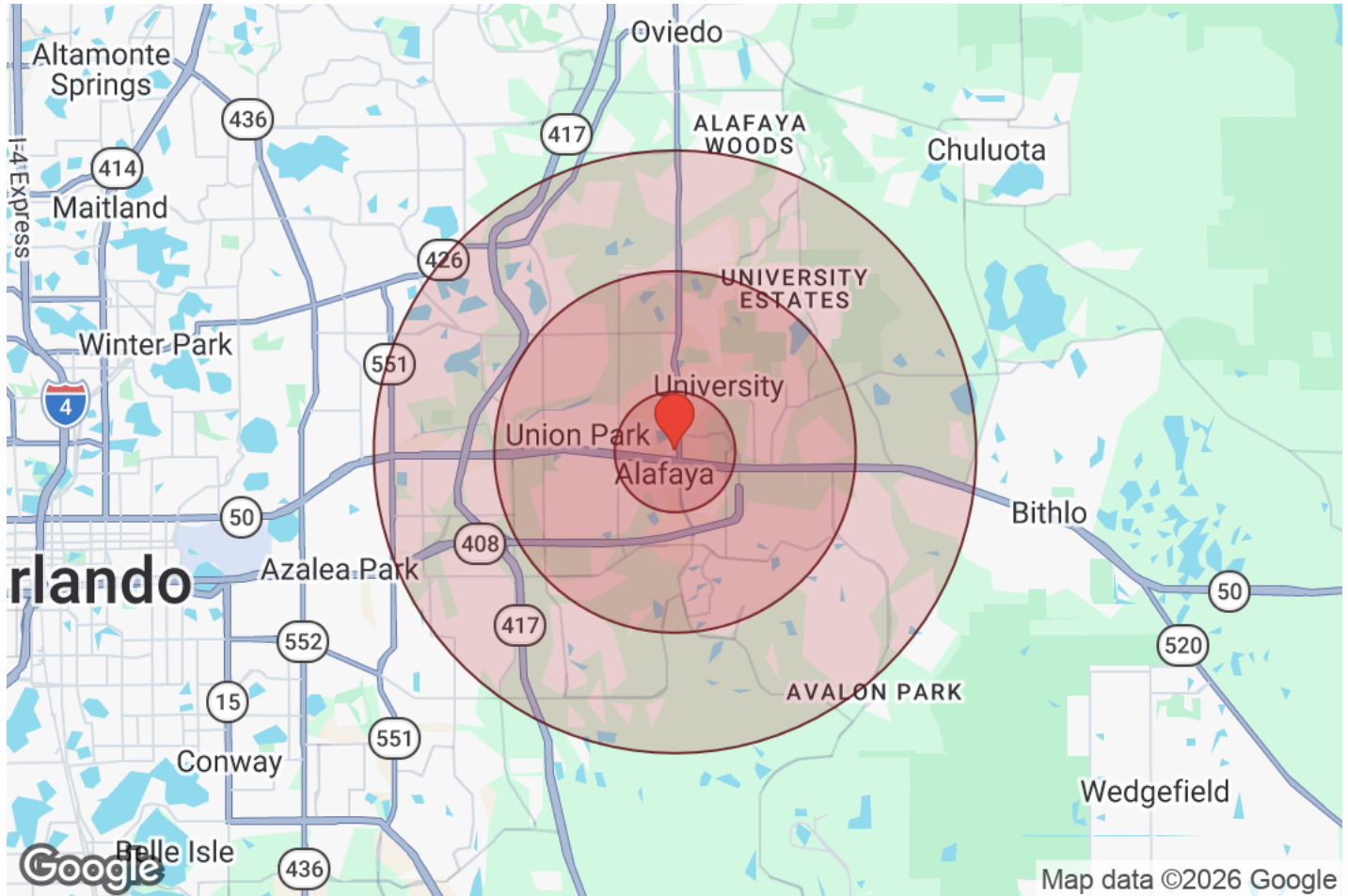


OPTIMA REAL ESTATE
1108 Howell Creek
Winter Springs, FL 32708

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: (407) 402-1400
rkesler@mac.com
BK694599, Florida

DEMOGRAPHICS

11723 ORPINGTON STREET | ORLANDO, FL 32817



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,653	54,888	117,476
Female	10,283	61,021	125,313
Total Population	18,936	115,909	242,789

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,368	48,520	100,078
Black	2,662	15,254	31,538
Am In/AK Nat	19	81	170
Hawaiian	6	46	97
Hispanic	5,838	40,893	87,210
Asian	1,418	8,195	18,282
Multiracial	521	2,504	4,807
Other	104	406	607

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,128	40,704	88,525
Occupied	5,782	38,356	83,916
Owner Occupied	850	16,934	46,331
Renter Occupied	4,932	21,422	37,585
Vacant	346	2,347	4,609

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,929	14,128	35,640
Ages 15 - 24	9,525	40,538	60,697
Ages 25 - 54	5,538	39,036	92,383
Ages 55 - 64	926	9,912	24,527
Ages 65+	1,016	12,297	29,543

Income	1 Mile	3 Miles	5 Miles
Median	\$66,211	\$73,601	\$83,857
Under \$15k	735	5,038	7,416
\$15k - \$25k	285	2,266	3,827
\$25k - \$35k	446	2,353	4,886
\$35k - \$50k	673	3,263	7,122
\$50k - \$75k	1,155	6,622	14,996
\$75k - \$100k	751	4,994	10,476
\$100k - \$150k	1,270	7,716	17,058
\$150k - \$200k	287	2,976	7,977
Over \$200k	181	3,128	10,159

OPTIMA REAL ESTATE
1108 Howell Creek
Winter Springs, FL 32708

ROBIN KESLER, CCIM
Commercial Director
O: (407) 366-4500
C: (407) 402-1400
rkesler@mac.com
BK694599, Florida

PROFESSIONAL BIO

11723 ORPINGTON STREET | ORLANDO, FL 32817



ROBIN KESLER, CCIM

Commercial Director



Optima Real Estate
1108 Howell Creek
Winter Springs, FL 32708
O: (407) 366-4500
C: (407) 402-1400
rkesler@mac.com
BK694599, Florida

Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.



Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.