



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

6314 Kingspointe Parkway
Orlando, FL 32819

OFFICE WITH WAREHOUSE SPACE AVAILABLE

REDUCED RATE



FOR LEASE

- + **Lease Price:** \$13.50/SF NNN
- + **Available SF:** 8,280-12,880 SF
 - + Office: 10,880 ± SF
 - + Warehouse: 2,000 ± SF
- + **Primary Type:** Office/Warehouse
- + **Additional Type:** Distribution
- + **Year Built:** 2006



Highlights

- Built-out office with warehouse
- 85% nicely built-out office including two 600 SF mezzanines
- High-end finishes
- End-cap unit with 2,000 SF warehouse and two dock loading doors
- Some furniture included, move-in ready
- Loading: 4 (3 dock, 1 grade)
- Ample parking
- Additional 1,000 SF of air-conditioned warehouse
- 20' Clear Height

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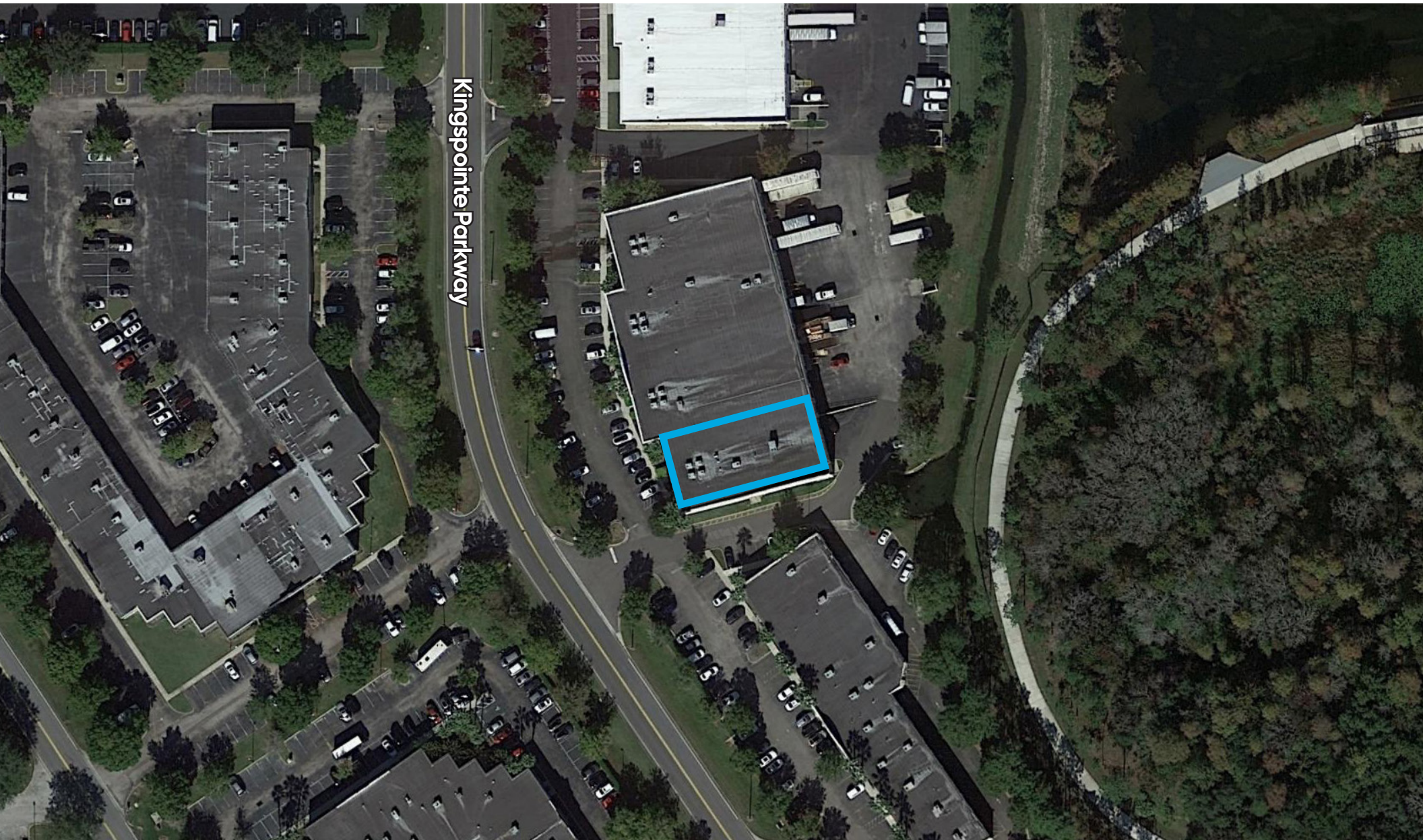
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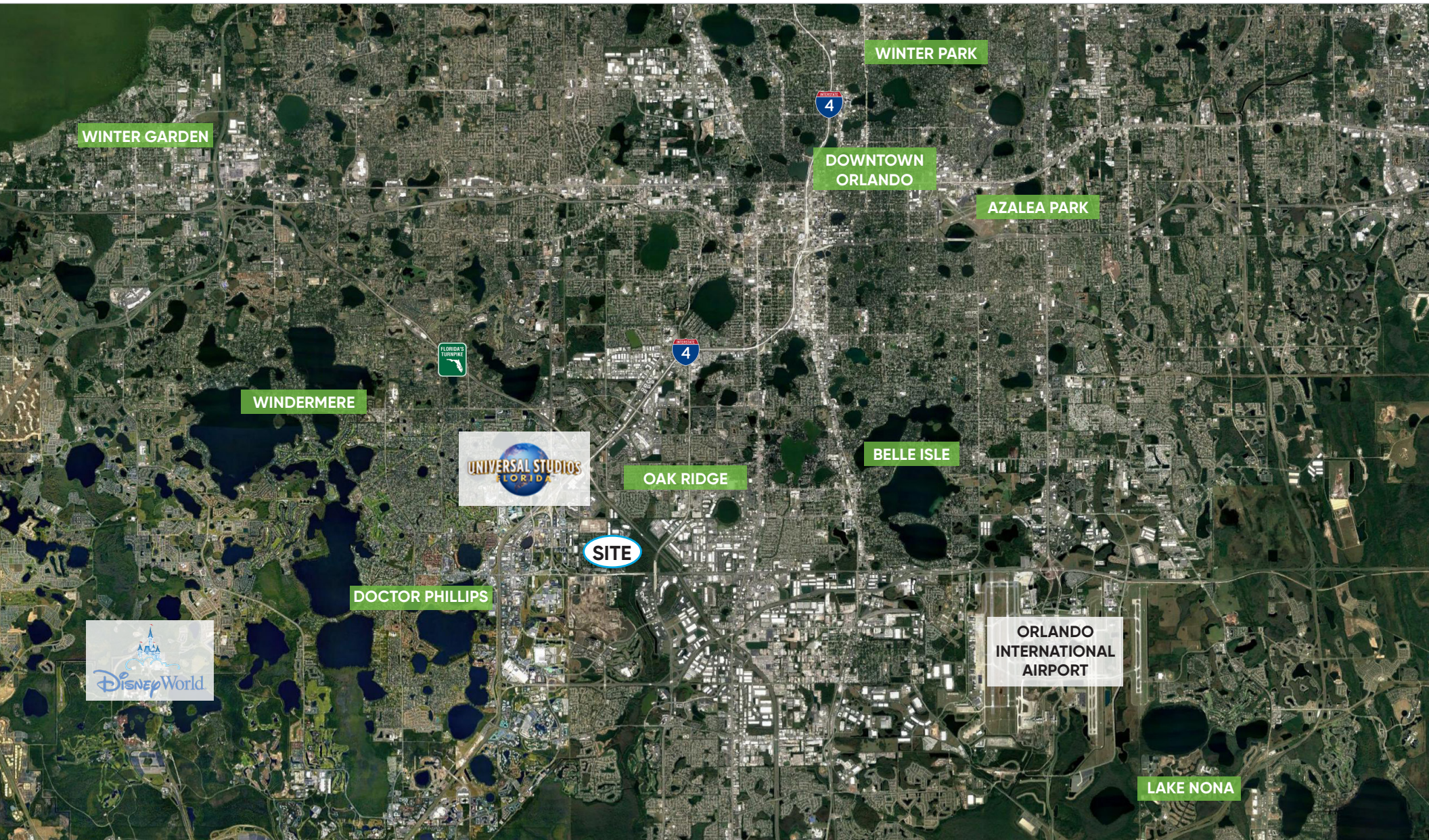
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Site Location

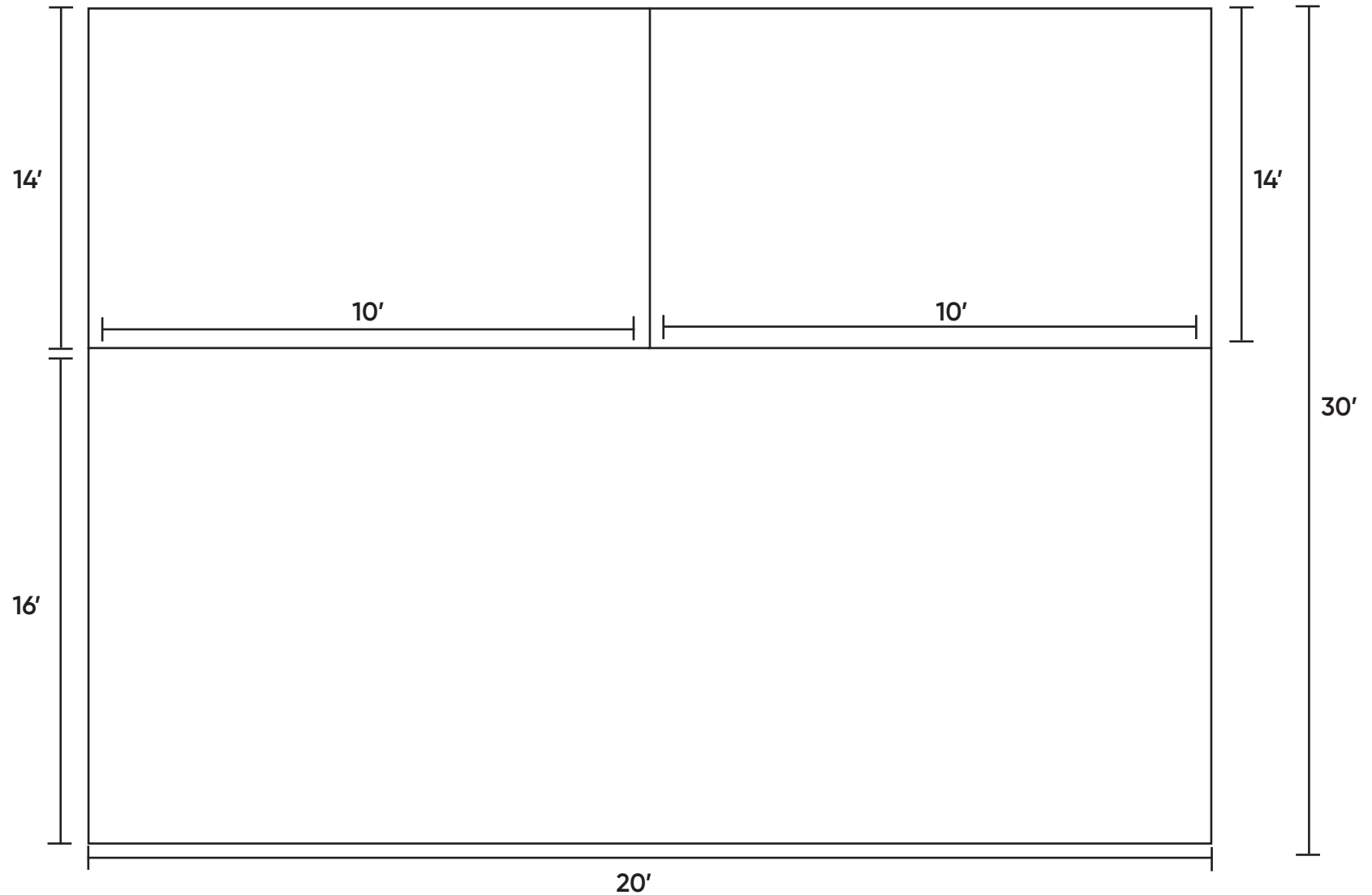


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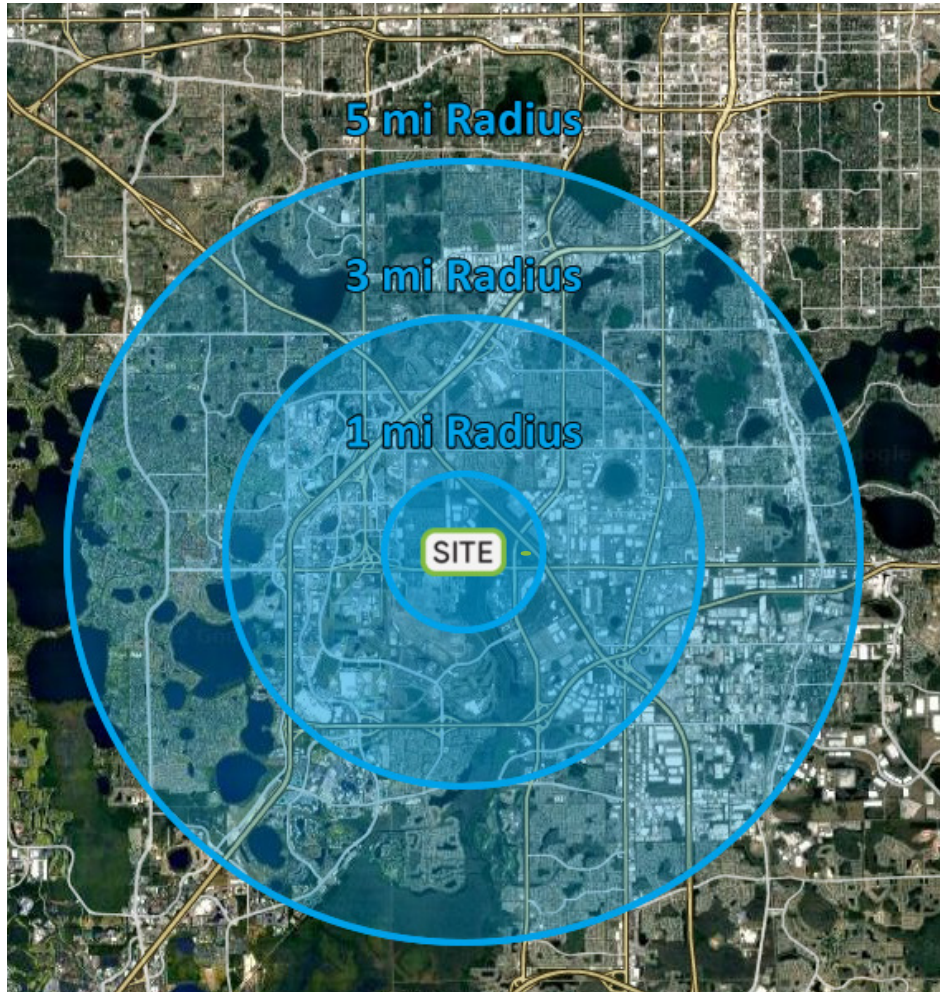


Mezzanine Floor Plan

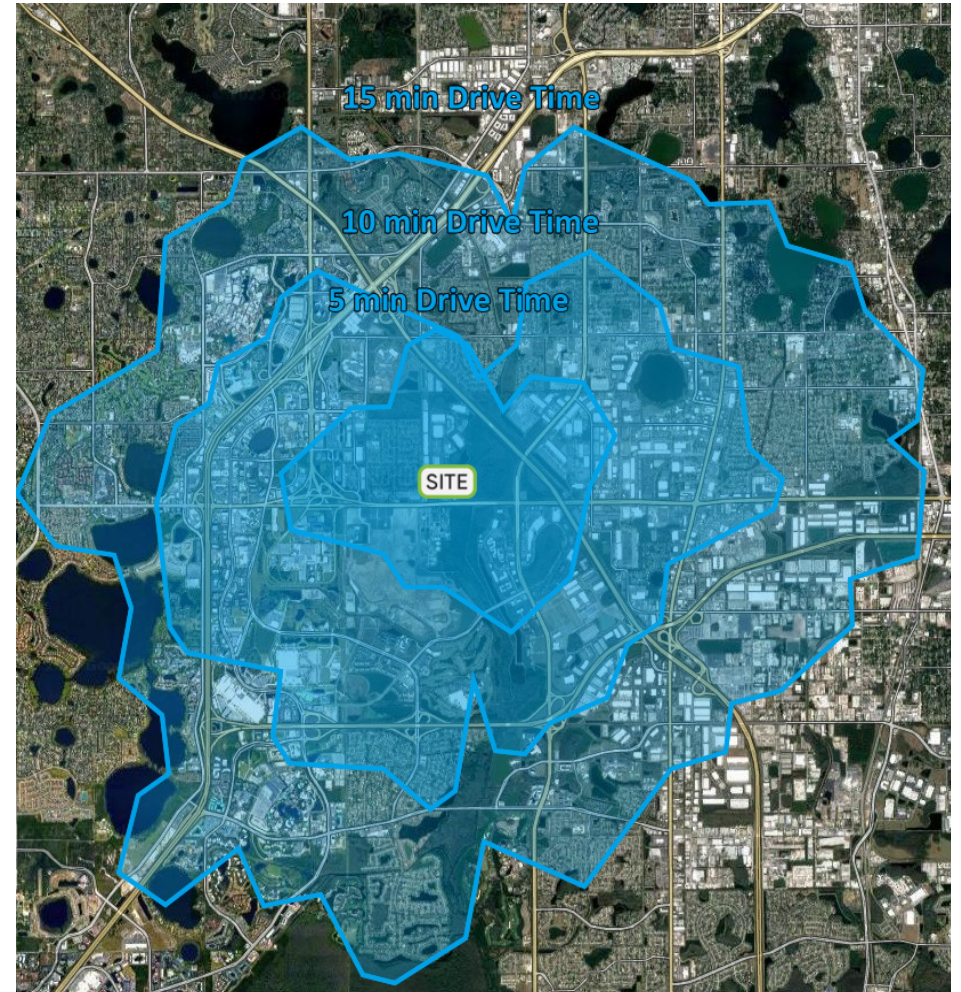
Two Identical Floor Plans



Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	3,240	\$66,023	749	8,528
3-Mile	63,202	\$56,224	7,871	90,483
5-Mile	212,383	\$79,115	18,376	175,312



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	4,215	\$65,098	1,307	18,583
10-Minutes	24,576	\$61,535	4,988	64,241
15-Minutes	110,340	\$59,876	11,313	122,850