



FOUNDRY
COMMERCIAL

EXCHANGE I

7509 EXCHANGE DRIVE

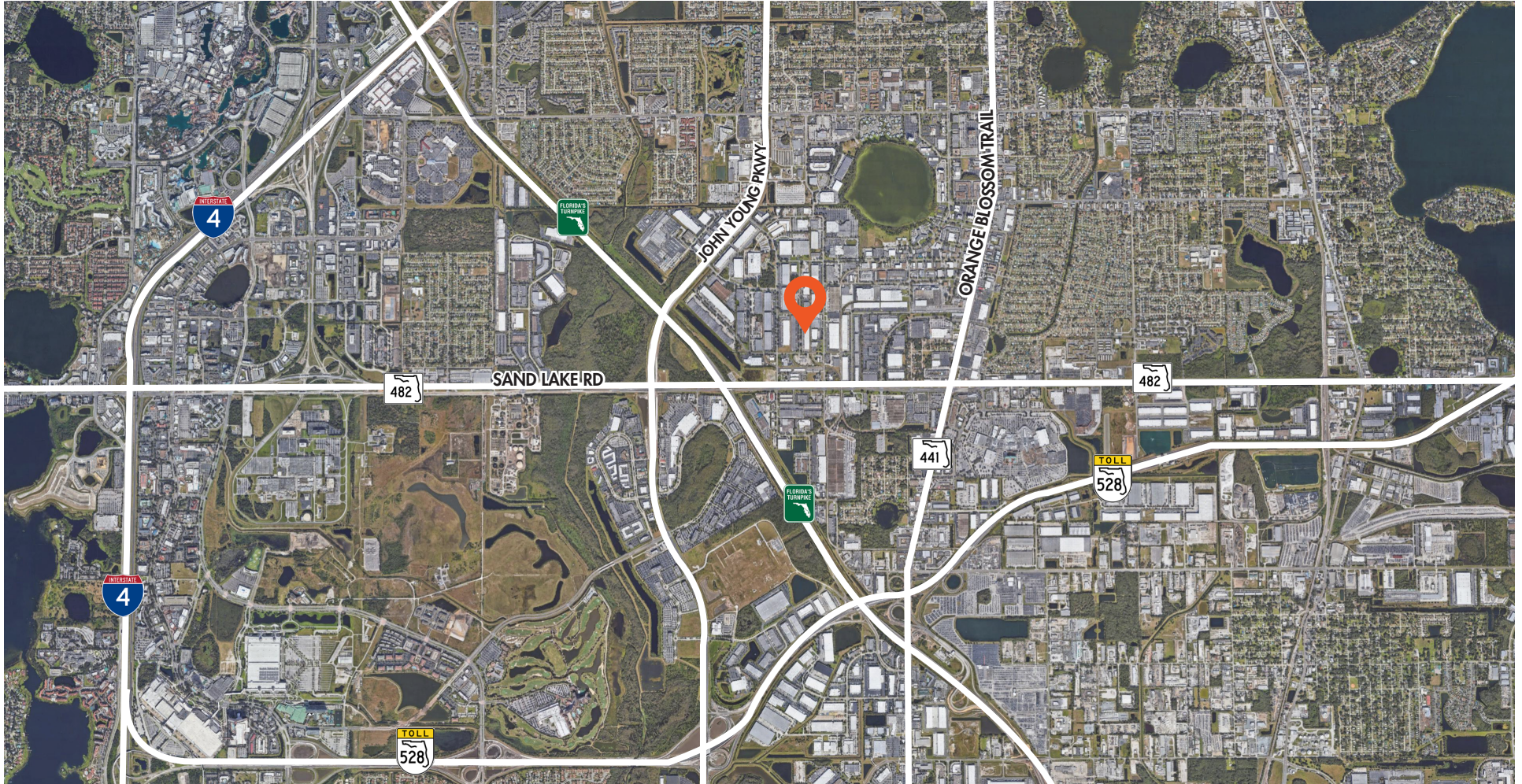
±13,401 RSF AVAILABLE FOR LEASE

EASTGROUP
PROPERTIES

±13,401 AVAILABLE FOR LEASE

EXCHANGE I | 7509 EXCHANGE DRIVE, ORLANDO, FL

PROPERTY MAP



FOR MORE INFORMATION, PLEASE CONTACT:

JUSTIN RUBY, SIOR, CCIM | **407.540.7727**
Justin.Ruby@foundrycommercial.com
Licensed Real Estate Broker

JOEY WOODMAN | **407.748.5888**
Joey.Woodman@foundrycommercial.com
Licensed Real Estate Broker

TRAVIS HAMMOND | **407.401.1707**
Travis.Hammond@foundrycommercial.com
Licensed Real Estate Broker

EASTGROUP
PROPERTIES

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

±13,401 AVAILABLE FOR LEASE

EXCHANGE I | 7509 EXCHANGE DRIVE, ORLANDO, FL

SPACE FOR LEASE

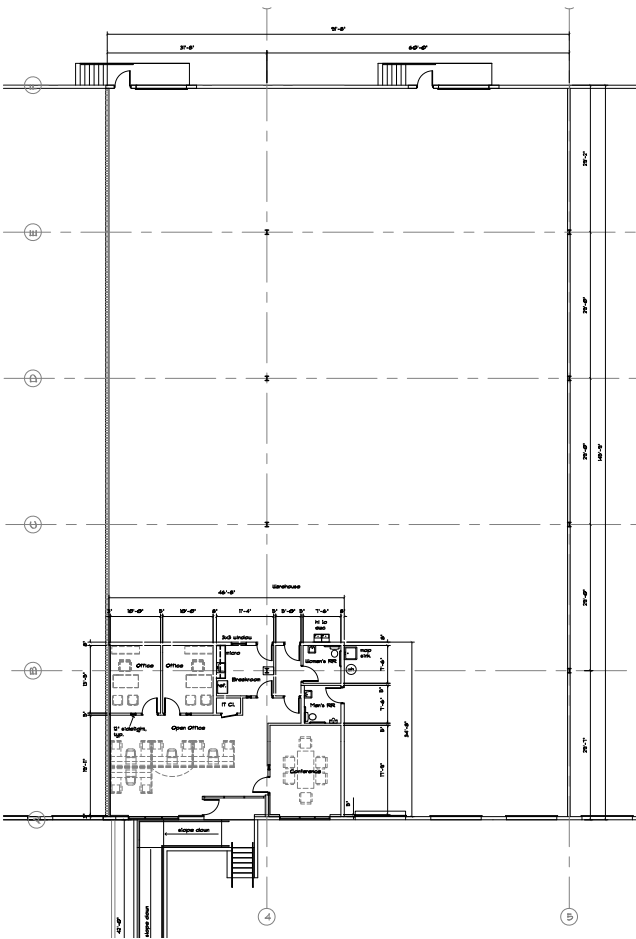
LOCATION OVERVIEW

Situated in the highly sought-after Orlando Central Park, this property is located off of Exchange Drive with great access to Sand Lake Road, John Young Parkway and Orange Blossom Trail.

The space will feature a brand new spec office, new HVAC for office, new LED warehouse lighting and newly painted white interior warehouse walls.

PROPERTY FEATURES

- Located in coveted OCP
- Front Load
- Brand New Office



BUILDING FEATURES

AVAILABLE SF	± 13,401 SF
OFFICE SF	± 1,853 SF
LOADING	3 Dock High Doors
LEASE RATE	\$15.50/SF NNN
ESTIMATED 2024 OPEX	\$2.46/SF
CLEAR	26'
AVAILABLE	Now

FOR MORE INFORMATION, PLEASE CONTACT:

JUSTIN RUBY, SIOR, CCIM | 407.540.7727
Justin.Ruby@foundrycommercial.com
Licensed Real Estate Broker

JOEY WOODMAN | 407.748.5888
Joey.Woodman@foundrycommercial.com
Licensed Real Estate Broker

TRAVIS HAMMOND | 407.401.1707
Travis.Hammond@foundrycommercial.com
Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

±13,401 AVAILABLE FOR LEASE

EXCHANGE I | 7509 EXCHANGE DRIVE, ORLANDO, FL

SPEC OFFICE PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

JUSTIN RUBY, SIOR, CCIM | **407.540.7727**
Justin.Ruby@foundrycommercial.com
Licensed Real Estate Broker

JOEY WOODMAN | **407.748.5888**
Joey.Woodman@foundrycommercial.com
Licensed Real Estate Broker

TRAVIS HAMMOND | **407.401.1707**
Travis.Hammond@foundrycommercial.com
Licensed Real Estate Broker

EASTGROUP
PROPERTIES

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com