



*for* Sublease  
luxury office

4700 Millenia Lakes Blvd, Orlando FL  
3,632 SF - 7,644 SF Available



SEE A BRIGHTER WAY



*just*  
LISTED

# MILLENIA LAKES I

## 4<sup>th</sup> Floor Availability

### Opportunity Details

- Available Immediately
- Furniture available
- Sublease Expiration Date: December 31, 2028

### Space 1: 3,632 SF

- Breakroom
- 5 private offices
- 22 workstations

### Space 2: 5,453 SF

- Breakroom
- Conference room
- 10 private offices
- 27 workstations

### Space 3: 4,467 SF

- Breakroom
- Conference room
- 8 private offices
- 18 workstations

### Space 4: 7,644 SF

- Breakroom
- Conference room
- 13 private offices
- 40 workstations

### Building Features



5.00/1,000 RSF Parking



LEED Gold Certification



Park-like setting with walking path to The Mall at Millenia and dining options







*vibrant*  
CONVENIENCE

## *dining & shopping* NEAR BY The Mall at Millenia

Discover a world of dining and shopping options just moments away from The Mall at Millenia. Indulge in a variety of culinary delights, from upscale restaurants to cozy cafes, offering flavors to satisfy every palate. For shopping enthusiasts, The Mall at Millenia boasts an array of high-end boutiques, popular retail stores, and unique specialty shops. Whether you're looking for a gourmet meal or the latest fashion trends, the vibrant area around The Mall at Millenia has something for everyone.





# *Spring Hill Hotel* NEAR Millenia Lakes I

Experience the convenience of the executive Spring Hill Hotel just steps from Millenia Lakes I Building. Ideal for business travelers, the hotel offers modern amenities like meeting rooms, a fitness center, and complimentary breakfast. Its proximity ensures easy access for visiting clients and colleagues, making it perfect for business engagements.

*proximity*  
ADVANTAGE





## *lake and walking trail* AT

## Millenia Lakes I Building

Enjoy the serene beauty and convenience of having a picturesque lake with a walking trail right at Millenia Lakes I Building. This tranquil setting offers a perfect escape for a refreshing walk or a peaceful break during the day. The well-maintained trail is ideal for morning jogs, evening strolls, or simply enjoying nature. Having this natural amenity on-site enhances the overall appeal of the property, providing a unique blend of relaxation and wellness for all occupants.

*scenic*  
**ESCAPE**



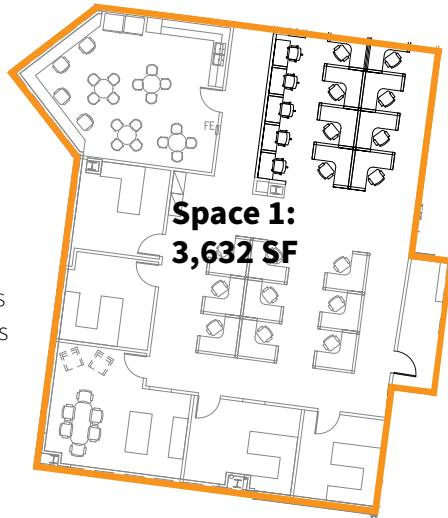
# FLOOR PLAN

## 4<sup>th</sup> Floor Options

*best*  
OPTIONS

### Space 1: 3,632 SF

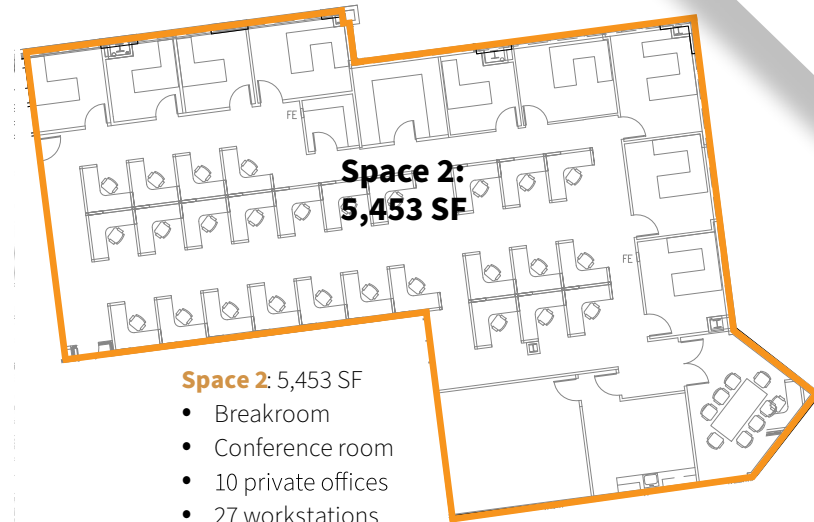
- Breakroom
- 5 private offices
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**Space 1:  
3,632 SF**

### Space 2: 5,453 SF

- Breakroom
- Conference room
- 10 private offices
- 27 workstations



**Space 2:  
5,453 SF**

### Space 3: 4,467 SF

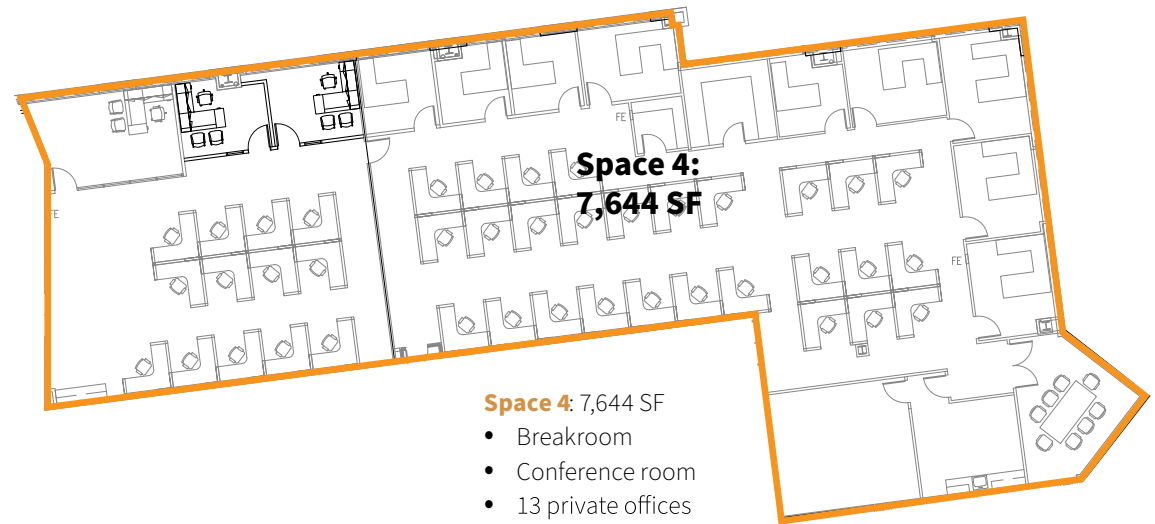
- Breakroom
- Conference room
- 8 private offices
- 18 workstations



**Space 3:  
4,467 SF**

### Space 4: 7,644 SF

- Breakroom
- Conference room
- 13 private offices
- 40 workstations



**Space 4:  
7,644 SF**





*modern* RECEPTION  
shared area

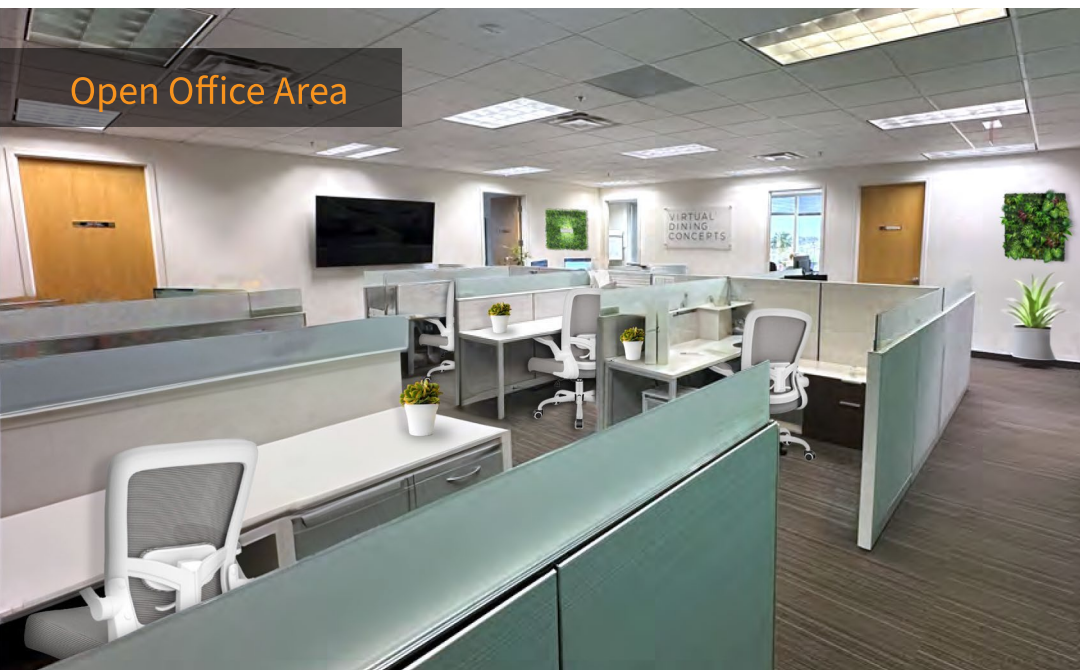
Welcome to a warm and inviting space designed for comfort and functionality. Our shared reception area is perfect for greeting clients and guests, offering modern furnishings and ample seating. Make a great first impression in a communal space that fosters interaction and collaboration.

*welcoming*  
RECEPTION





Open Office Area



Open Office Area



Break Room





Private Office



Private Office



Print/Copy Room



Break Room



# 4700 Millenia Lakes Blvd AMENITY MAP

## RESTAURANTS

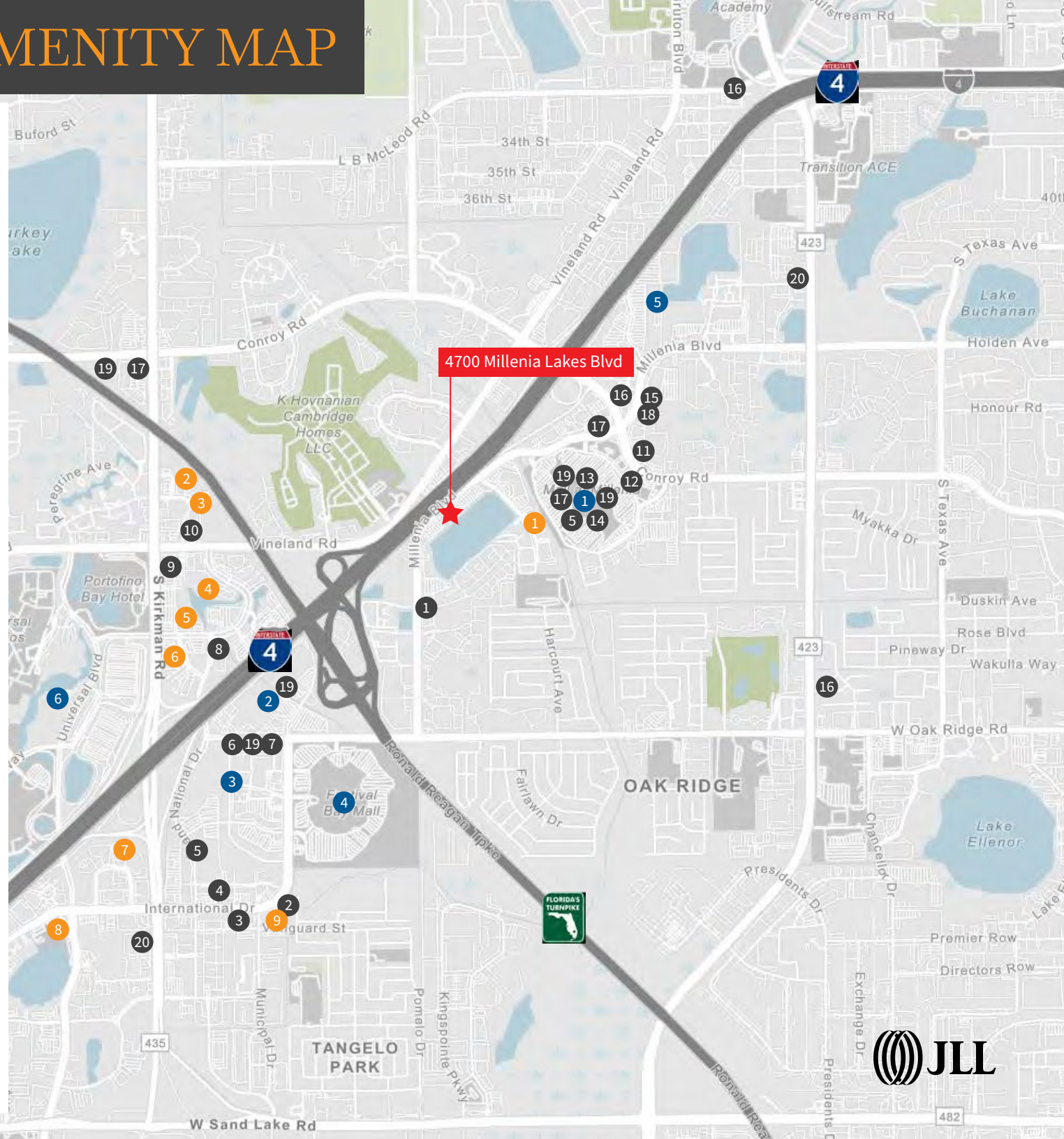
- 1 Pepito's House
- 2 Hash House A Go Go
- 3 Camila's Brazilian Restaurant
- 4 Ichiban Buffet
- 5 Johnny Rockets (2)
- 6 Bahama Breeze
- 7 Longhorn Steakhouse
- 8 Tabla Indian
- 9 Miller's Ale House
- 10 Soupa Saiyan
- 11 Olive Garden Italian
- 12 Shake Shack
- 13 Earls Kitchen + Bar
- 14 California Pizza Kitchen
- 15 Panda Express
- 16 McDonald's (3)
- 17 Chick-fil-A (3)
- 18 Krispy Kreme
- 19 Starbucks (5)
- 20 Dunkin' (2)

## RETAIL

- 1 The Mall at Millenia
- 2 Orlando Premium Outlets
- 3 Orlando Outlet Marketplace
- 4 Deezerland Park Orlando
- 5 Millenia Plaza
- 6 Universal Orlando Resort & City Walk

## HOTELS

- 1 SpringHill Suites by Marriott - Orlando at Millenia
- 2 Quality Inn & Suites - Near the Theme Parks
- 3 Hampton Inn - Universal Orlando
- 4 Residence Inn by Marriott - Near Universal Orlando
- 5 DoubleTree Hotel - Entrance to Universal Orlando
- 6 Holiday Inn & Suites - Universal Orlando
- 7 Hilton Garden Inn - International Drive North
- 8 Universal's Endless Summer Resort - Dockside Inn
- 9 Hyatt House Orlando - International Drive





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Lakes Blvd,  
Orlando FL







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## Contact Information

**Cody Manzella • Senior Vice President • +1 407 982 8542 • [cody.manzella@jll.com](mailto:cody.manzella@jll.com)**

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