

An aerial photograph of a modern, multi-story office building with a white facade and blue-tinted windows. The building is situated behind a line of green trees. In the foreground, there is a body of water with lily pads. The sky is blue with scattered white clouds. The text 'SAND LAKE IV' is overlaid in a large, white, serif font. There are decorative white diagonal lines in the top-left and bottom-right corners.

SAND LAKE IV

CLASS-A OFFICE BUILDING | ORLANDO, FL

1,632 - 2,482 SF AVAILABLE

7380 SAND LAKE ROAD



SAND LAKE IV

PROPERTY OVERVIEW

Sand Lake IV is a Class-A office building located in South Orlando with visibility from I-4, and nearby Turnpike & Beachline Expressway (to airport). This is an Energy Star certified building with 360° lake views.

- Four levels of FREE covered parking
- 24/7 card key access
- New dedicated traffic light
- Ingress/egress from Turkey Lake Rd. or Sand Lake Rd.
- Regus on the 5th floor provides numerous amenities and tenant flexibility
- Close to The Mall at Millenia, Bay Hill, Windermere, Dr. Phillips, Universal Studios
- On-site management & security guard
- Common break/meeting room in Lobby

PROPERTY
OVERVIEW

location

Directly off Sand Lake Rd. with many neighboring restaurants, hotels, banking, within walking distance.

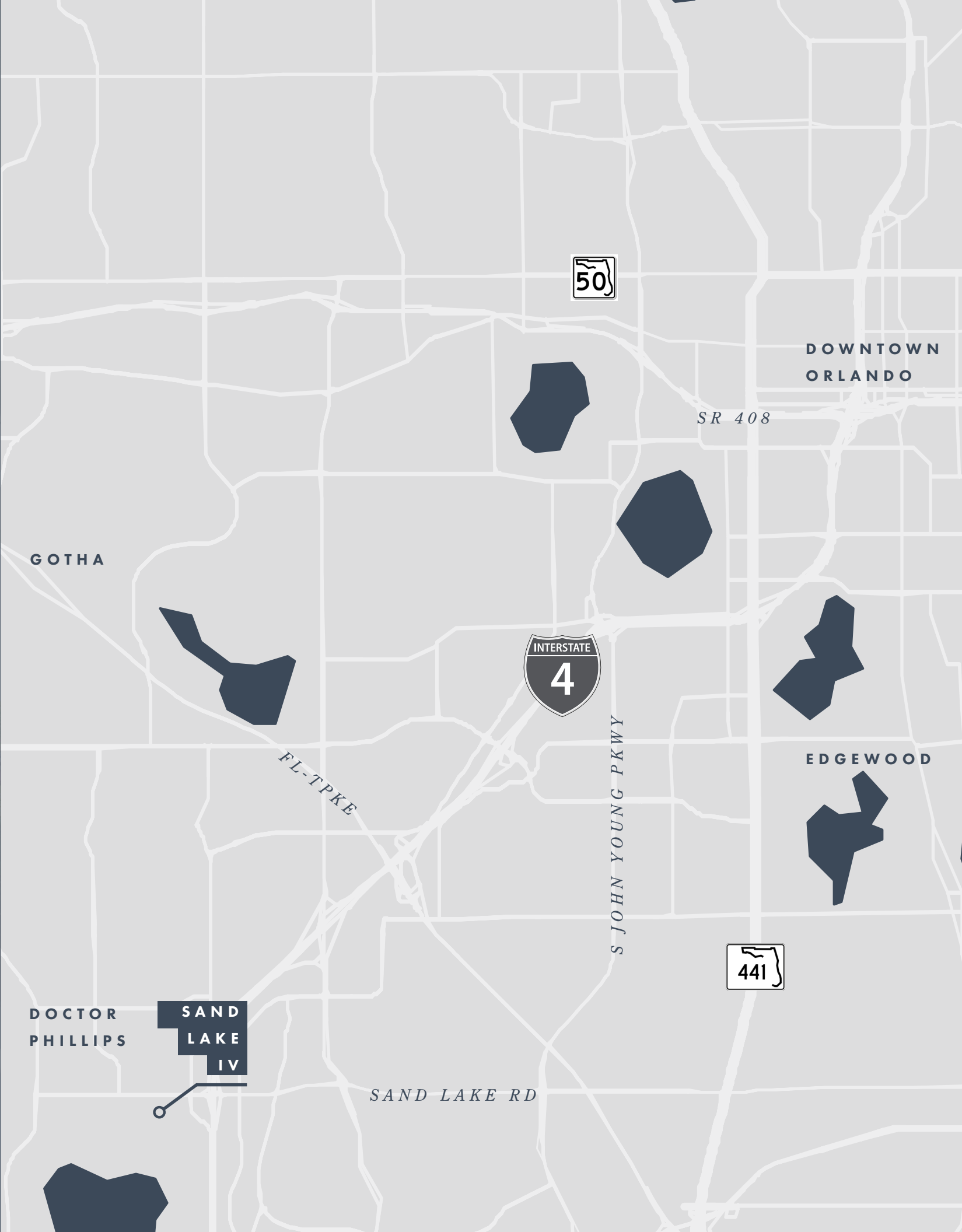
renovations completed

Recently completed lobby/common area renovations, and an outdoor amenity with seating/tables/putting green.

access

The building has lighted access off of Sand Lake Rd.

Property Address	7380 Sand Lake Rd.
Submarket	South Orlando
No. of Buildings	1
No. of Stories	6
Building Size	115,042 SF
Parking	400 covered spaces
Year Built	1987
Typical Floor Size	19,297 SF





restaurants

- 1. Eddie V's Prime Seafood
- 2. Rocco's Tacos & Tequila Bar
- 3. First Watch
- 4. Chick-fil-A
- 5. American Social Bar & Kitchen
- 6. North Italia
- 7. Ocean Prime
- 8. Flippers Pizza
- 9. Melt N dip
- 10. Ruth's Chris Steak House
- 11. Voodoo Bayou
- 12. Mister O1 Extraordinary Pizza

- 13. monsonori Japanese
- 14. The Whiskey
- 15. Mochinut
- 16. Seasons 52
- 17. Madras Cafe
- 18. Saffron Indian Cuisine
- 19. Sixty Vines
- 20. Akasaka Sushi
- 21. Panera Bread
- 22. Chima Steakhouse
- 23. Kabooki Sushi
- 24. Seito Sushi

convenience

- 25. Whole Foods
- 26. Sprouts
- 27. Publix

gym/personal training

- 28. Pure Barre
- 29. StretchLab
- 30. Orangetheory
- 31. Body20
- 32. F45 Training
- 33. JETSET Pilates
- 34. Club Pilates



LOCATED ON
RESTAURANT
ROW



CLOSE ACCESS
TO UNIVERSAL
ORLANDO



QUALITY
NEARBY
LODGING

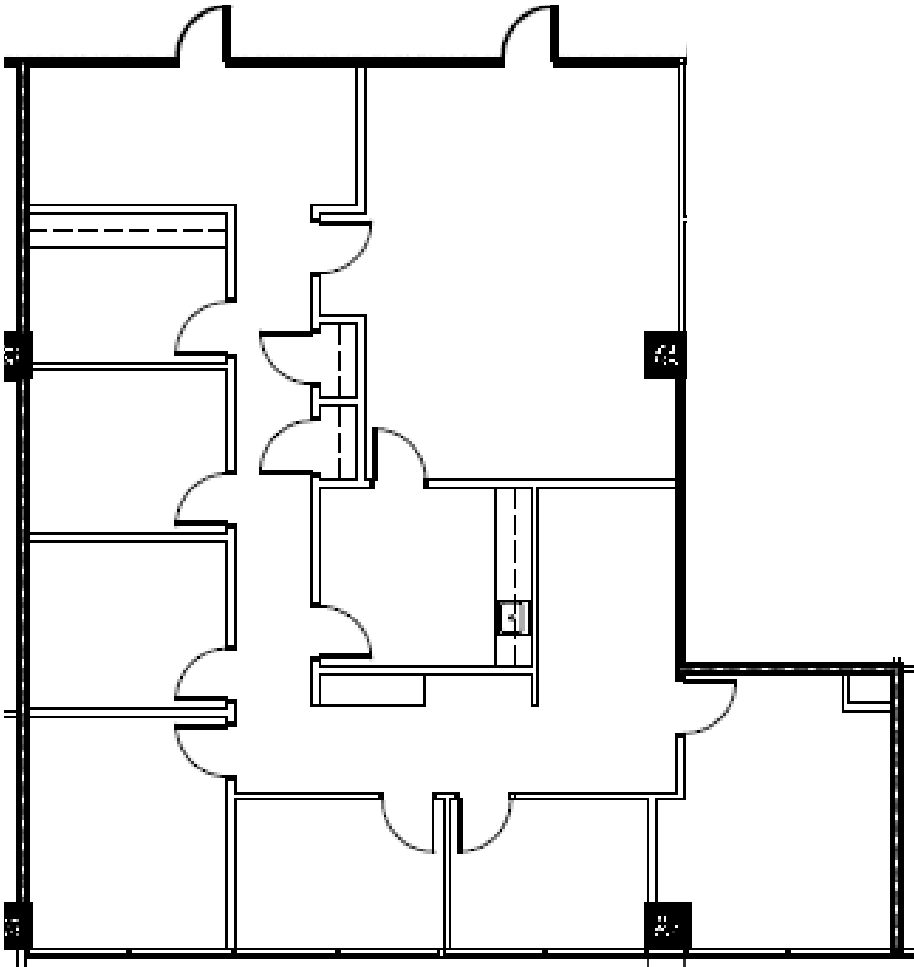
RECENT
RENOVATIONS

FLOOR
PLANS



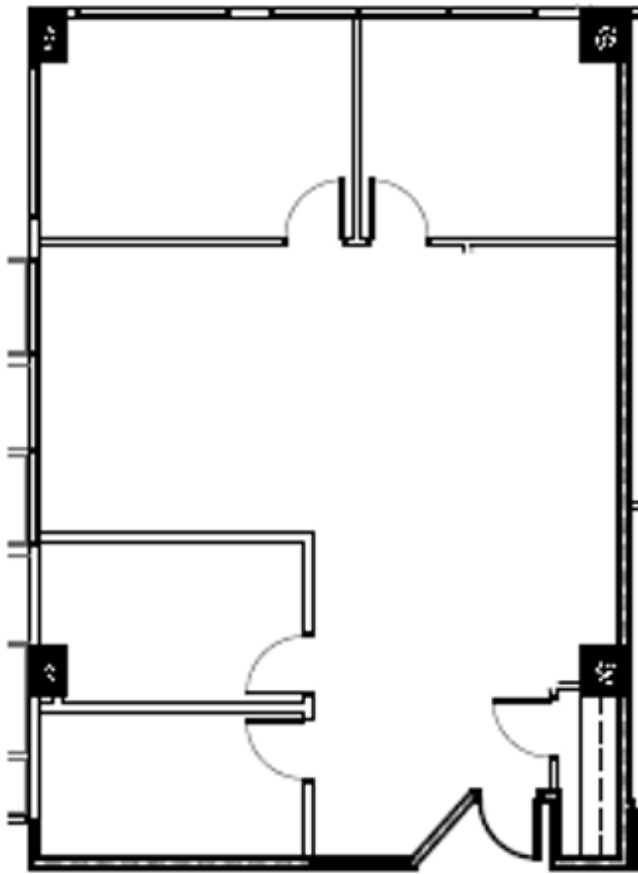
Suite 135

2,482 SF AVAILABLE

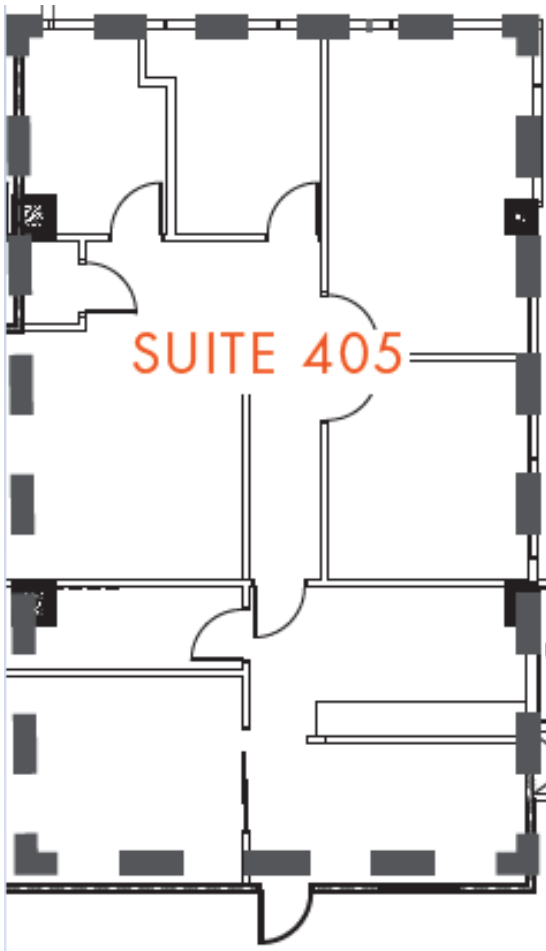


*Scan or click the
QR code to see our
virtual tour!*

Suite 400
1,632 SF AVAILABLE



Suite 405
1,953 SF AVAILABLE 11/1/26



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QR code to see our
virtual tour!*



LEASING
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