

OFFERING MEMORANDUM



CLASS A FLEX SPACE I-4 Commerce Center

1700 35th St Unit 108
Orlando FL 32839

Oren Stephen
ISL Commercial
Principal
(407) 777-3133
orenstephenproperties@gmail.com



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Exclusively Marketed by:

Oren Stephen

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(407) 777-3133

orenstephenproperties@gmail.
com



14 E Washington street Suite 341, Orlando, FL 32801

ISLcommercial.com

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1700 35th St Unit 108 Orlando FL 32839
COUNTY	Orange
MARKET	Downtown Orlando
SUBMARKET	I-4 Corridor
NET RENTABLE AREA (SF)	7,304 SF
LAND SF	7,304 SF
YEAR BUILT	2005
YEAR RENOVATED	2021
APN	10-23-29-3872-00-108
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,250,000
PRICE PSF	\$308.05

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	15,777	133,439	306,650
2026 Median HH Income	\$43,179	\$60,812	\$67,304
2026 Average HH Income	\$66,309	\$86,014	\$98,319

- 2 floors
 - 2 bathrooms on the second floor
 - 1 elevator
 - 1 conference room
 - 5 offices (includes conference room)
 - 4 ac units on the ground
 - Downstairs
 - 2 bathrooms on the first floor
 - 2 water fountains
 - Full kitchen breakroom
 - Granite counter tops
 - Cabinets
 - Electric water heater under sink
 - Fridge
 - Sink
 - 2 Closets
 - Sprinklers
 - 27' ceiling clear height in the warehouse
 - Rear pedestrian door access
 - 1 dock high doors for loading
 - 4 offices on 1st floor (including conference room)



02

Location

Location Summary

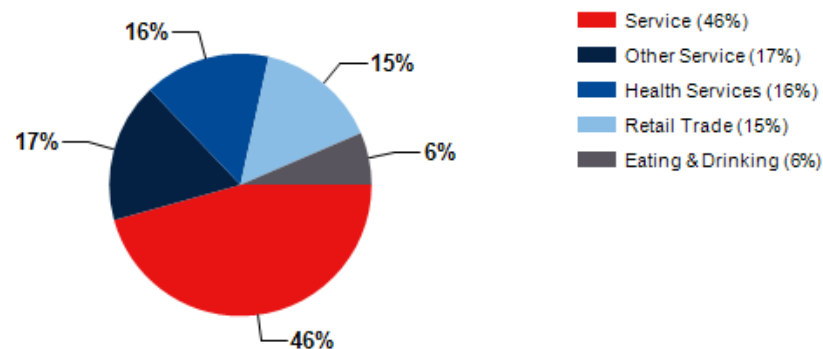
Major Employers Map

Aerial View Map

- 1700 35th Street, Unit 108 is strategically located within the Central Orlando industrial and commercial corridor, providing efficient access to the region's primary transportation networks and employment centers. The property sits right next to I-4 and is just south of State Road 408 (East-West Expressway), offering direct connectivity to Downtown Orlando, Orlando International Airport (MCO), and the greater Orlando Metropolitan Area.

The site benefits from close proximity to major thoroughfares including SR-408, Interstate 4, and SR-417 (Central Florida GreeneWay), allowing for convenient distribution, service access, and commuter flow throughout Orange County and surrounding markets. Orlando International Airport is approximately 15 minutes away, supporting logistics, business travel, and regional commerce.

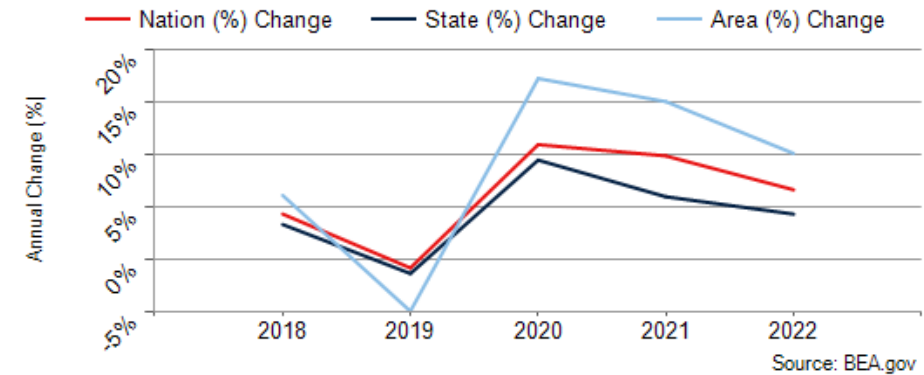
Major Industries by Employee Count



Largest Employers

Walt Disney World Resort	53,500
Orange County Public Schools	53,500
AdventHealth Orlando	37,672
State of Florida Government	17,200
Adventist Health System	3,565
Disney Destinations	3,419
Publix Supermarkets	1,795
Osceola County Government	1,700

Orange County GDP Trend







03

Property Description

Property Features
Floor Plan
Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	7,304
LAND SF	7,304
YEAR BUILT	2005
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	PD
OFFICE SF	3542
MEZZANINE SF	1599
BUILDING CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CEILING HEIGHT	27'
DOCK HIGH DOORS	1

NEIGHBORING PROPERTIES

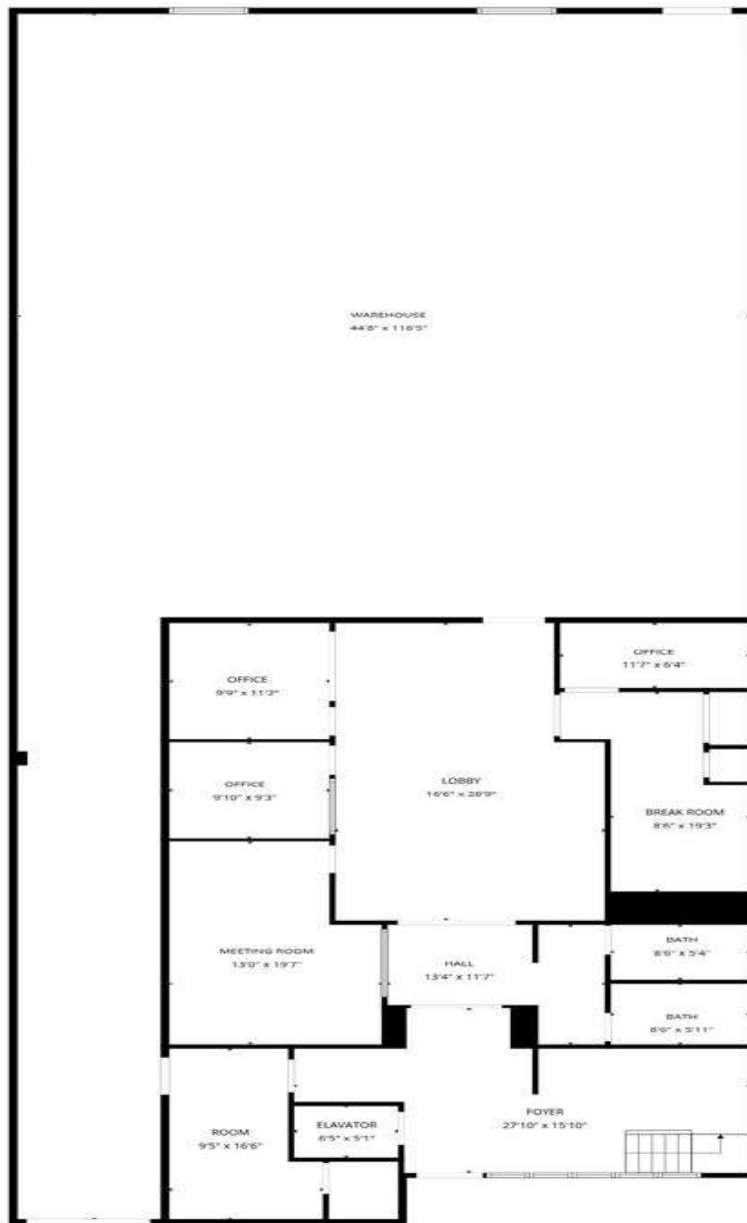
NORTH	Innovative Renal Care Florida Dialysis Center of Orlando
SOUTH	Residential Homes

MECHANICAL

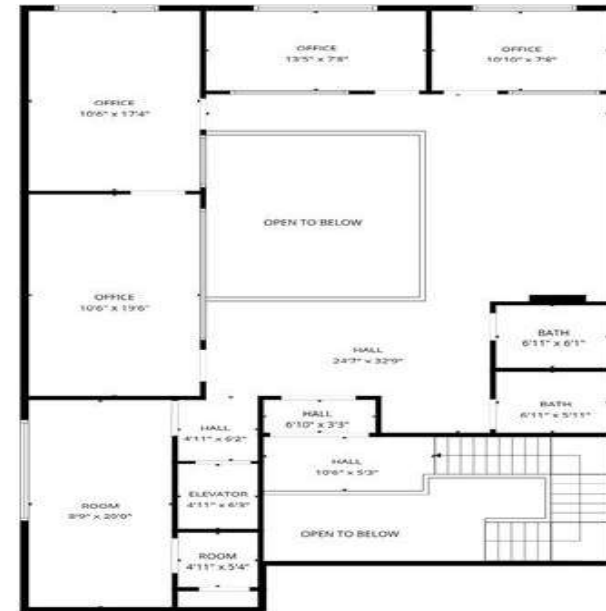
HVAC	4 HVAC condensers
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	3 phase

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Concrete
EXTERIOR	Concrete
PARKING SURFACE	Asphalt
ROOF	Flat



1st floor



2nd floor

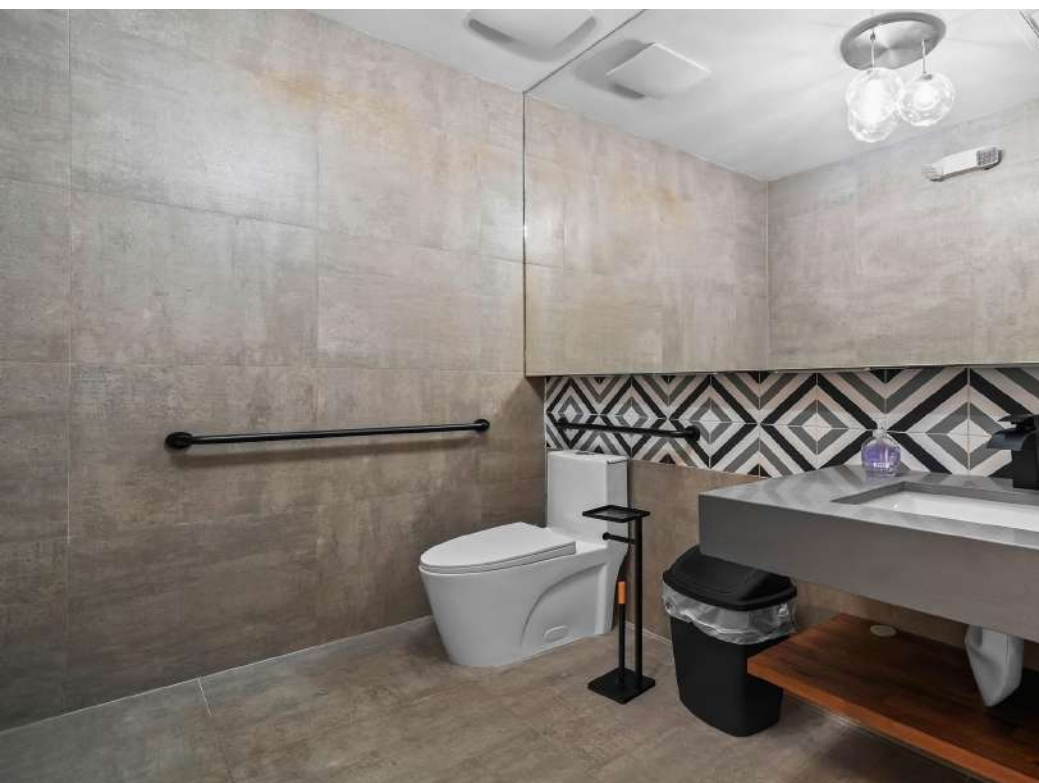
TOTAL: 3542 sq. ft

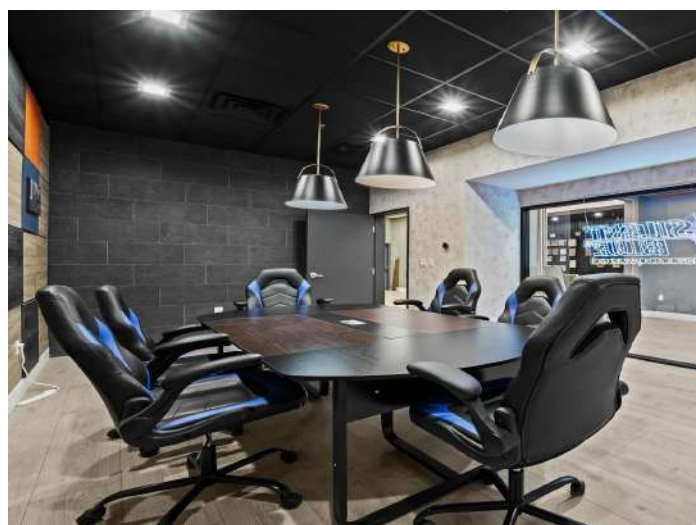
1st floor: 1943 sq. ft, 2nd floor: 1599 sq. ft

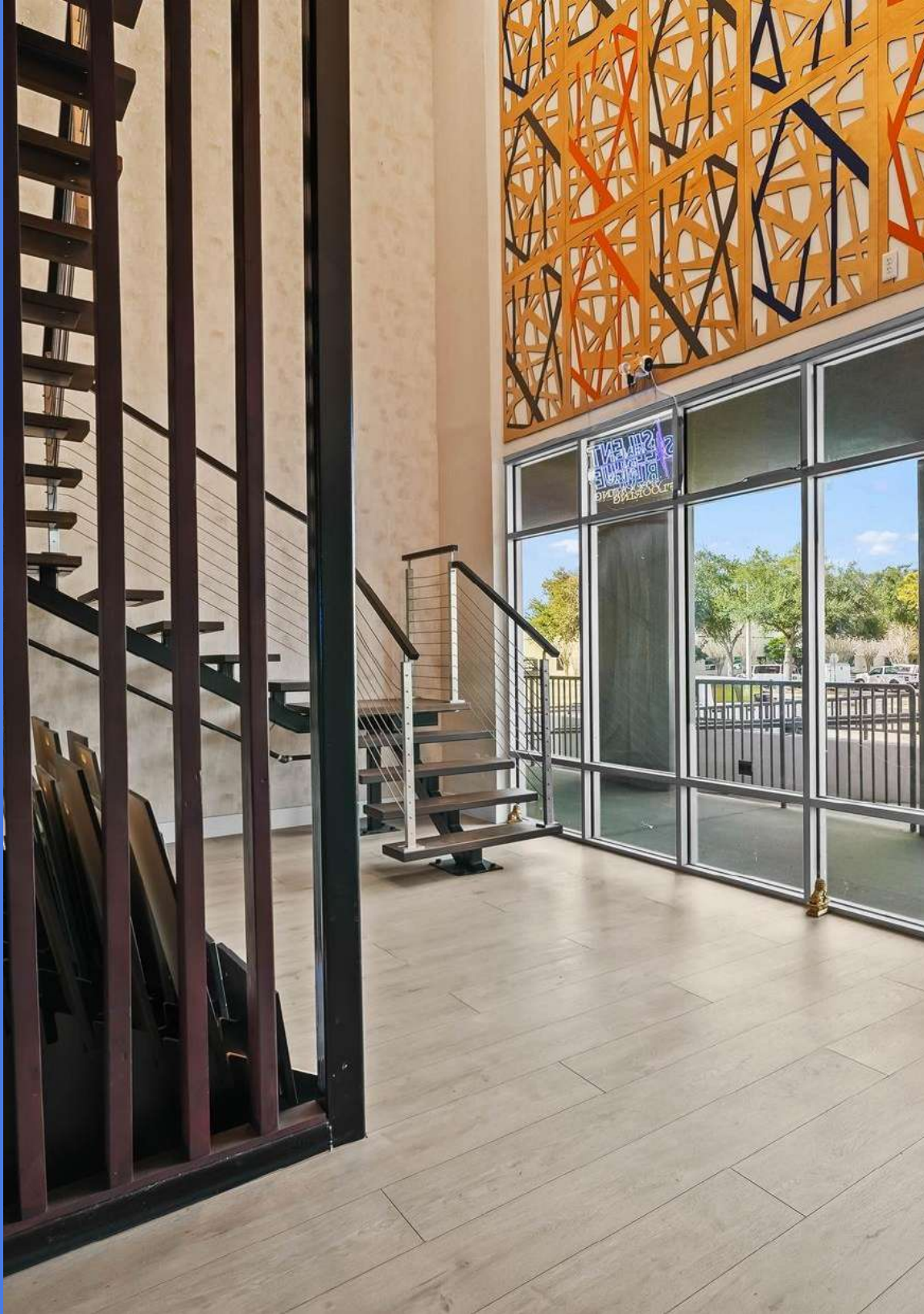
EXCLUDED AREAS: WAREHOUSE: 3116 sq. ft, ELEVATOR: 32 sq. ft, OPEN TO BELOW: 312 sq. ft, WALLS: 302 sq. ft











04

Demographics

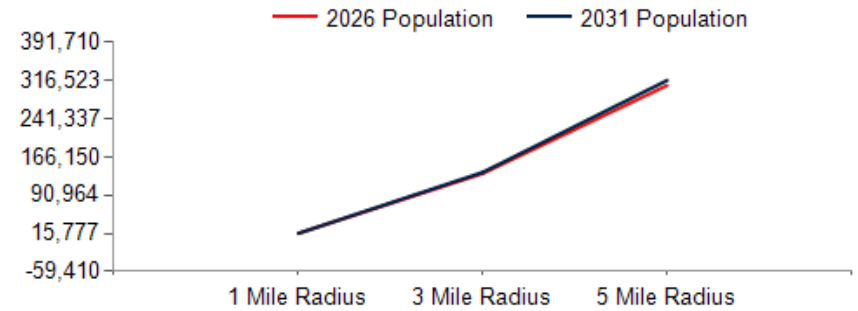
General Demographics

Race Demographics

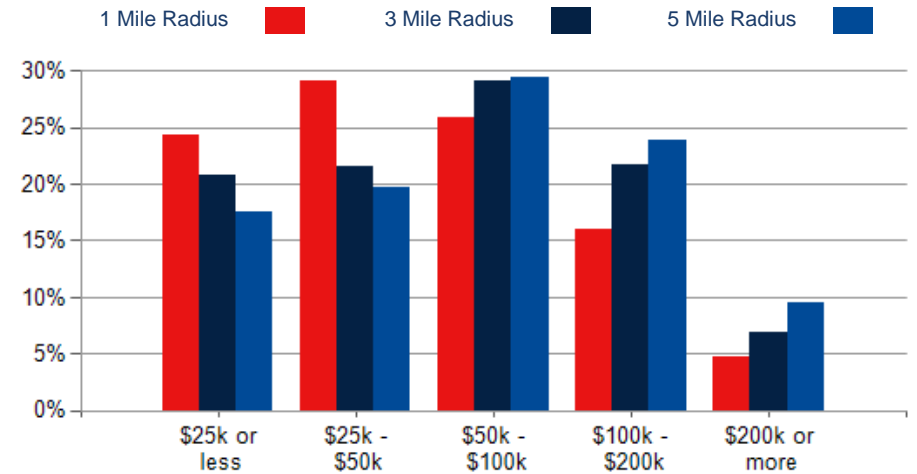


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,027	107,886	235,993
2010 Population	15,179	113,683	256,171
2026 Population	15,777	133,439	306,650
2031 Population	15,910	135,889	316,523
2026 African American	8,621	53,402	92,923
2026 American Indian	77	813	1,653
2026 Asian	200	3,831	10,914
2026 Hispanic	3,869	40,487	92,043
2026 Other Race	1,336	16,040	36,783
2026 White	4,012	39,072	113,172
2026 Multiracial	1,517	20,138	50,848
2026-2031: Population: Growth Rate	0.85%	1.80%	3.20%

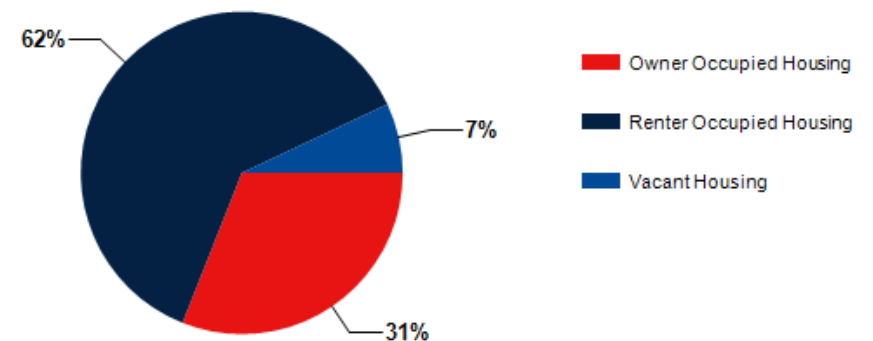
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	644	6,488	12,948
\$15,000-\$24,999	576	4,284	8,719
\$25,000-\$34,999	712	5,001	10,183
\$35,000-\$49,999	746	6,164	14,240
\$50,000-\$74,999	845	8,959	21,442
\$75,000-\$99,999	451	6,138	14,843
\$100,000-\$149,999	605	8,284	20,899
\$150,000-\$199,999	193	2,980	8,647
\$200,000 or greater	237	3,601	11,765
Median HH Income	\$43,179	\$60,812	\$67,304
Average HH Income	\$66,309	\$86,014	\$98,319



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

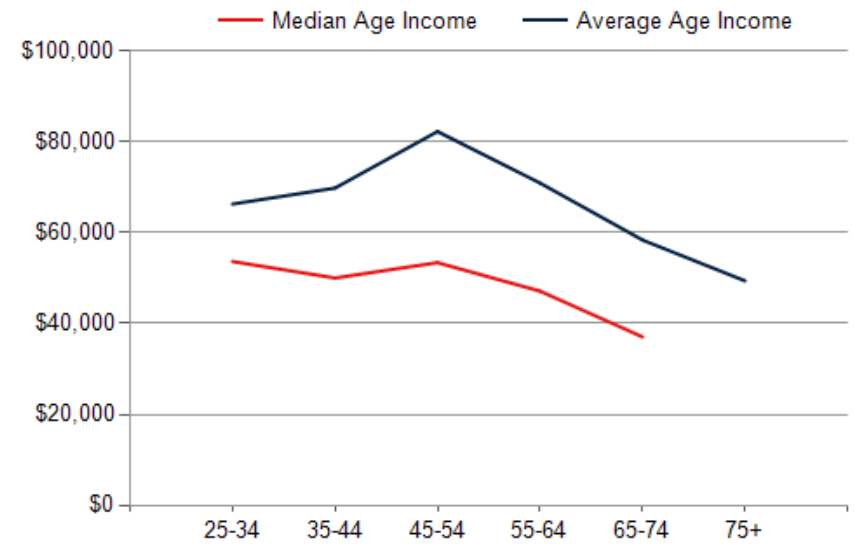
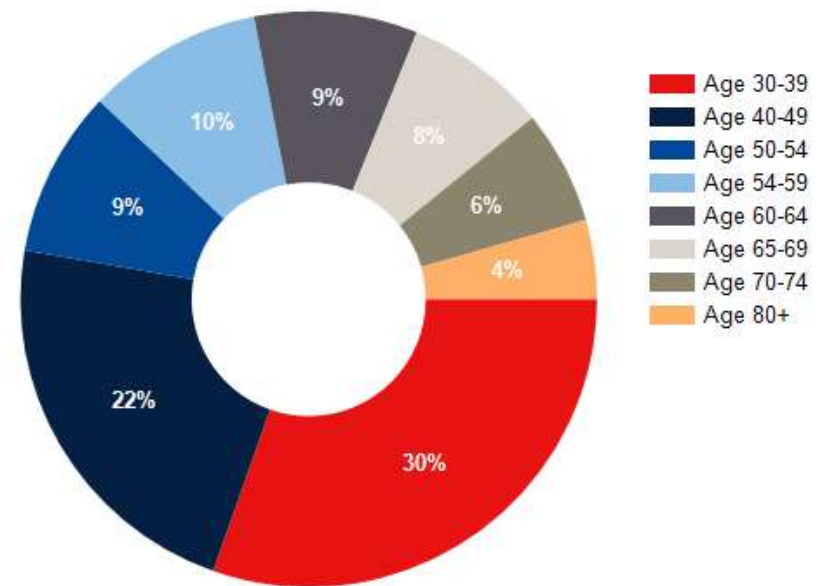


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,473	12,295	28,840
2026 Population Age 35-39	1,339	10,718	25,400
2026 Population Age 40-44	1,092	9,509	22,598
2026 Population Age 45-49	976	8,255	19,410
2026 Population Age 50-54	867	7,584	18,108
2026 Population Age 55-59	913	6,974	16,532
2026 Population Age 60-64	848	6,587	15,780
2026 Population Age 65-69	743	5,871	13,720
2026 Population Age 70-74	594	4,843	11,098
2026 Population Age 75-79	411	3,415	7,753
2026 Population Age 80-84	237	2,272	4,800
2026 Population Age 85+	232	2,367	4,598
2026 Population Age 18+	12,717	105,918	246,437
2026 Median Age	36	36	36
2031 Median Age	38	37	38

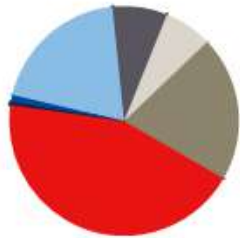
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,660	\$68,076	\$72,583
Average Household Income 25-34	\$66,327	\$86,155	\$94,233
Median Household Income 35-44	\$50,041	\$68,309	\$79,868
Average Household Income 35-44	\$69,852	\$99,964	\$113,633
Median Household Income 45-54	\$53,419	\$67,747	\$77,988
Average Household Income 45-54	\$82,301	\$99,979	\$114,217
Median Household Income 55-64	\$47,148	\$59,117	\$69,978
Average Household Income 55-64	\$70,951	\$92,731	\$108,116
Median Household Income 65-74	\$37,051	\$43,215	\$51,329
Average Household Income 65-74	\$58,404	\$71,336	\$85,571
Average Household Income 75+	\$49,411	\$57,378	\$65,404

Population By Age

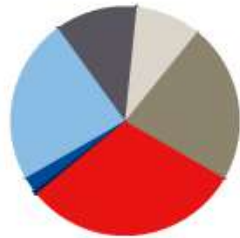


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	84	85
Diversity Index (current year)	76	84	84
Diversity Index (2020)	76	83	84
Diversity Index (2010)	68	75	74

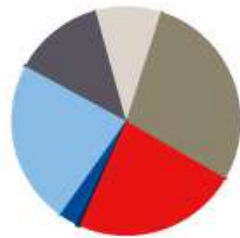
POPULATION BY RACE



1 MILE



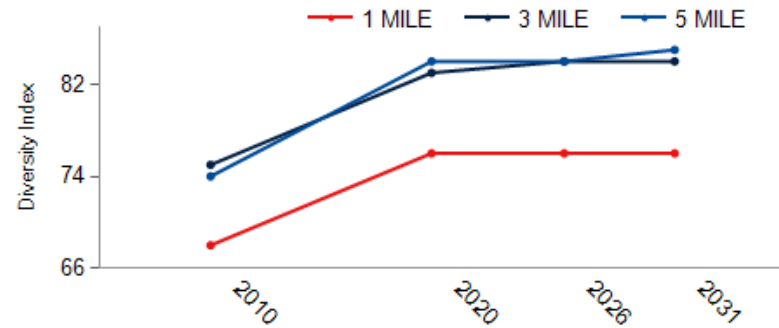
3 MILE



5 MILE

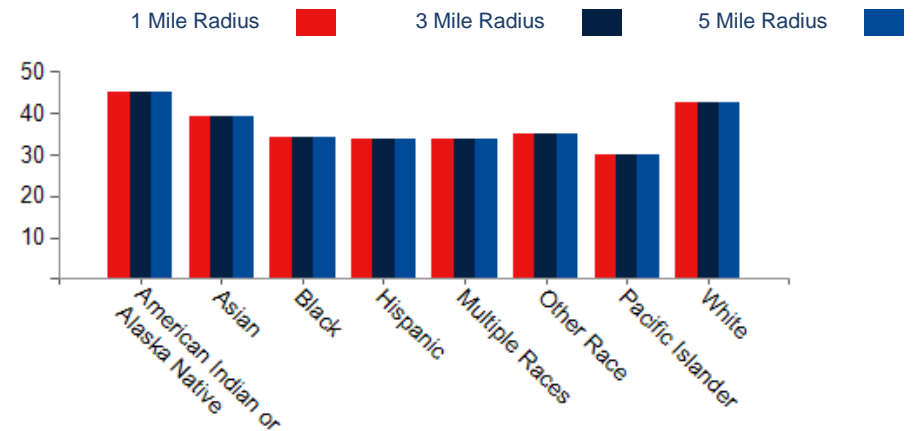
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	44%	31%	23%
American Indian	0%	0%	0%
Asian	1%	2%	3%
Hispanic	20%	23%	23%
Multiracial	8%	12%	13%
Other Race	7%	9%	9%
White	20%	22%	28%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	35	36
Median Asian Age	39	39	40
Median Black Age	34	34	34
Median Hispanic Age	34	33	33
Median Multiple Races Age	34	34	34
Median Other Race Age	35	33	33
Median Pacific Islander Age	30	35	35
Median White Age	43	40	40

2026 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



Oren Stephen
Principal

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Principal

AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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The information contained herein is not a substitute for a thorough due diligence investigation. ISL Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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