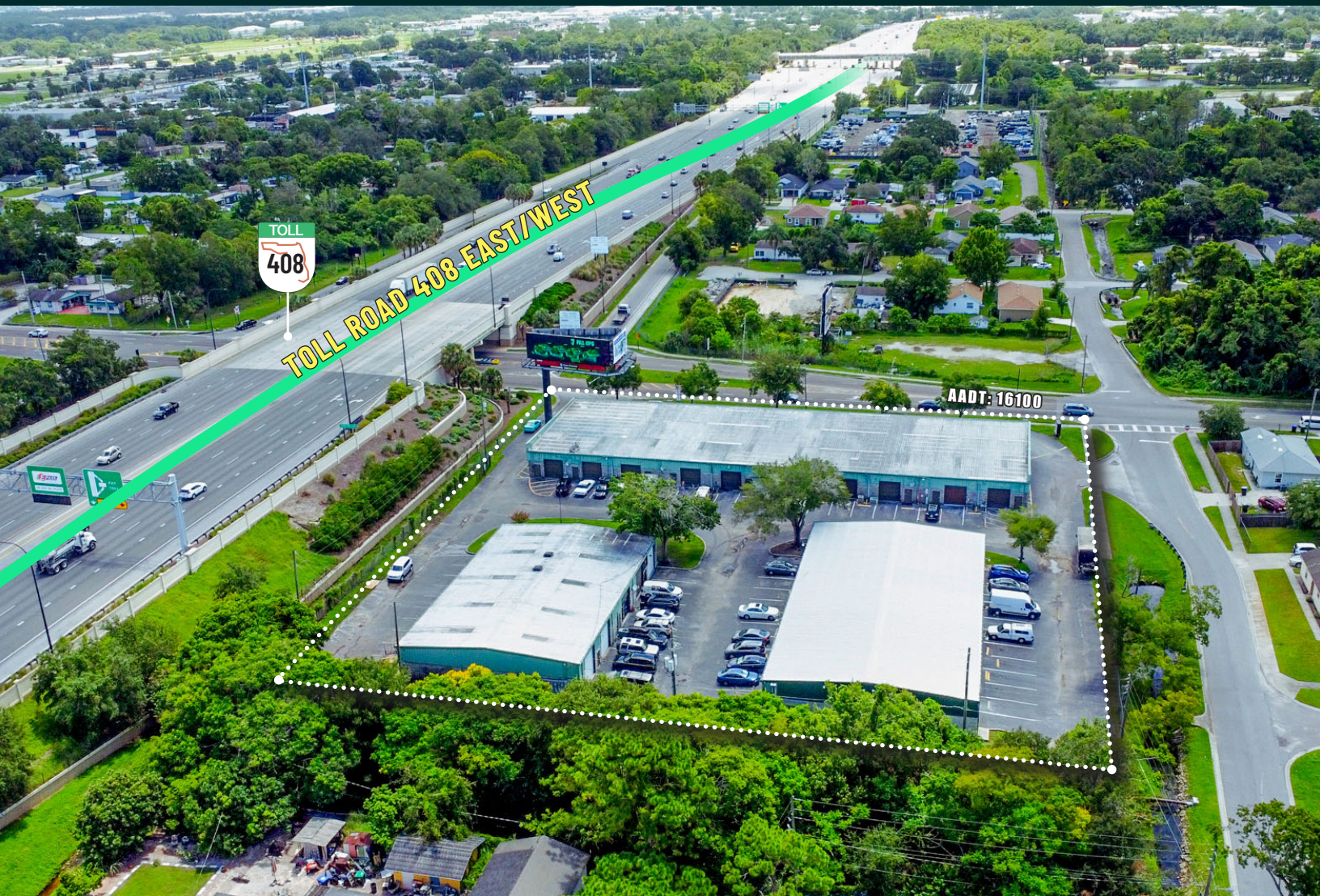


408 COMMERCE CENTER

Direct Access Ramp
to Toll Road 408 (East & West)

400 & 412
N Pine Hills Rd
Orlando, FL 32808

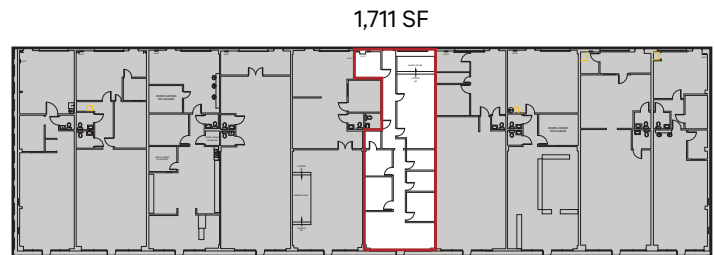


408 Commerce Center | For Lease

400 N. Pine Hills

SUITE HIGHLIGHTS

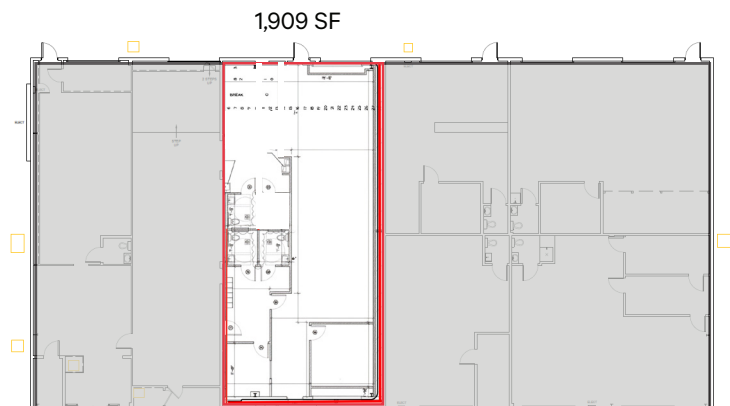
- + **36,240 SF Total Building**
- + **Suite 150:** 1,711 SF
 - \$ 18.00/SF MG
 - \$2,567/Month
- + Parking Ratio 4.00/1,000 SF
- + (1) 10'x10' Drive-In Door/ Suite
- + Fully Air-Conditioned



412 N. Pine Hills

SUITE HIGHLIGHTS

- + **36,240 SF Total Building**
- + **Suite 120:** 1,909 SF
 - \$18.00/SF MG
 - \$1,909/Month
- + Parking Ratio 4.00/1,000 SF
- + (1) 10'x10' Drive-In Door/ Suite
- + Fully Air-Conditioned



CONTACT US

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408 Commerce Center

400 & 412 N Pine Hills Rd Orlando, FL 32808

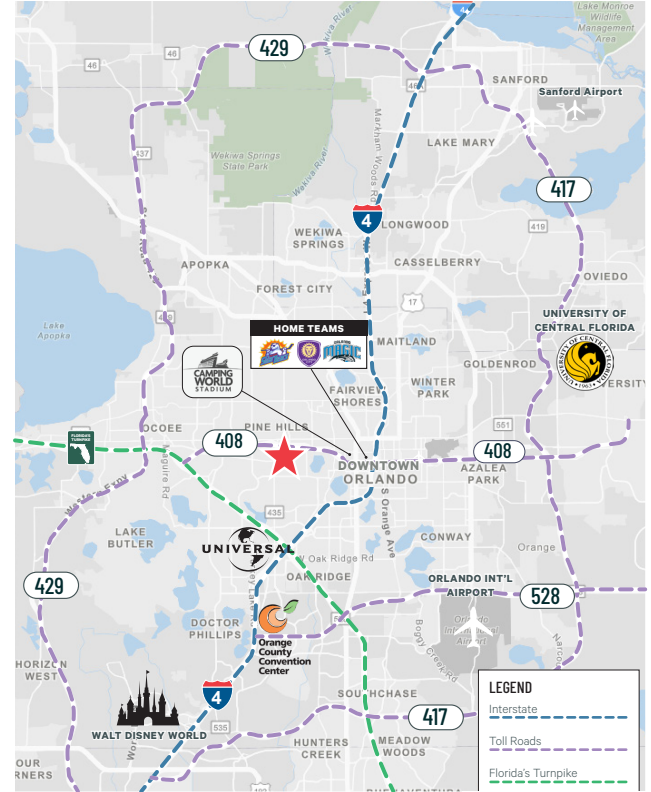
For Lease

Thriving Central Florida Hub

This prime property at *408 Commerce Center* is strategically positioned to give your venture the edge it needs to flourish in the dynamic Orlando market. We understand the needs of innovators and entrepreneurs, and this location delivers:

Accessibility & Connectivity for Growth:

- + Easy Access to the Heart of Orlando: Located on Pine Hills Road, a major thoroughfare, providing convenient access to your customers and suppliers.
- + Employee-Friendly Location: Public transportation options for your team's convenience, reducing commuting challenges.
- + Connected to the Network: Benefit from quick access to major highways (408, I-4) for efficient distribution, regional reach, and seamless travel.
- + Camping World Stadium, Kia Center, & Theme Parks: Capture the energy of football games, concerts, and events – perfect for food, retail, and service offerings.



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