


REDUCED LEASE RATE

AOD Solutions
SHARP

For lease

641 West Michigan Street, Orlando, FL 32805

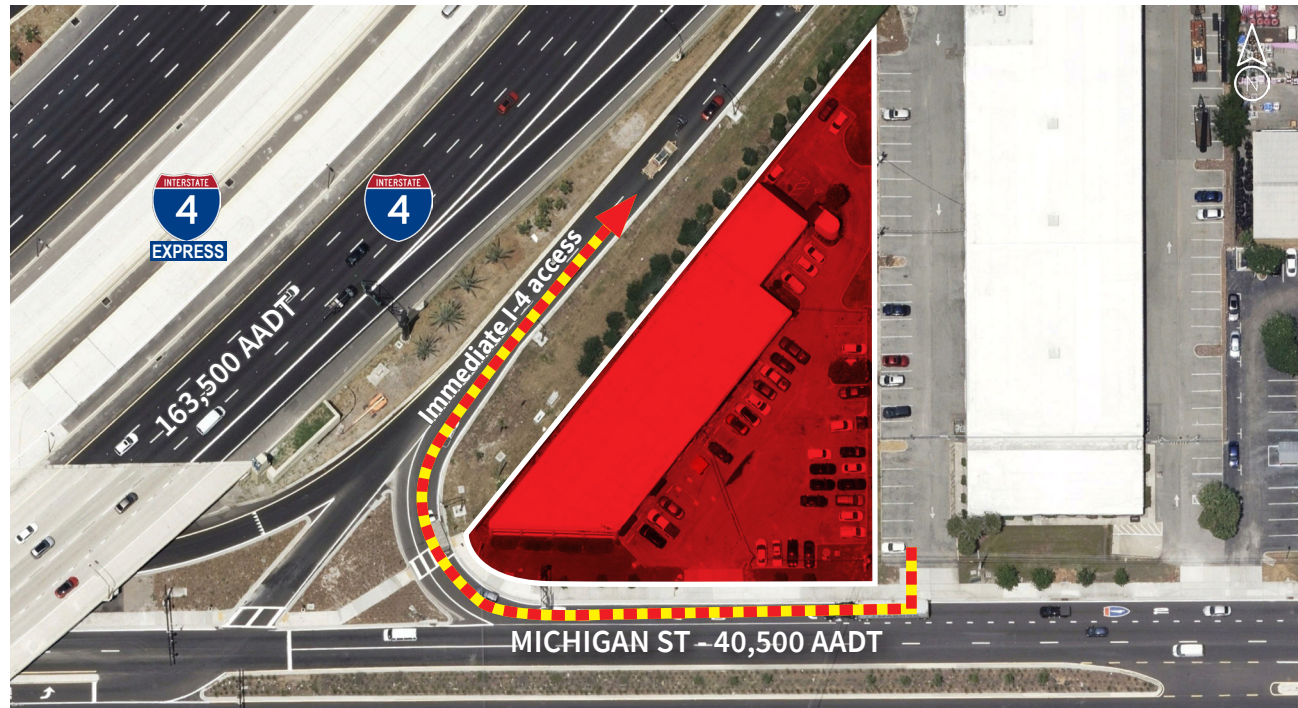
16,749± SF available

 JLL SEE A BRIGHTER WAY

Property details

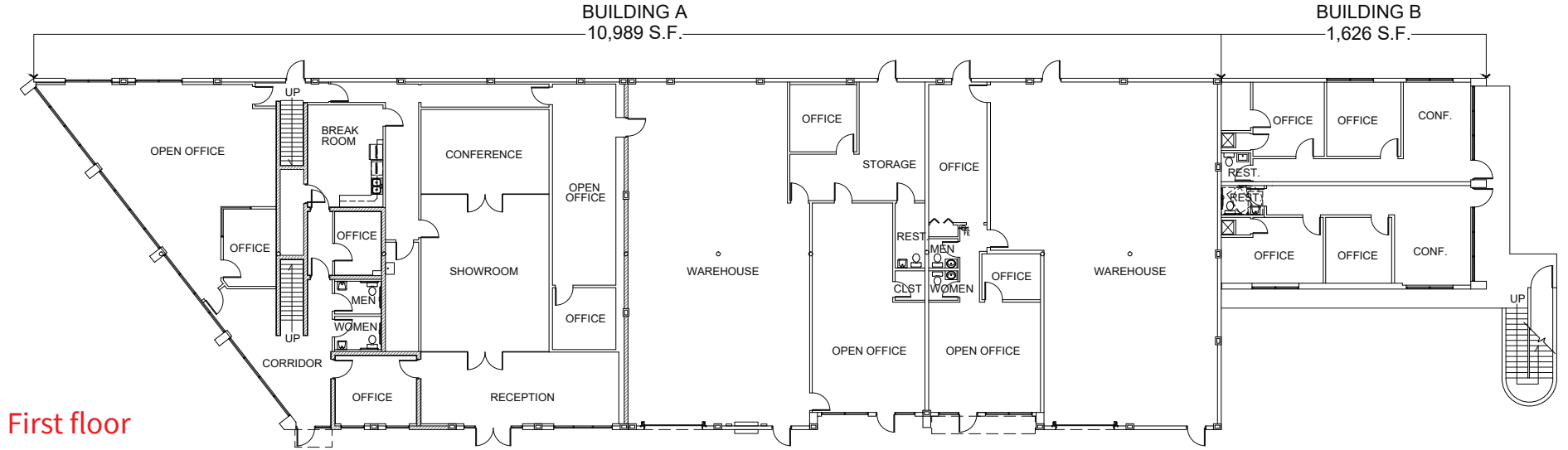
Property specifications

- 16,749± SF available
 - 13,008± SF of office
 - 3,741± SF of warehouse
- 12' - 21' clear height
- 4 - 10' x 12' grade doors
- Front load
- 1200 amp, 280 volt, 3 phase power
- Block construction
- Built in 1984
- 39 parking spaces (2.33/1,000 SF parking ratio)
- Zoned I-G/T, City of Orlando
- Building signage available
- **\$15.95/SF NNN - REDUCED!**

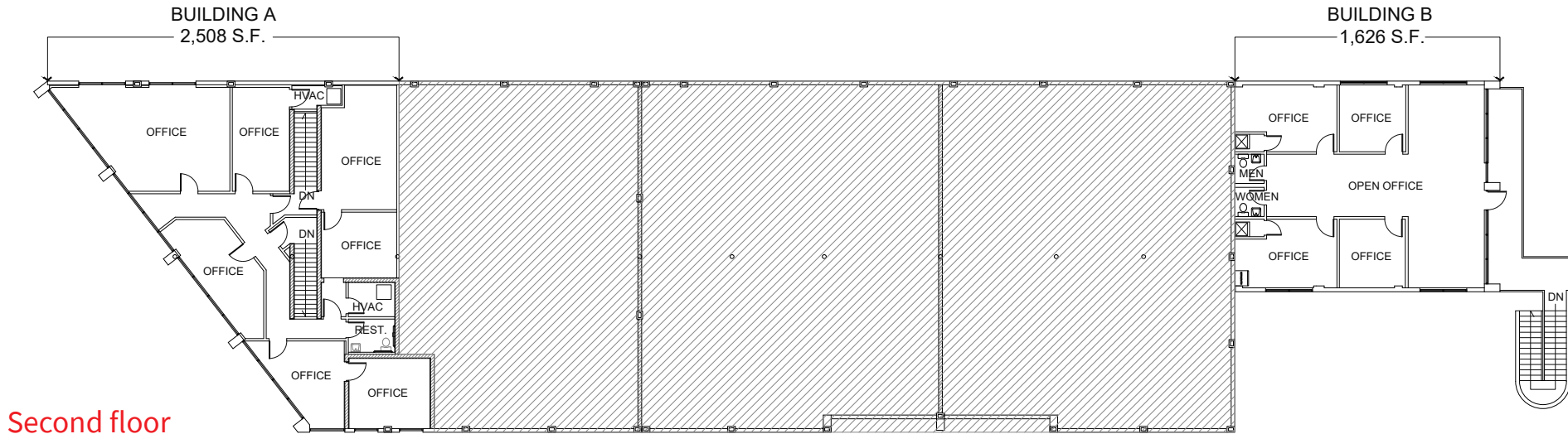


	30 minutes	60 minutes	120 minutes
Total population	3,877,806	6,540,667	10,055,001
Total households	1,470,052	2,558,726	4,010,856
Average HH income	\$94,876	\$91,944	\$93,550
Total businesses	155,617	256,099	396,030
Total employees	1,654,169	2,658,951	4,013,717

Floor plan



First floor



Second floor

Property photos



Showroom



Kitchen and break room



Executive office #1

Lobby/reception area



Conference room



Executive office #2



Property photos



Work area



Work area



Work area

Warehouse



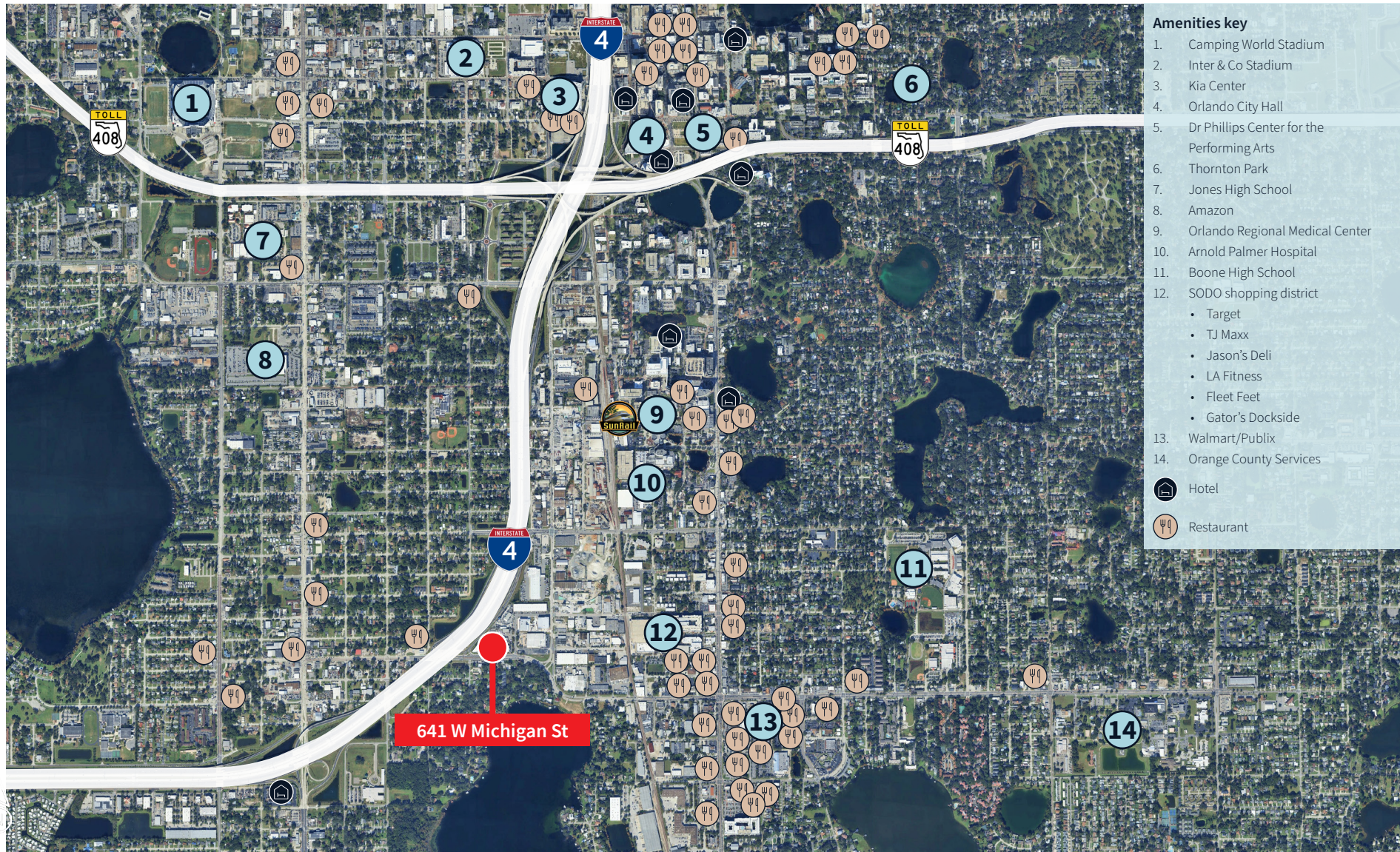
Warehouse



Warehouse



Surrounding amenities



Location

Advantages

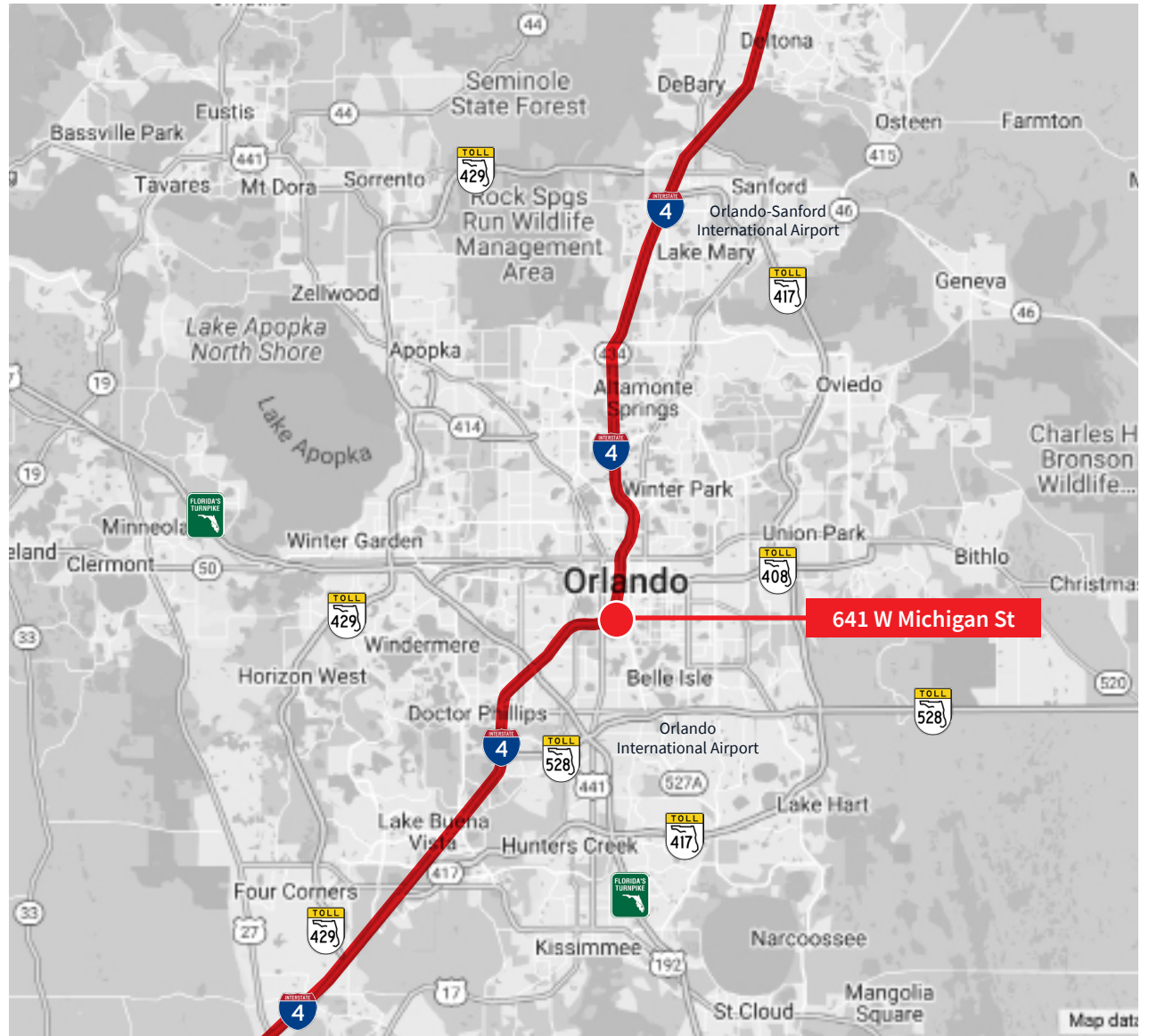
- Provides immediate access to Interstate 4 and excellent access to US Highway 441 and the East-West Expressway (SR 408)
- Located just south of Downtown Orlando and its numerous amenities, including SoDo, Kia Center and Dr Phillips Center for the Performing Arts
- Approximately 20 minutes to Orlando International Airport, and most major theme parks including EPCOT, Universal Studios Florida and Sea World

Drive time to

- Interstate 4 - 1 minute
- State Road 408 - 3 minutes
- Florida's Turnpike - 8 minutes
- State Road 417 - 10 minutes
- State Road 429 - 14 minutes
- State Road 528 - 15 minutes

Distance to

- Tampa - 83.4 miles
- Jacksonville - 142 miles
- Miami - 234 miles
- Atlanta, GA - 439 miles



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