

office space for LEASE

\$20 psf fs

3rd floor suites available

suite 350 - 4,685 sf (divisible)

suite 306 - 2,454 sf

suite 310 - 636 sf

1st floor suite available

suite 110 - 4,128 sf

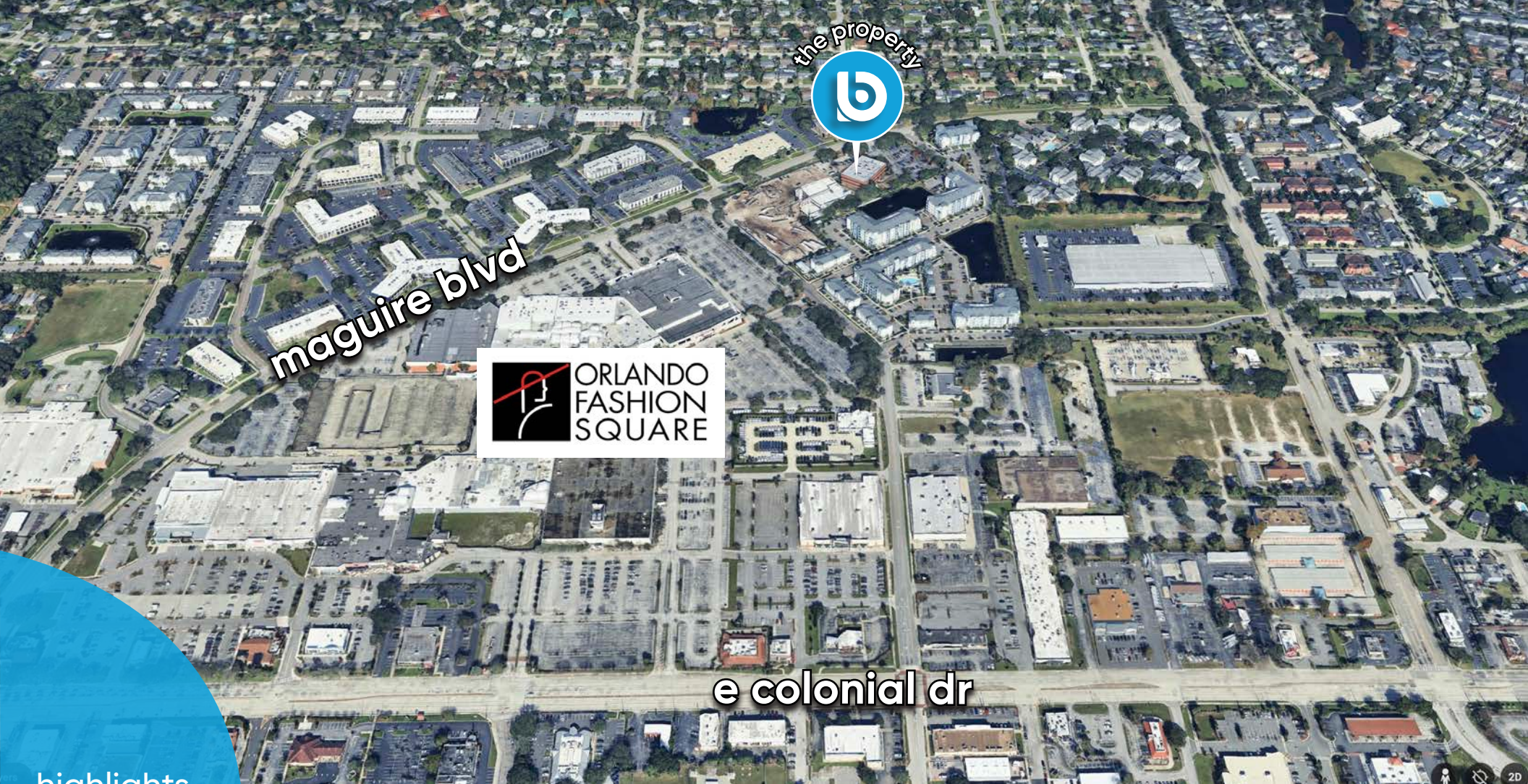
- + building: 43,885 SF
- + built: 1985 SF
- + parcel id: 030-2220-6362-00-010
- + parking: ample
- + signage: monument



3670 Maguire Blvd.
Orlando, FL 32803

buffy gillette
broker associate
(407) 734.7205
buffy@BBDRE.com


Bishop Beale Duncan
COMMERCIAL REAL ESTATE



maguire blvd



e colonial dr

highlights

Excellent Location
with Immediate
Access to East
Colonial Drive &
Baldwin Park.

- Serving Downtown Central Business District, Baldwin Park, Winter Park & Other Local Surrounding Communities
- 1/1,000 On-Site Parking
- Building & Suite Signage Available
- Ideal For: Law, Accounting & Financial Firms + Other Professional Office Use
- 13,000 AADT on Maguire Boulevard
- 51,000 AADT on Highway 50



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



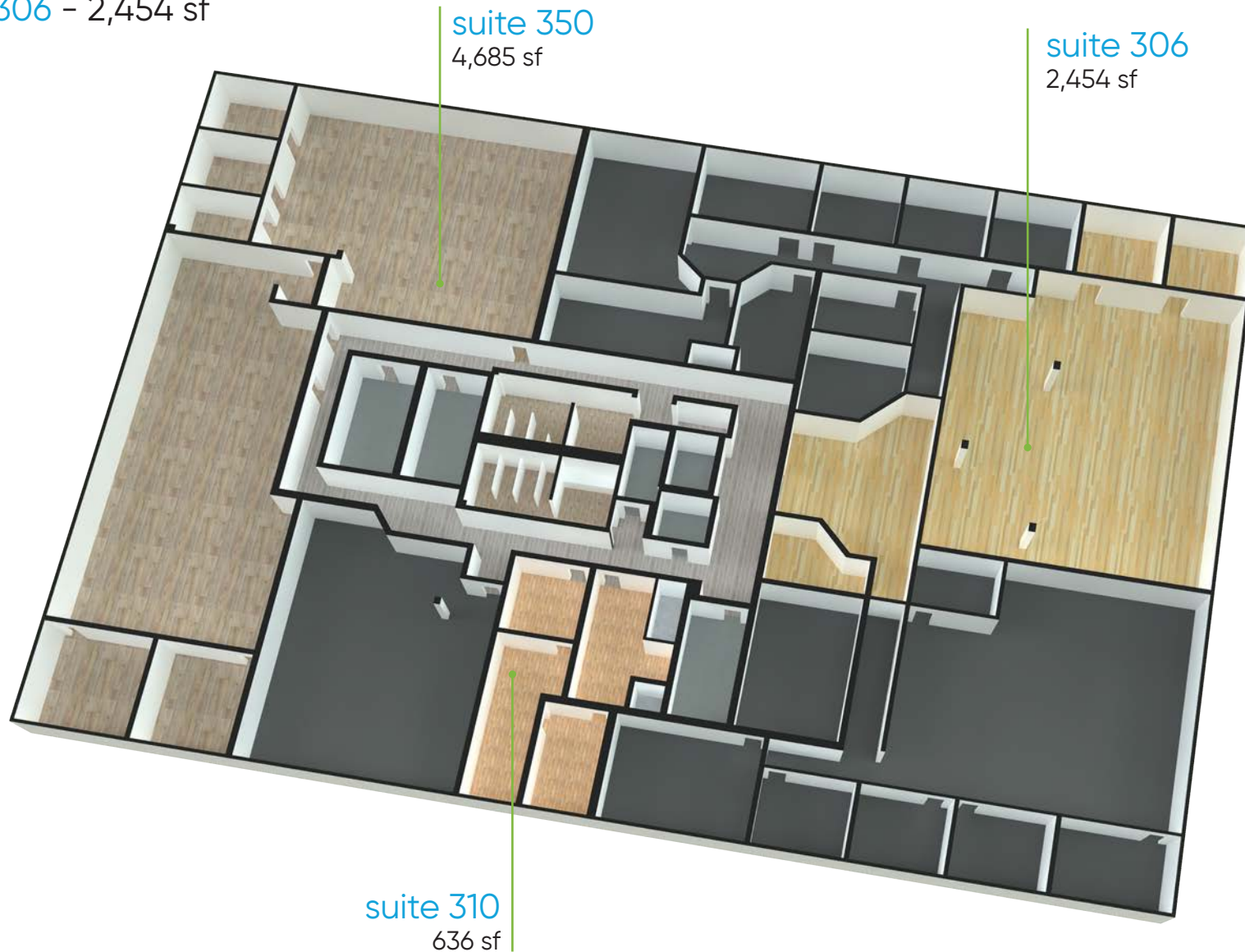
for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

3rd Floor Available Suites

suite 350 – 4,685 sf (divisible – 1,800 sf to 4,685 sf)

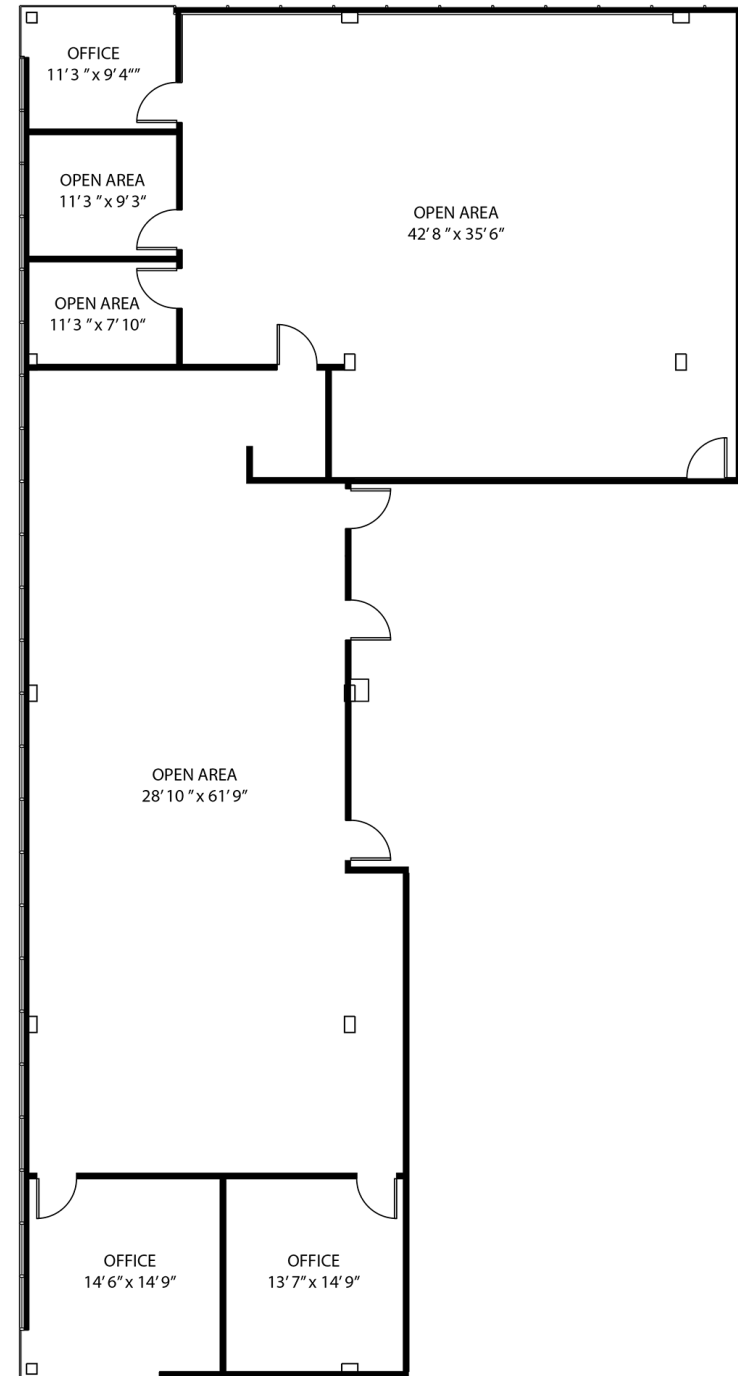
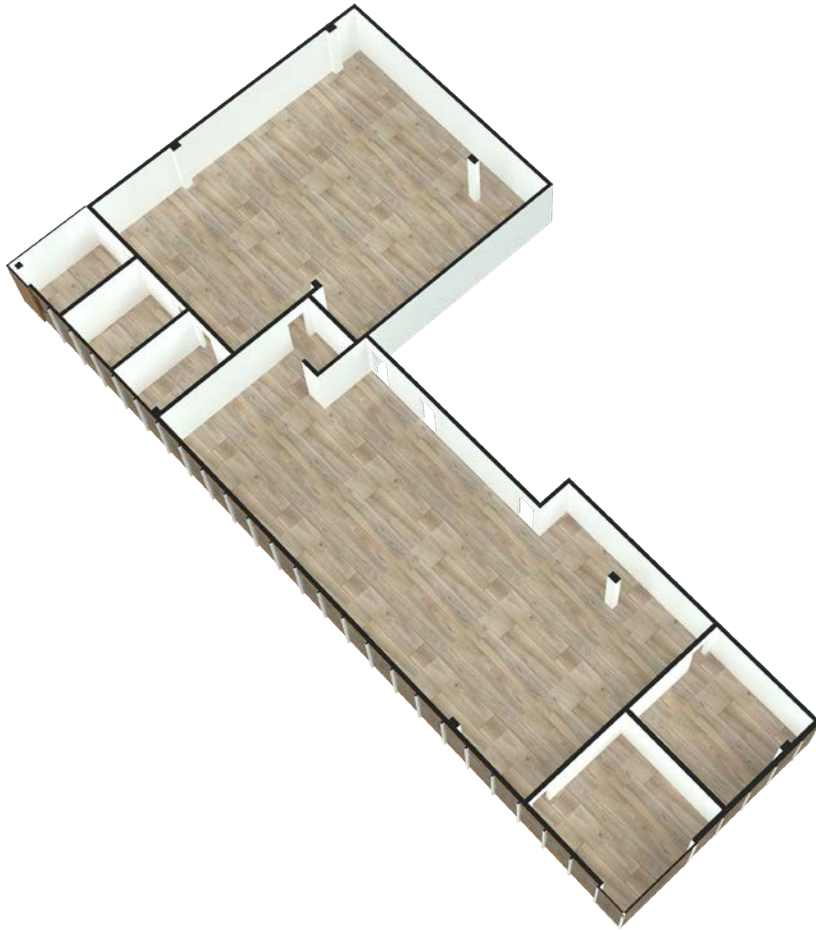
suite 310 – 636 sf

suite 306 – 2,454 sf



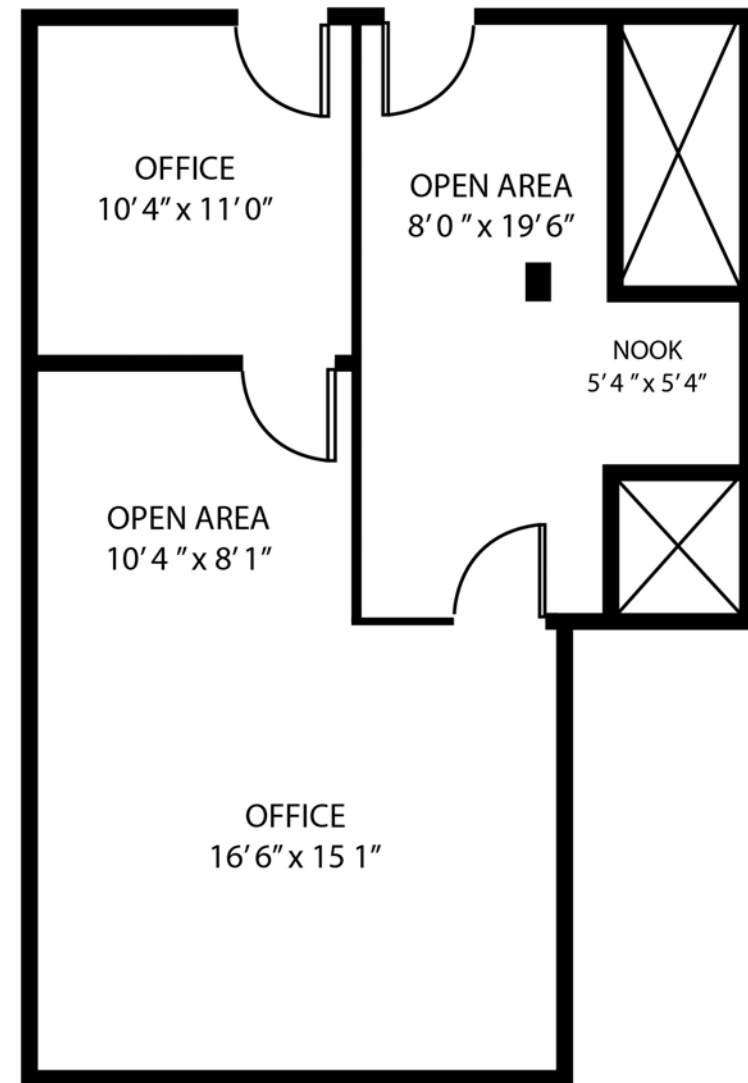
suite 350 floor plan

4,685 sf (divisible - 1,800 sf to 4,685 sf)



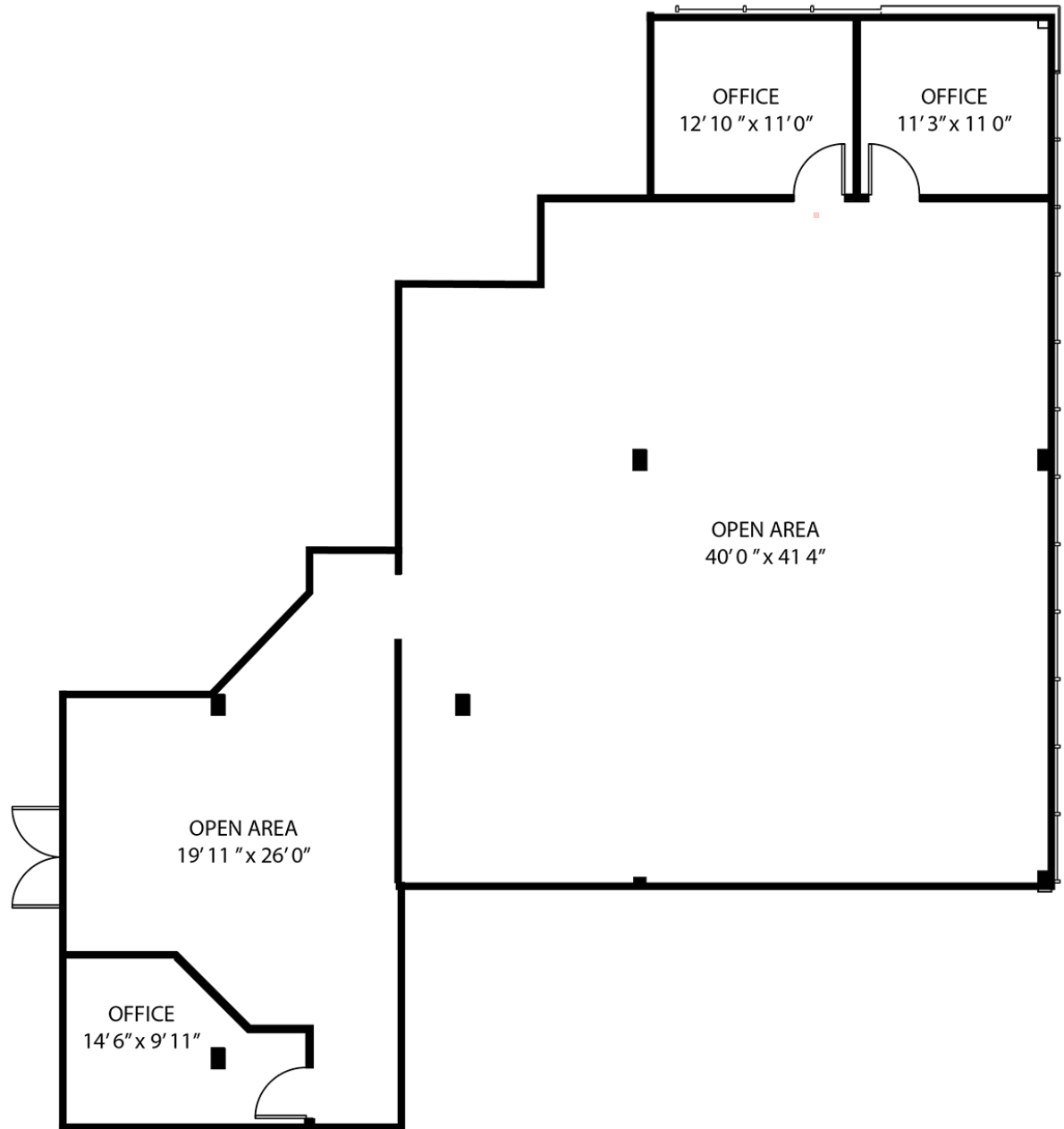
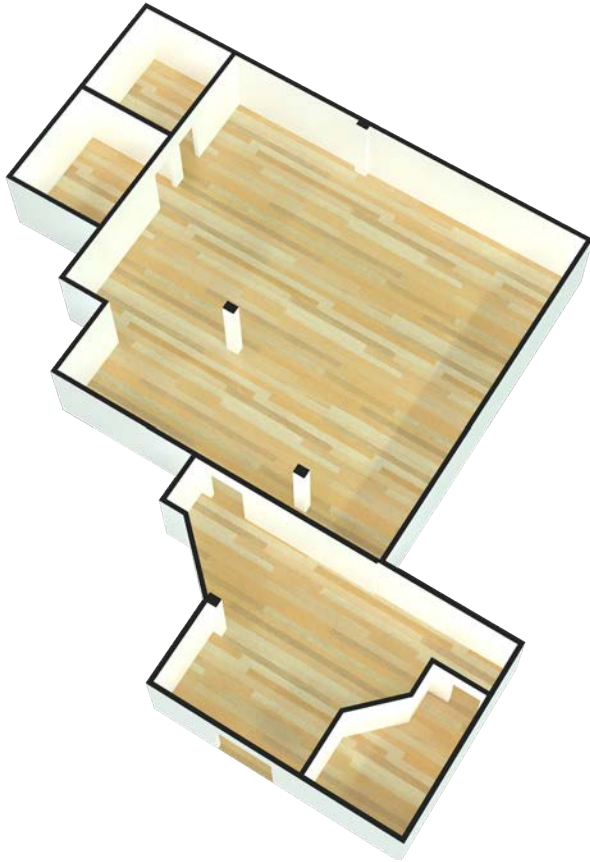
suite 310 floor plan

636 sf



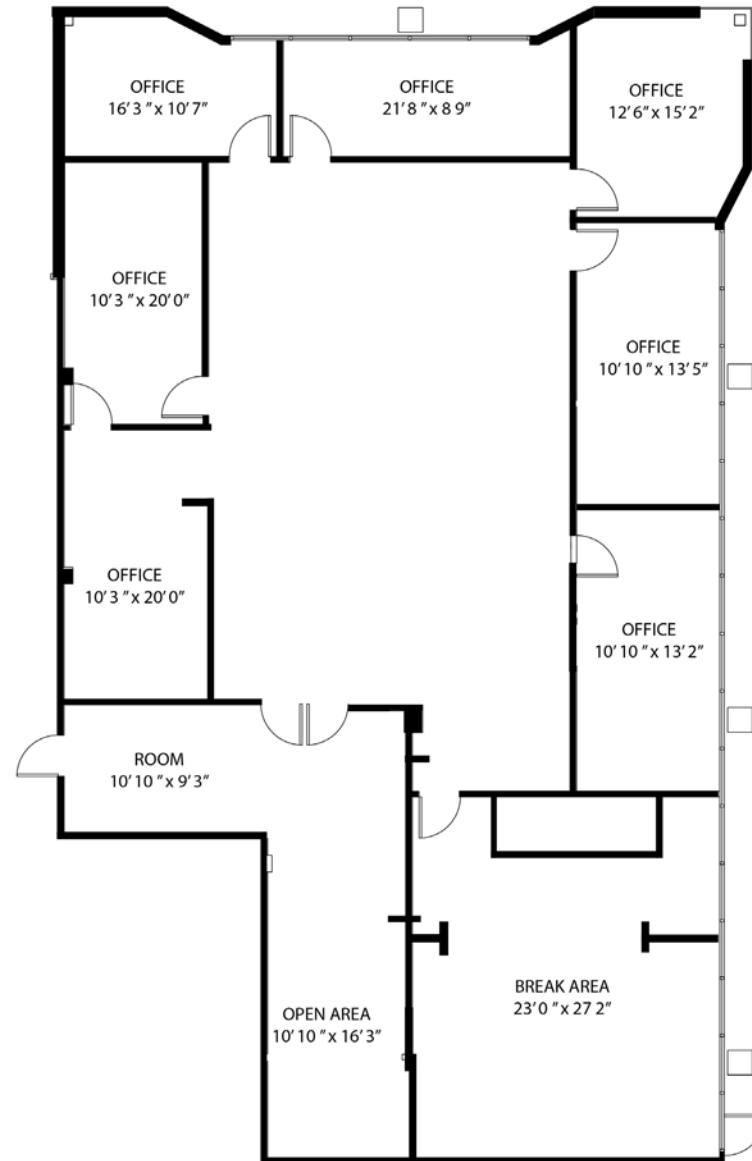
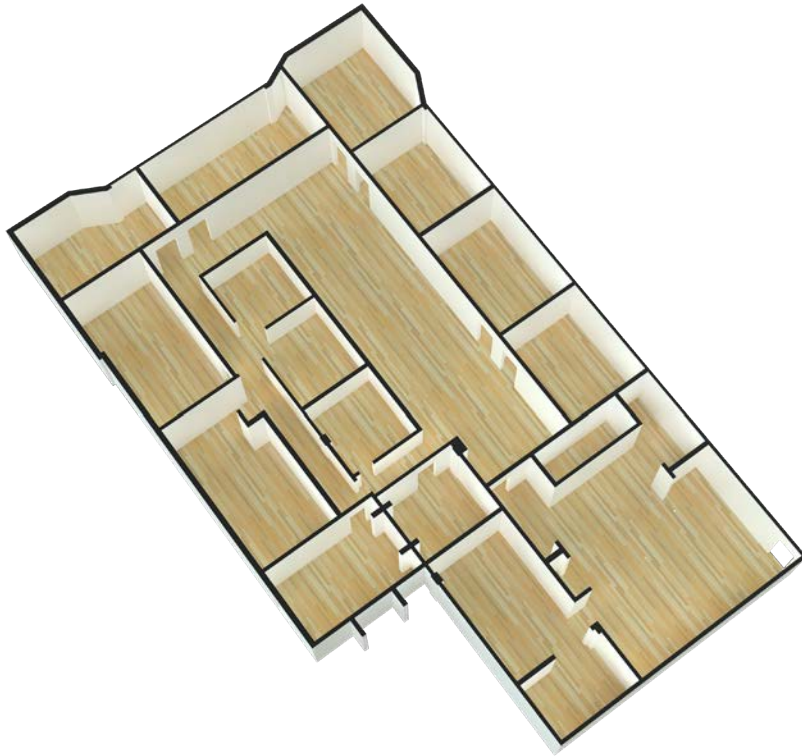
suite 306 floor plan

2,454 sf



suite 110 floor plan

4,128 sf



interiors



entrance



main lobby

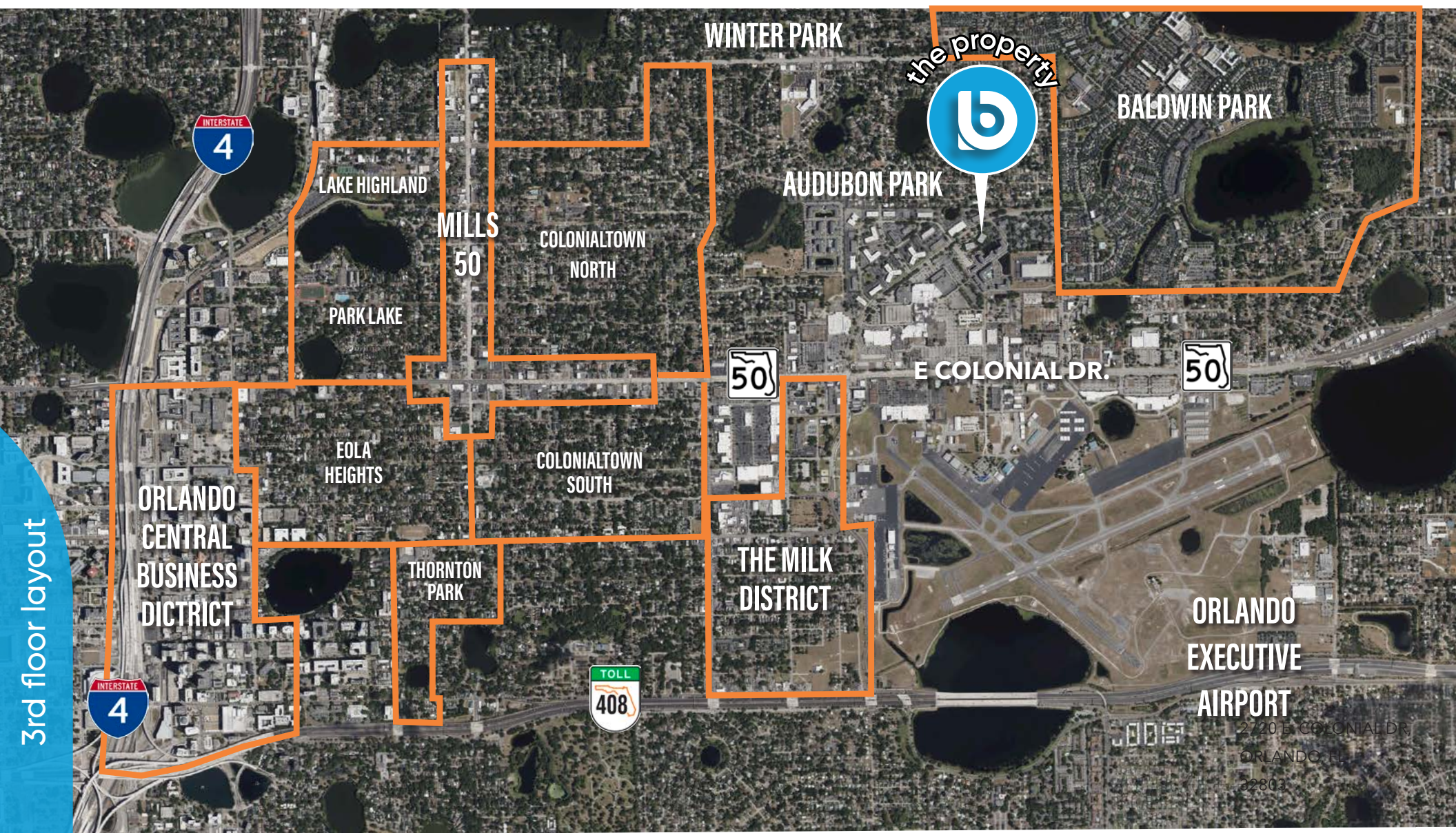


restroom



hallway

orlando districts



3rd floor layout



Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	12,577	\$99,325	1,441	11,913
3-Mile	114,801	\$89,759	13,027	130,320
5-Mile	7,491	\$80,144	25,914	269,301