



**3700 34TH STREET ORLANDO, FL 32805**

OFFICE SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- » 3 Story Office Building - Suites for Lease!
- » 1,501 RSF Available
- » Ample Parking in surface lot
- » Easy Access to I-4, John Young Parkway and SR 408
- » 15 Minute drive to the heart of Downtown Orlando
- » Less than 10 minute drive to the Millenia exit for numerous restaurant options, hotels & entertainment



### ORLANDO FACTS

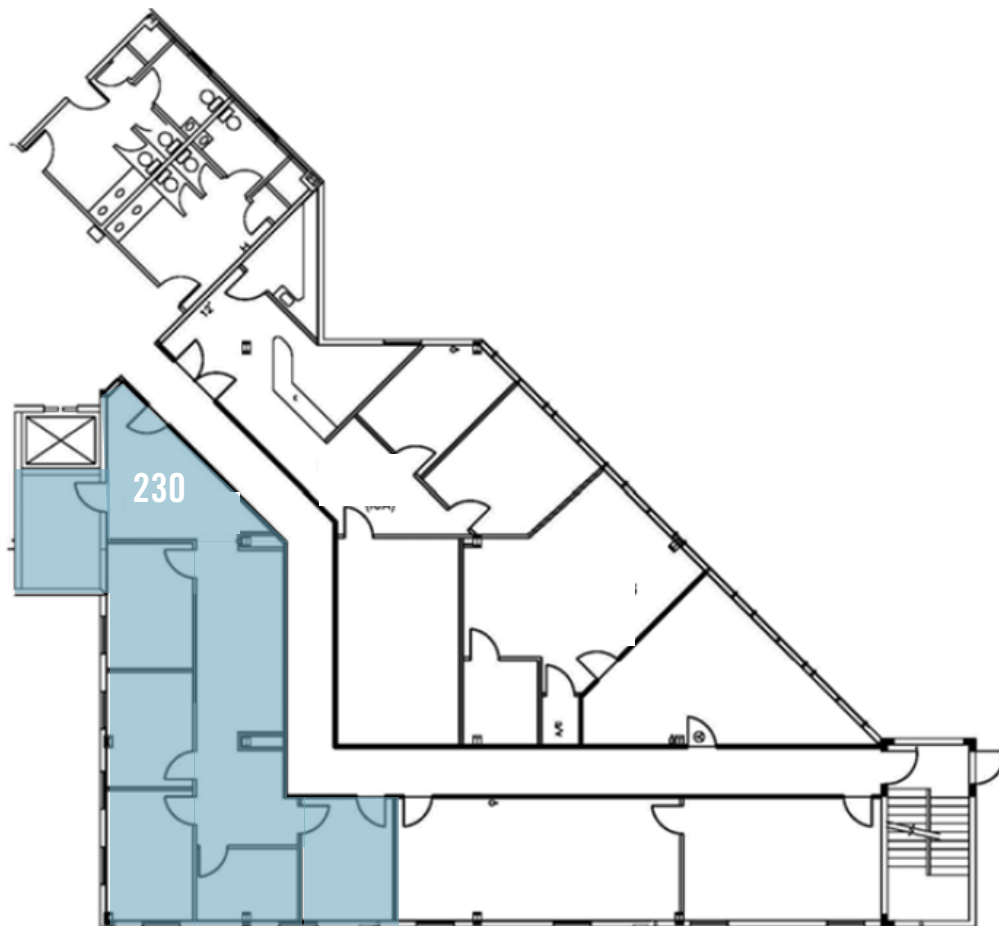
- 8,000 BUSINESSES
- 68,000 EMPLOYEES
- 164 HOTELS
- 153 RESTAURANTS
- 346 THOUSAND SF OF OFFICE
- 90 THOUSAND SF OF RETAIL
- 11,000 RESIDENTS & GROWING



SPACE AVAILABLE

SUITE 230: 1,501 RSF

Lease Rate: \$19.00/RSF Full Service



**HARBCO BUILDING**  
3700 34TH STREET  
ORLANDO, FL, 32805

### Building Specifications

Class	B
Building Size	32,022
Number of Floors	3
Year Built/Renovated	1995

### Demographics

	1 Mile	3 Mile	5 Mile
Population	7,330	64,663	221,625
Employees	8,644	68,722	227,849
Average HH Income	\$48,154	\$49,190	\$68,545
Median Age	35.9	33.2	35.2

