

office space
for
LEASE

1,833 rsf to 2,518 rsf

1st floor - \$25/sf MG*
suite 107 2,103 rsf

*2nd floor suites are modified gross

2nd floor - \$24/sf FS*
suite 250 1,833 rsf
suite 310 2,114 rsf
suite 340 2,518 rsf

*2nd floor suites are modified gross

all suite sizes represent rentable
square footage

+ Bulding: 85,053 SF
+ Stories: 3
+ Year Built: 1987
+ Parking: 4/ 1,000
+ Signage: Marquee

1650 Sand Lake Road
Orlando, Florida 32809

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**MULTIPLE
SUITES**

FLORIDA MALL BUSINESS CENTRE



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



THE FLORIDA MALL[®]
A SIMON MALL

highlights

Located on the
hard corner of
Orange Blossom
Trail and Sand
Lake Rd

- Tenant-Only Parking Deck with Secure Access
- Central South Orlando Location:
 - 2 miles from Florida Highway 528
 - 2 Miles from the Florida Turnpike
 - 5 miles from Interstate 4
 - 7 miles from the Orlando International Airport



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
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elevation

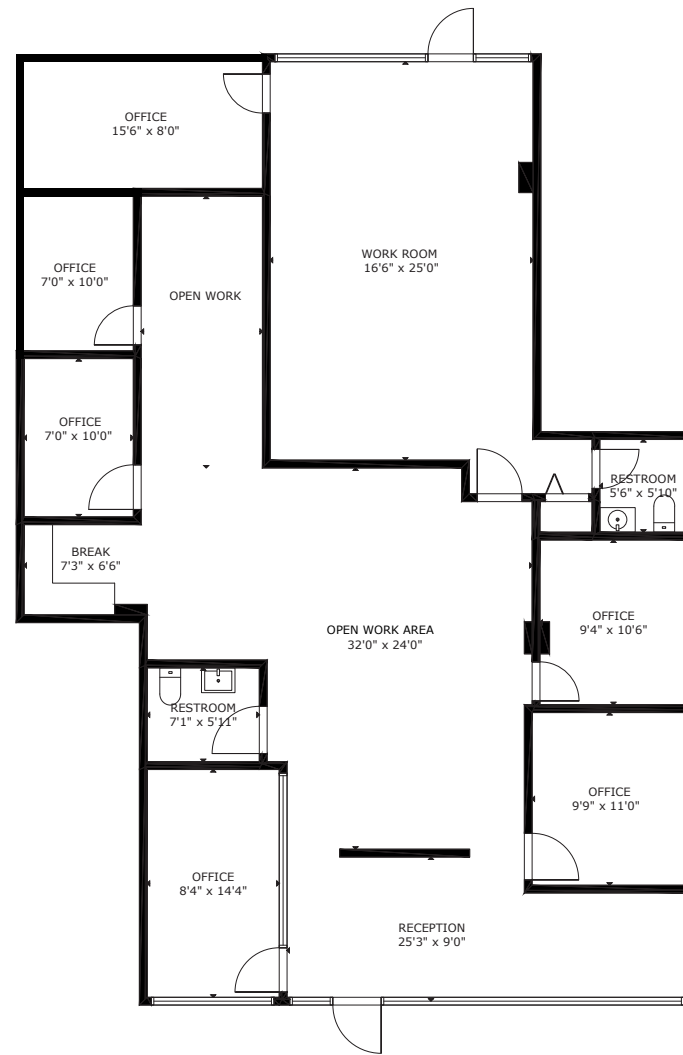


exterior



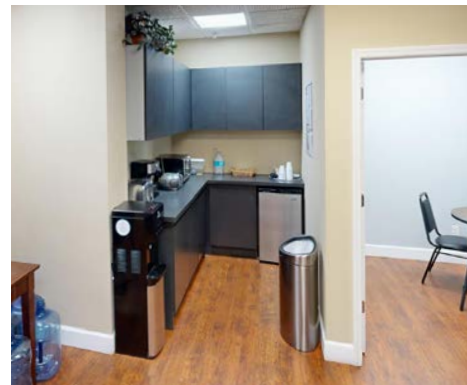
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Suite 107 | 2,103 rentable sf

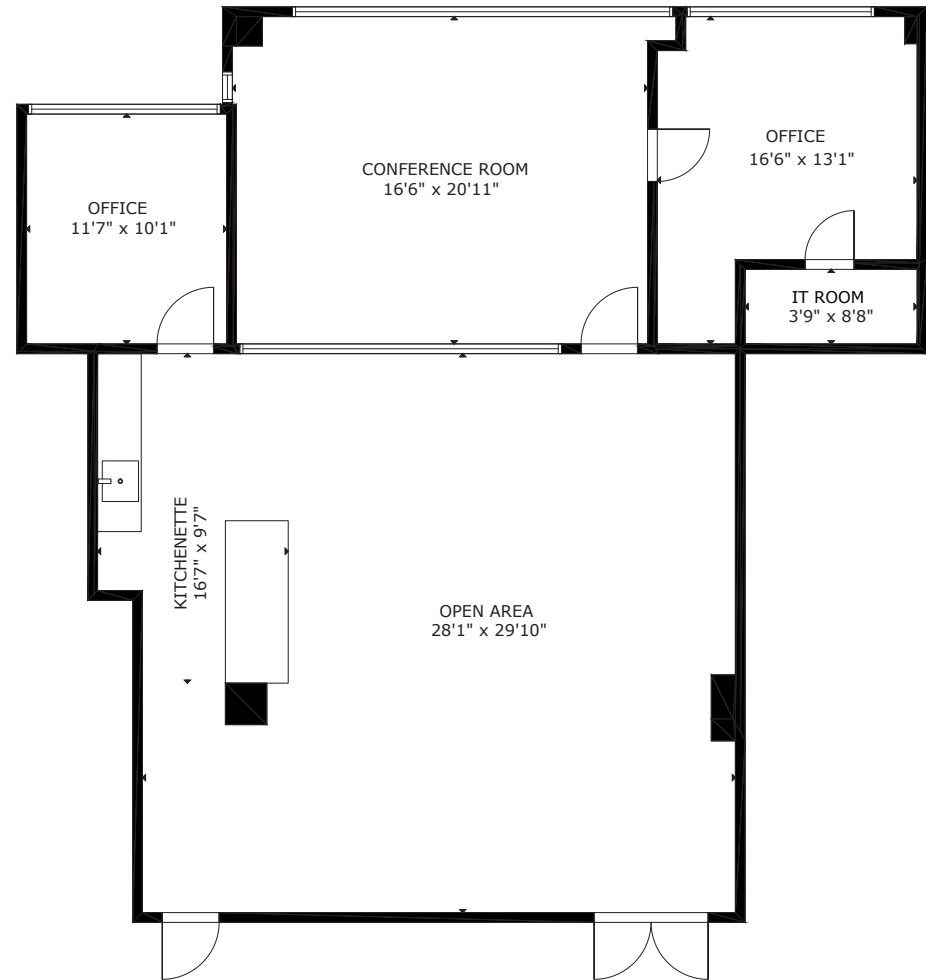
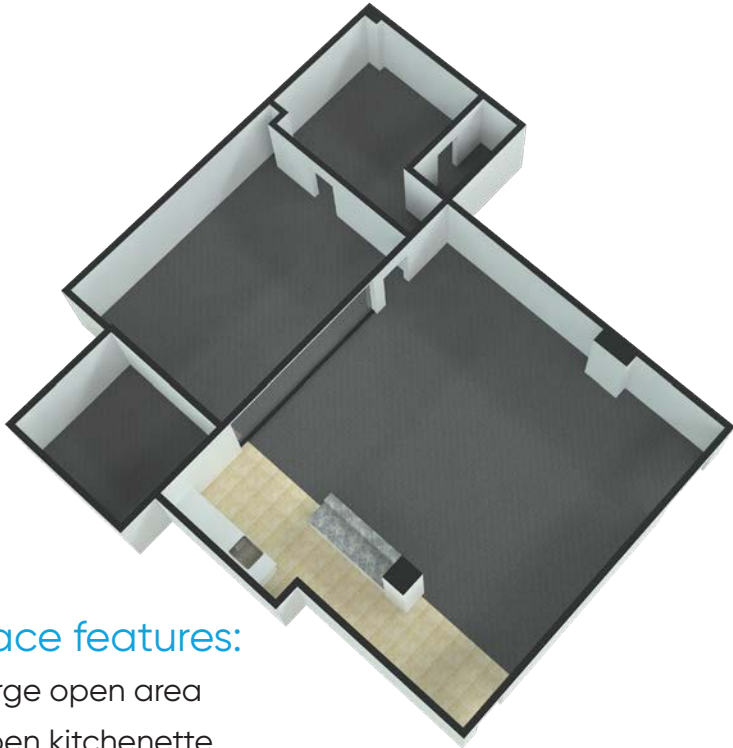


space features:

- Large open work areas
- 5 private offices
- 2 restrooms
- Kitchenette



Suite 250 | 1,833 rentable sf

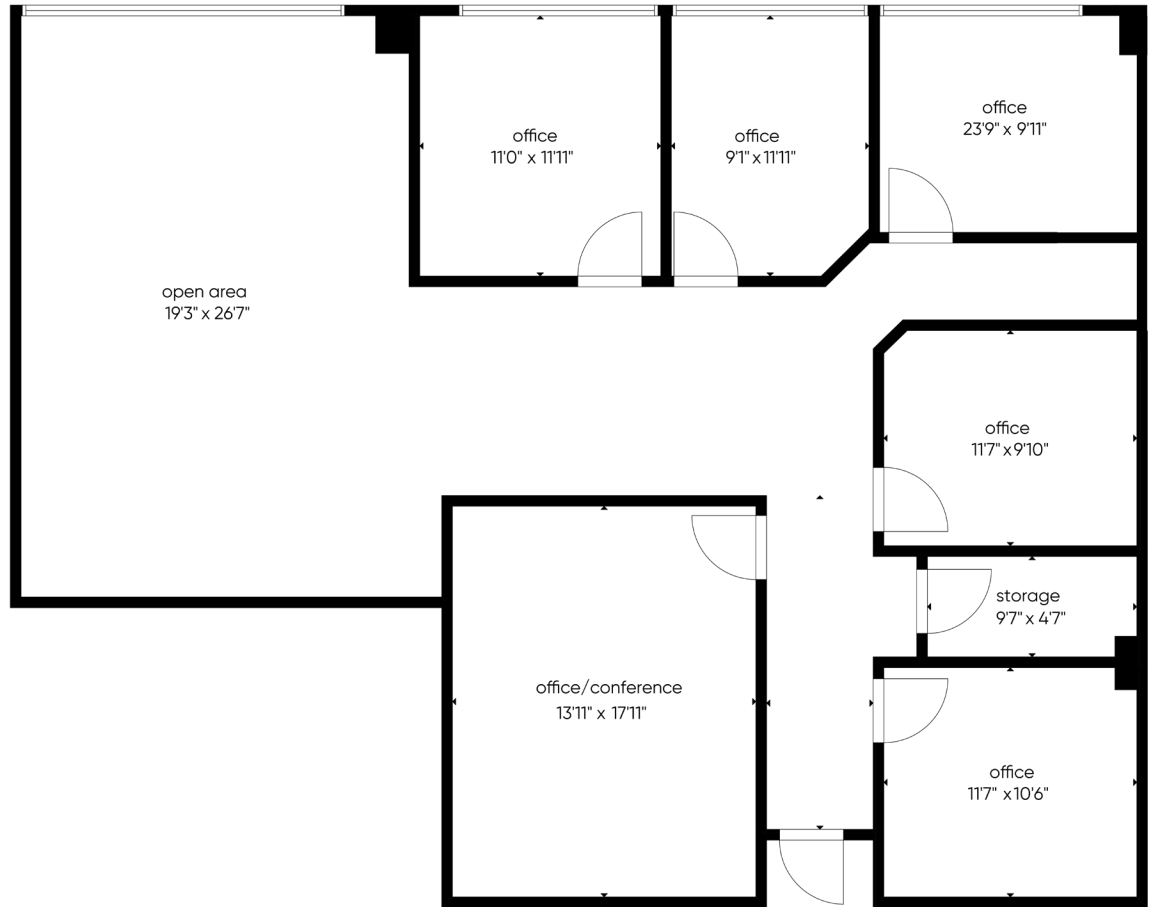


space features:

- Large open area
- Open kitchenette
- Large conference room
- 2 private offices



Suite 310 | 2,114 rentable sf

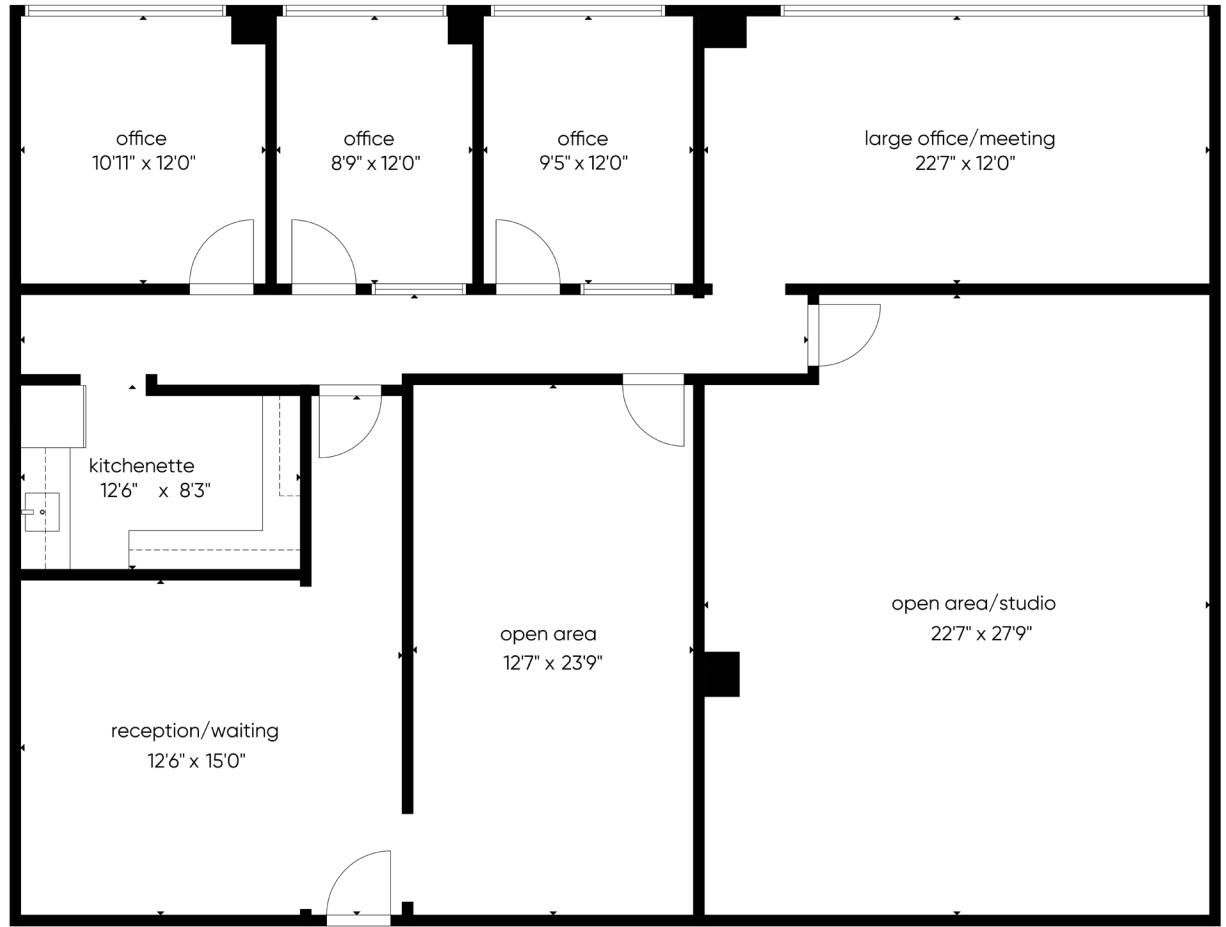


space features:

- Large open area
- 5 private offices
- Large conference room



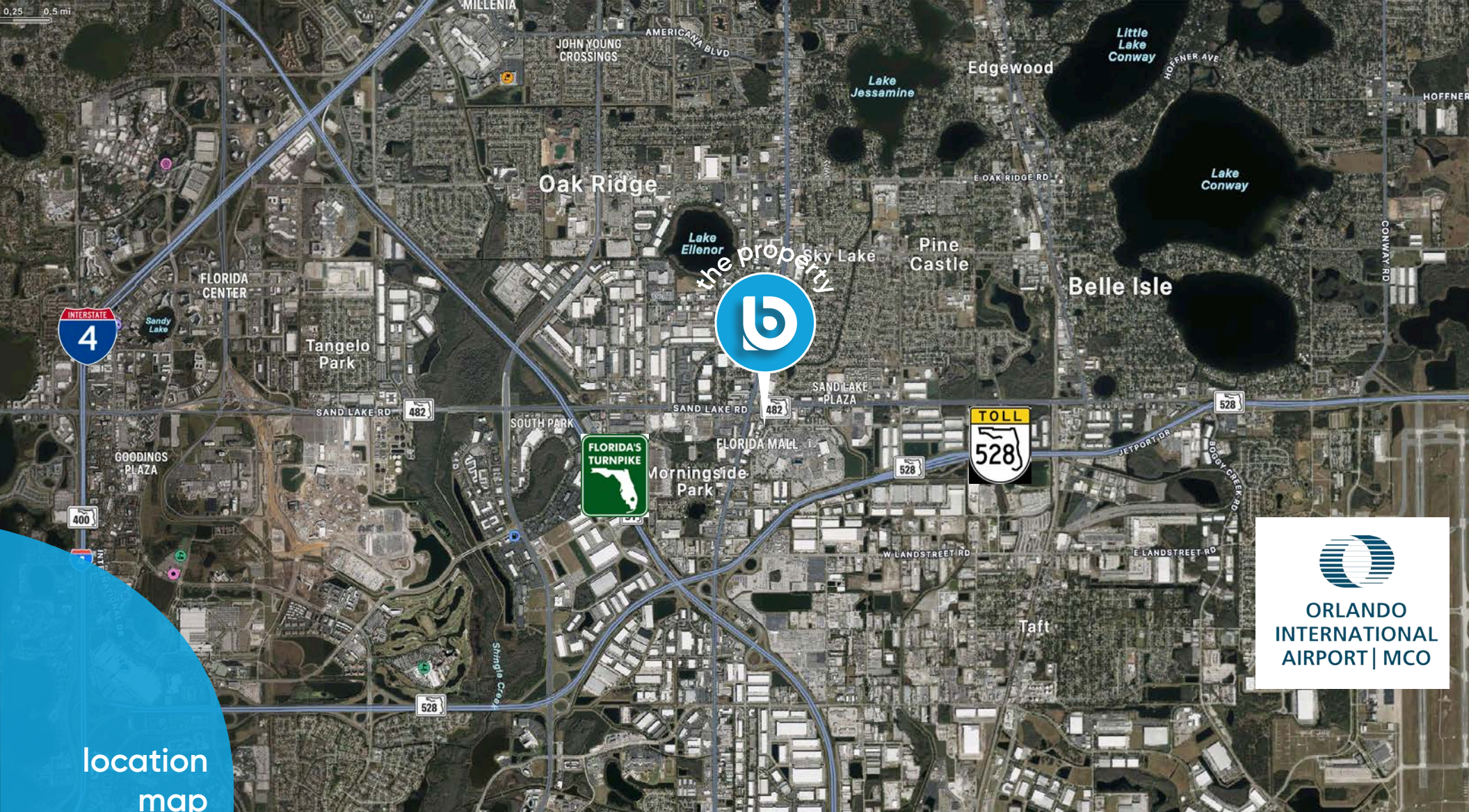
Suite 340 | 2,114 rentable sf



space features:

- Large studio space
- reception/waiting
- Kitchenette
- nurse's station
- 4 private offices





location
map

demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	5,679	\$65,925	1,217	16,022
2-Mile	22,686	\$60,287	3,630	40,459
3-Mile	70,900	\$62,232	6,315	67,455



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