

2151

CONSULATE
DRIVE

For Lease

2,017 SF \$32.00 PSF NNN

SUITE

5



2-Story Move-In Ready
Office Space Near Universal

PROPERTY OVERVIEW

Centered in Orlando's Consulate Business Center, this modern 2,017 SF office suite is fully built out and move-in ready. The space includes six private offices with glass sidelights and hardwood floors, a welcoming reception area, a second-floor executive office, and a newly built full-service kitchen—ideal for a wide range of professional uses.

Unmatched connectivity: positioned minutes from the Florida Turnpike, SR 528, SR 417, and I-4 express lanes, with Universal's Epic Universe, the Florida Mall, and Orlando International Airport all within a 5-15 minute drive.

Conveniences at your door: walk to Todo Massas or Melao Bakery for coffee, snacks, or client meet-ups; enjoy prominent road frontage, abundant parking, and a well-maintained campus environment with clean buildings and landscaping.

Strategic appeal: the location, visibility, and amenities make this suite an excellent fit for consulting firms, law practices, medical offices, technology companies, travel agencies, and international businesses seeking proximity to Orlando's thriving tourism corridor.

Available for lease—call for details. Quick access to major highways—including I-4, Florida's Turnpike, and the Beachline Expressway—ensures easy connectivity to all parts of Central Florida.



DETAILS

Sale Price:	\$32.00 PSF NNN
Available:	±2,071
Stories:	2
Zoning:	C-3
Type:	Office/Flex
Year Built	2006
Parking:	4/1,000
Signage:	B

HIGHLIGHTS

- Prime Location -Strategically Located Off FL Turnpike and Road 528
- Move-In Ready (6 Offices, Breakroom with Full Kitchen)
- Easy Access to Turnpike and 528
- Professionally Managed Association



Nicholas Fouraker CCIM
nick@4acre.com
407.601.1466

ELEVATION





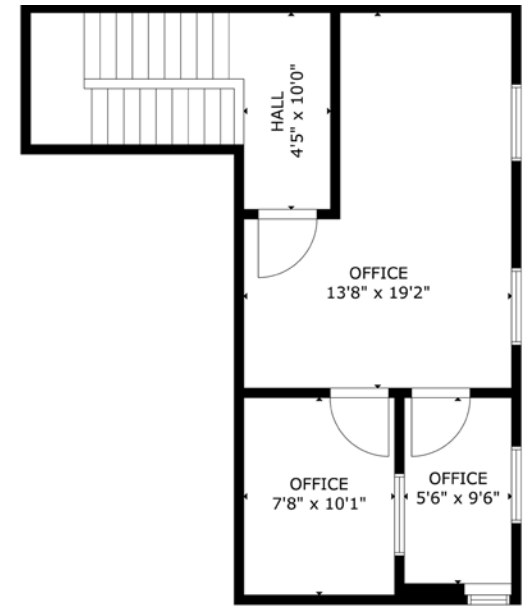
CONSULATE DR

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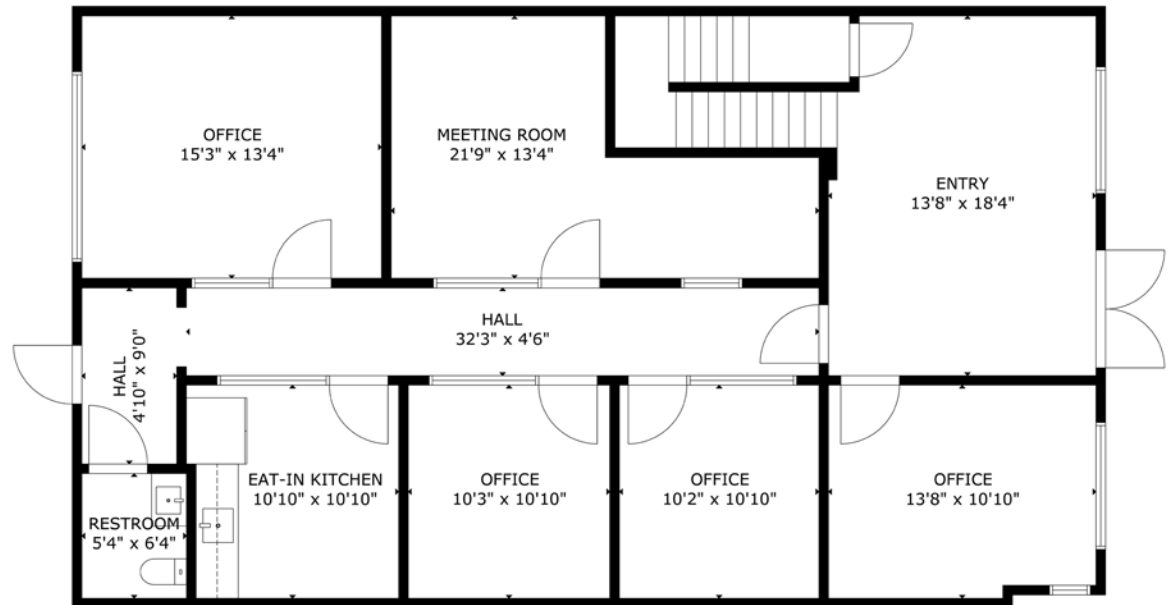


NICHOLAS FOURAKER, CCIM | 2151 CONSULATE DR SUITE 5 | ORLANDO, FL | 407.601.1466

FLOOR PLAN



FLOOR 2

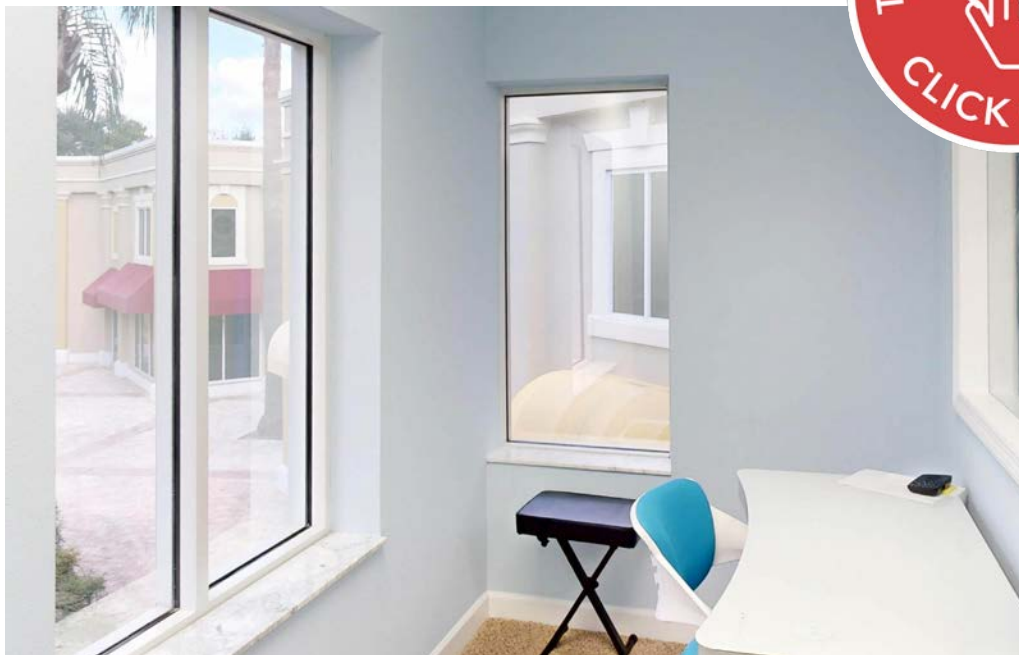


FLOOR 1

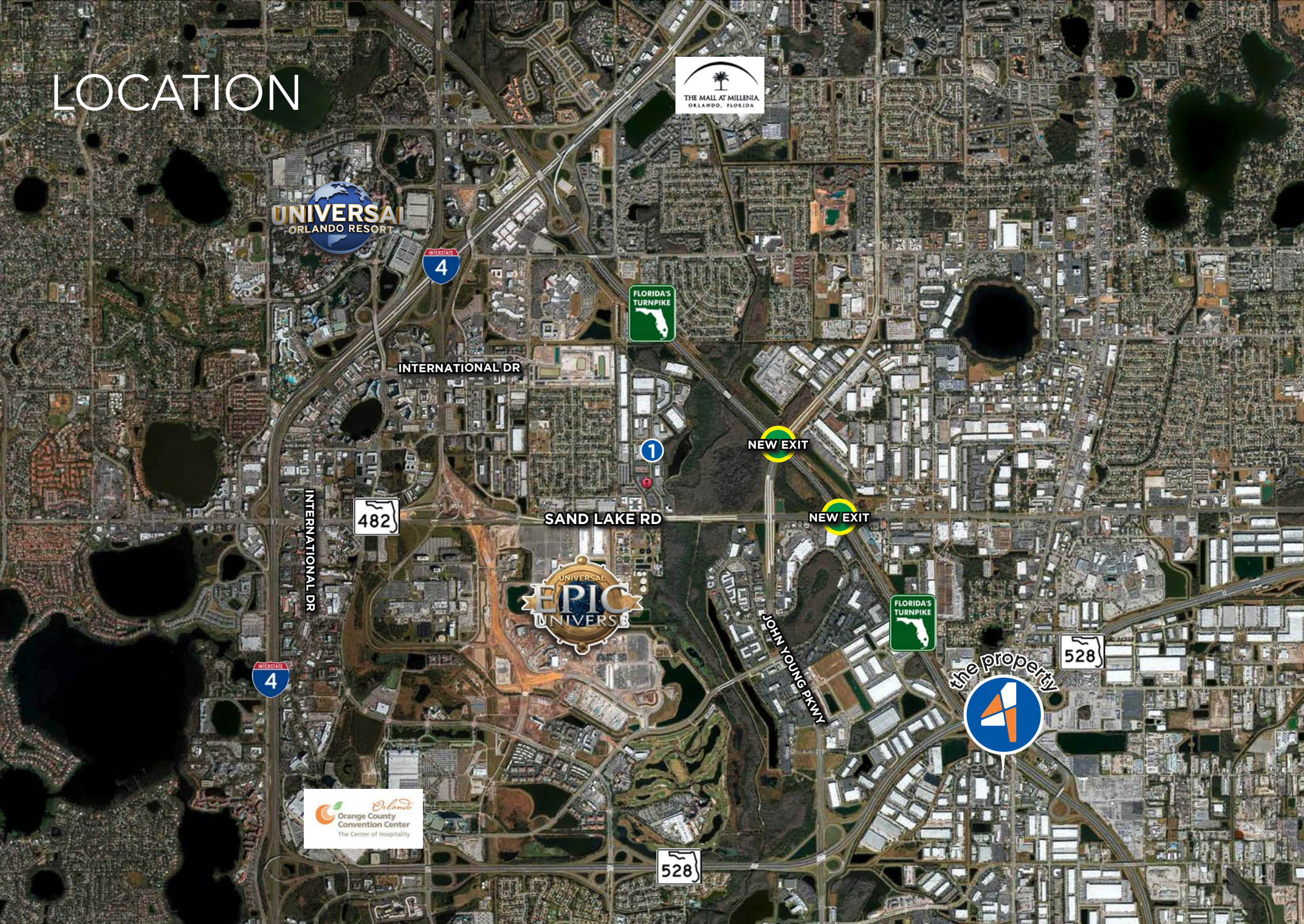
INTERIORS



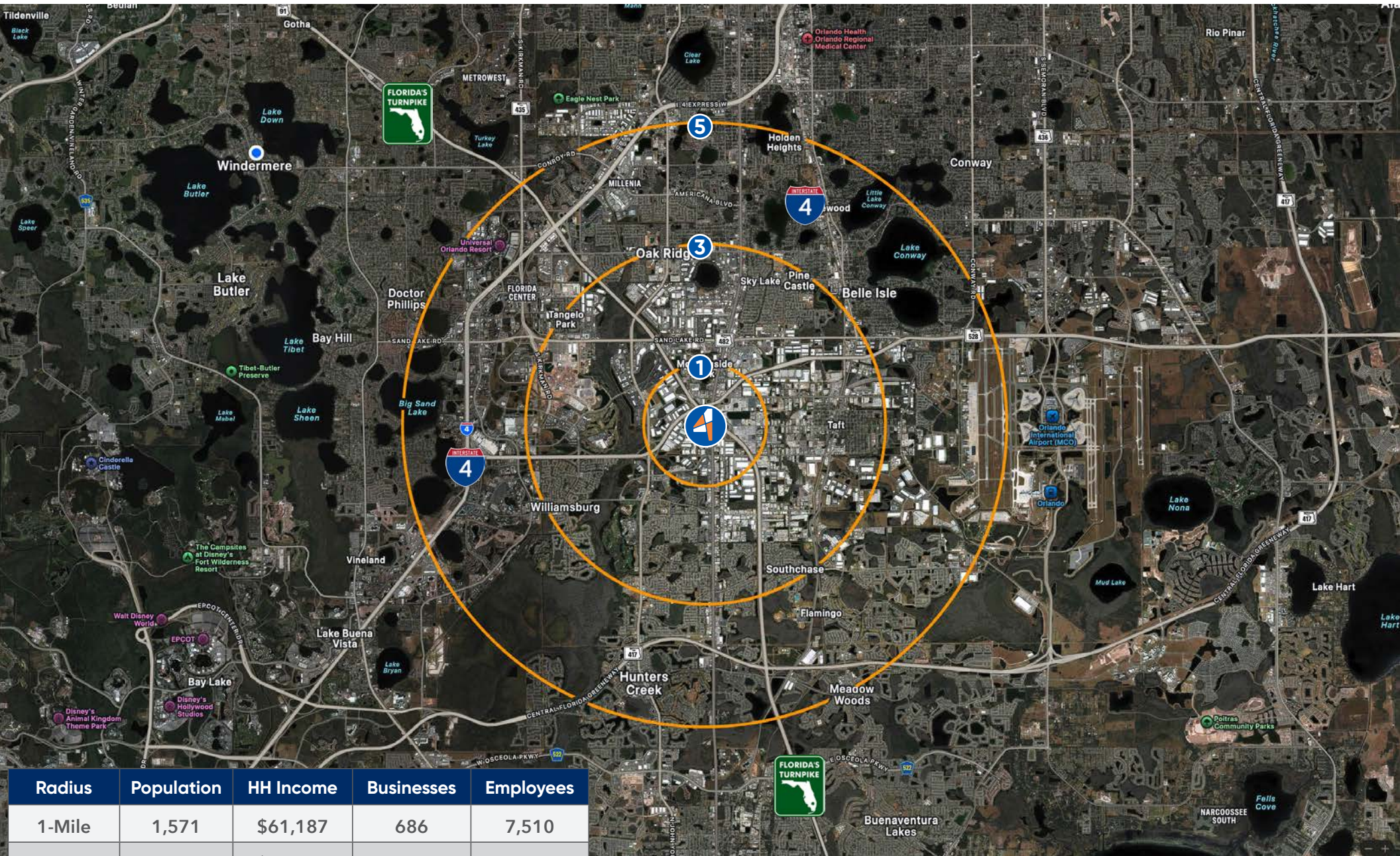
INTERIORS



LOCATION



LOCATION & DEMOGRAPHICS





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