

AVAILABLE FOR LEASE

SANDLAKE OFFICE PARK

2411 & 2415 Sand Lake Rd | Orlando, FL 34744

BUILDING SIZE	30,559 SF
YEAR BUILT	1984
AVAILABILITIES	445-2,470 SF Executive Suite - 165 SF
DATE AVAILABLE	Immediately - All Units
LEASING RATE	\$15.00/SF



LEASING HIGHLIGHTS

- > Direct frontage on Sand Lake Road (52,600 AADT)
- > Diverse Tenant Mix
- > Convenient Location
- > Prominent Signage
- > Professionally Managed and Well Maintained
- > Property Improvements, including wellness-oriented work environments currently underway



VIK MAHADEO

T: 407-691-0505

F: 407-691-0506

vmahadeo@holdthyssen.com

TROY STEVENS

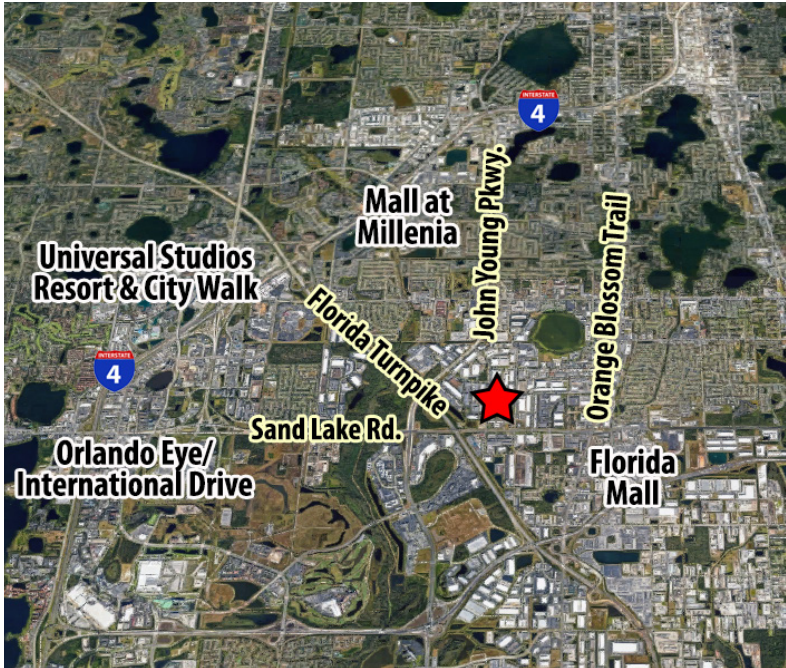
T: 407-691-0505

M: 407-617-5505

tstevens@holdthyssen.com

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.





SPACES AVAILABLE FOR LEASE

UNIT	SQUARE FOOT	PRICE	DETAILS
2411-C	1,815	\$15/sqft	Direct entry from parking lot with frontage to Sand Lake Rd. Space available for tenant to install channel letter sign. Fully built out with multiple offices and conference area.
2411-F	1,150	\$15/sqft	Flexible space, great for insurance agency, training, etc. 2 points of entry. Large courtyard windows.
2411-H	1,417	\$15/sqft	Direct frontage to Sand Lake Rd. Flexible layout with lobby, large open area, and two offices. 4 points of entry from exterior or interior hallways.
2411-J	165	\$500/month total	Executive sized space. Furnished with small executive style desk. Rent includes utils/ CAM. Tenant to provide phone/ internet.
2415-A	1,800	\$15/sqft	Open layout with two windows and two entry points. Divisible to ~900RSF. Modern tile and recently repainted.
2415-B	1,192	\$15/sqft	Great setup for a mid-sized administrative office. Large open area with office.
2415-D	1,333	\$15/sqft	Direct entry from parking lot. Open layout with lots of natural light. Partial build-out with two rooms and large open conference/ co work area
2415-I	904	\$15/sqft	Open layout with windows providing lots of natural light. Former call center with cubicles, chairs, and desks that can be included in rental rate.



VIK MAHADEO

T: 407-691-0505

F: 407-691-0506

vmahadeo@holdthysen.com

TROY STEVENS

T: 407-691-0505

M: 407-617-5505

tstevens@holdthysen.com

