



CLASS A OFFICE SUBLEASE OPPORTUNITY

4901 Vineland Rd # 650, Orlando, FL 32811

Highly visible office space for sublease in affluent retail corridor

PROPERTY HIGHLIGHTS

- **Breathtaking Views:** The 6th floor offers the building's best vantage point, flooded with natural sunlight to boost team productivity and morale.
- **Parking & Security:** Enjoy ample available surface parking, plus 24/7 on-site security and property management.
- **Unrivaled Accessibility:** Situated at the nexus of I-4, the Florida Turnpike, and the Beachline Expressway (SR 528), ensuring an effortless commute from Downtown or Windermere.
- **Premier Class A Environment:** Impress clients with a modern, 6-story glass facade building that holds an Energy Star certification



ASKING RATE:

\$37.00 PSF



AVAILABLE SUITE:

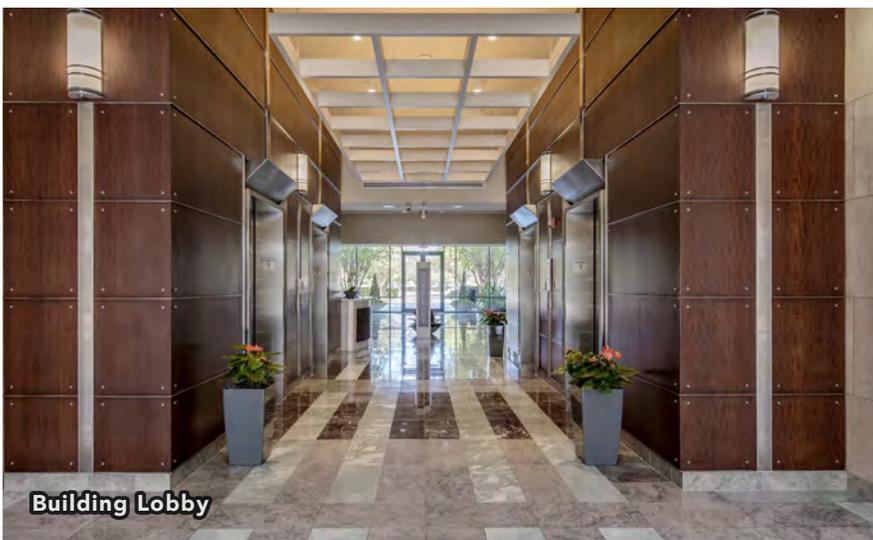
4,836± SF

Available May 1st, 2026 through July 31st, 2029



DETAILS:

- Excellent I-4 visibility
- Class A Office space with modern finishes
- Ample parking available
- 24/7 on-site security and property management.
- Spacious 10' ceilings



Building Lobby



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

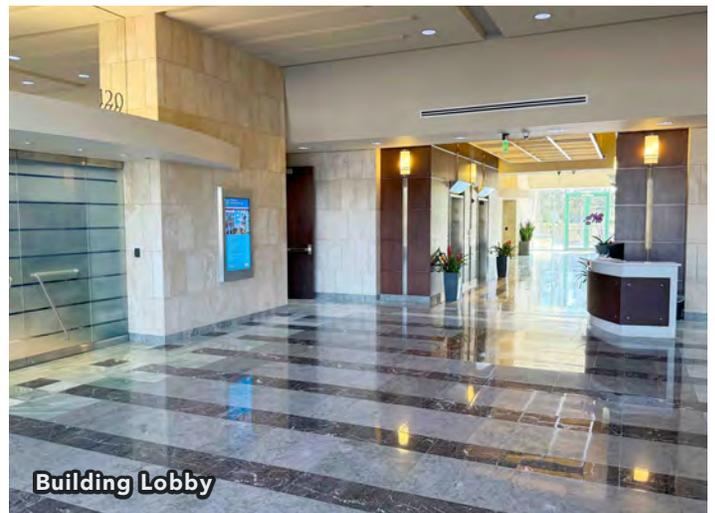
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BUILDING PHOTOS



6th Floor Elevator Lobby



Building Lobby



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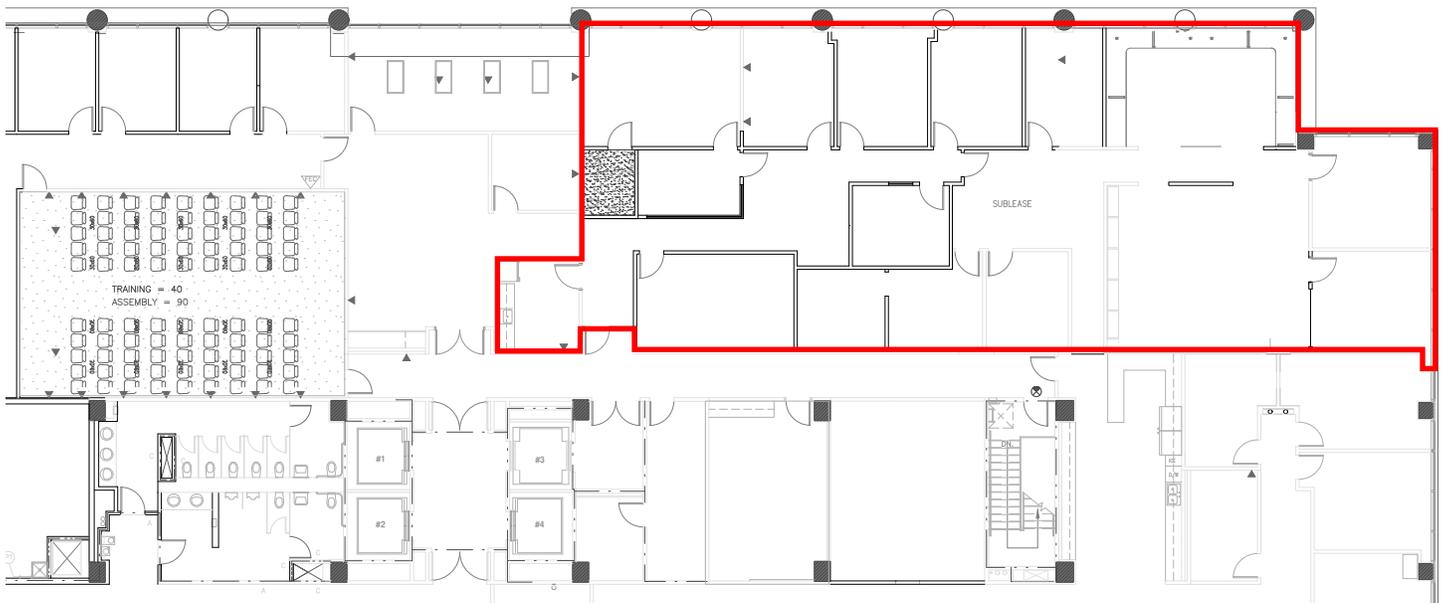
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FLOOR PLAN

6TH FLOOR SUBLEASE:

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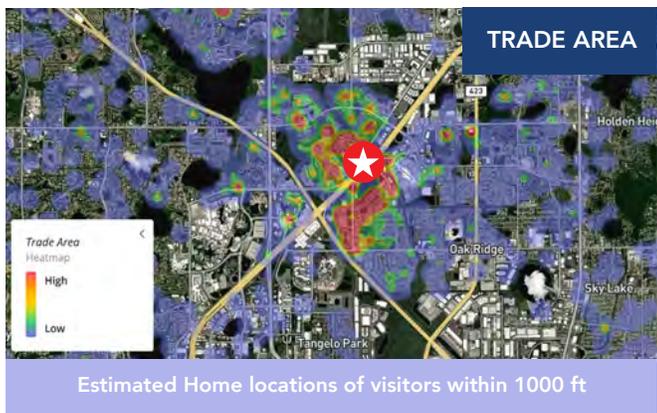
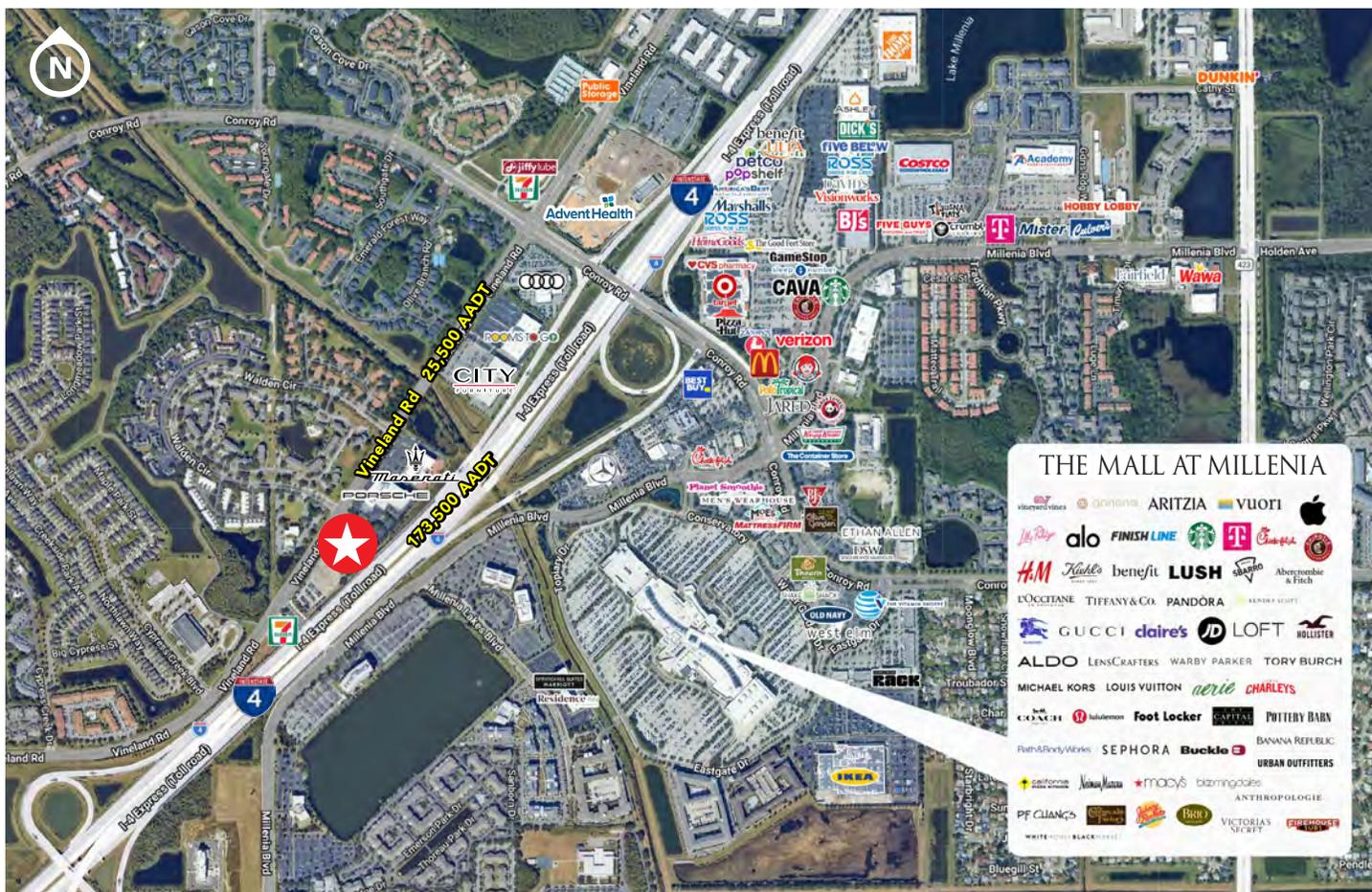
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AREA OVERVIEW



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	283.5K
Visitors	127.5K
Visit Frequency	2.22x
Avg Dwell Time	71 minutes
Visitor Income	\$68.7K Median HH Income

POPULATION

EMPLOYEES

AVG HH INCOME

POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
24,211	134,178	264,139	10,860	73,482	195,081	\$80,328	\$78,117	\$96,470



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