

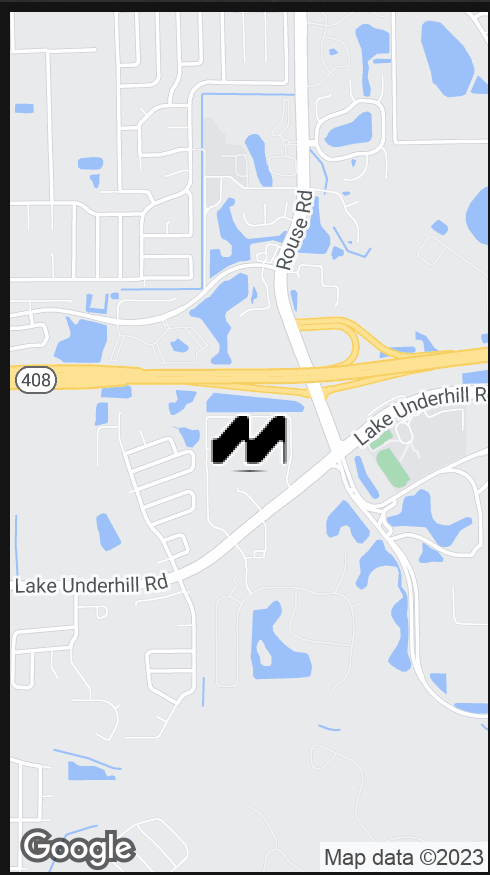


10967 Lake Underhill Rd

ORLANDO, FL 32825

Property Highlights

- Boutique Office Space in Waterford Lakes
- Minutes from SR 408 and SR 417
- Close proximity to UCF and Valencia colleges
- Directly across from Lockheed Martin



FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

LUKE SAWYER

321.205.6544

lsawyer@millenia-partners.com

MICHAEL ETCHISON

321.287.7481

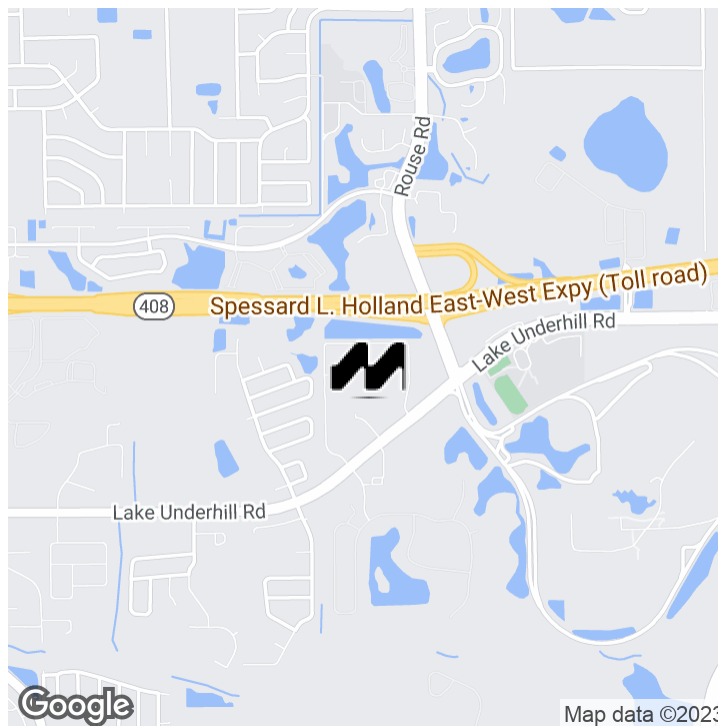
metchison@millenia-partners.com



EXECUTIVE SUMMARY

ORLANDO, FL 32825

10967 Lake Underhill Rd



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	42,000 SF
Available SF:	877 SF
Number of Units:	1

PROPERTY OVERVIEW

This well designed boutique office space is perfect for those looking for a space to meet with clients while allowing for individual offices. Vinyl floors throughout, reception area, large offices and a break room, this space is ideal for returning to the office or growing your company.

LOCATION OVERVIEW

Located just off SR 408 near Waterford Lakes, this office condo is easily accessible from anywhere in the Orlando Metro. This beautiful professional office park is across the street from Lockheed Martin and minutes away from the University of Central Florida and Valencia College.

PRESENTED BY

LUKE SAWYER

321.205.6544

lsawyer@millenia-partners.com

MICHAEL ETCHISON

321.287.7481

metchison@millenia-partners.com

OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

ORLANDO, FL 32825

10967 Lake Underhill Rd



PRESENTED BY

LUKE SAWYER

321.205.6544

lsawyer@millenia-partners.com

MICHAEL ETCHISON

321.287.7481

metchison@millenia-partners.com

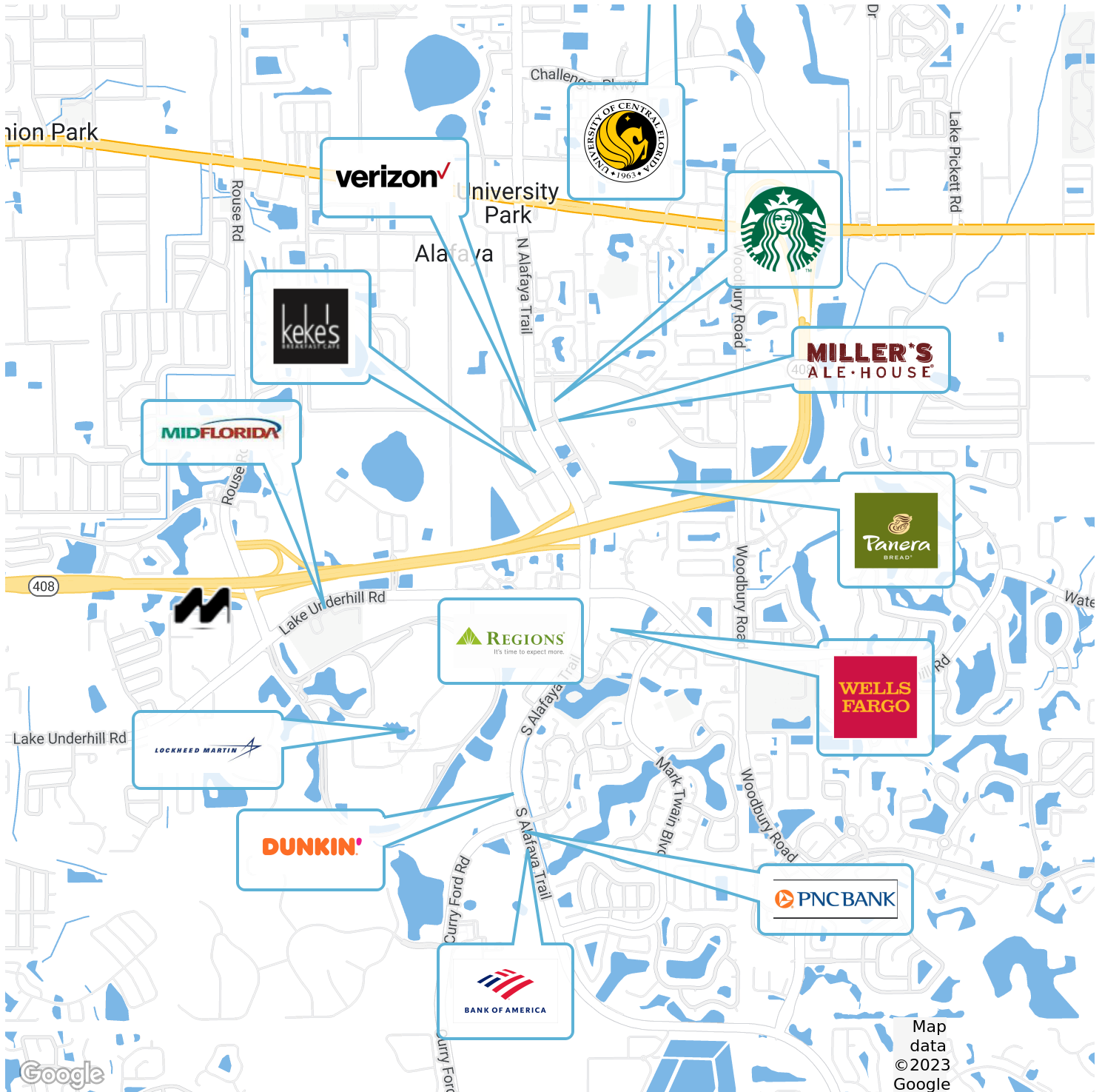
OFFICE BUILDING

For Lease

LOCATION MAP

ORLANDO, FL 32825

10967 Lake Underhill Rd



PRESENTED BY

LUKE SAWYER

321.205.6544

lsawyer@millenia-partners.com

MICHAEL ETCHISON

321.287.7481

metchison@millenia-partners.com

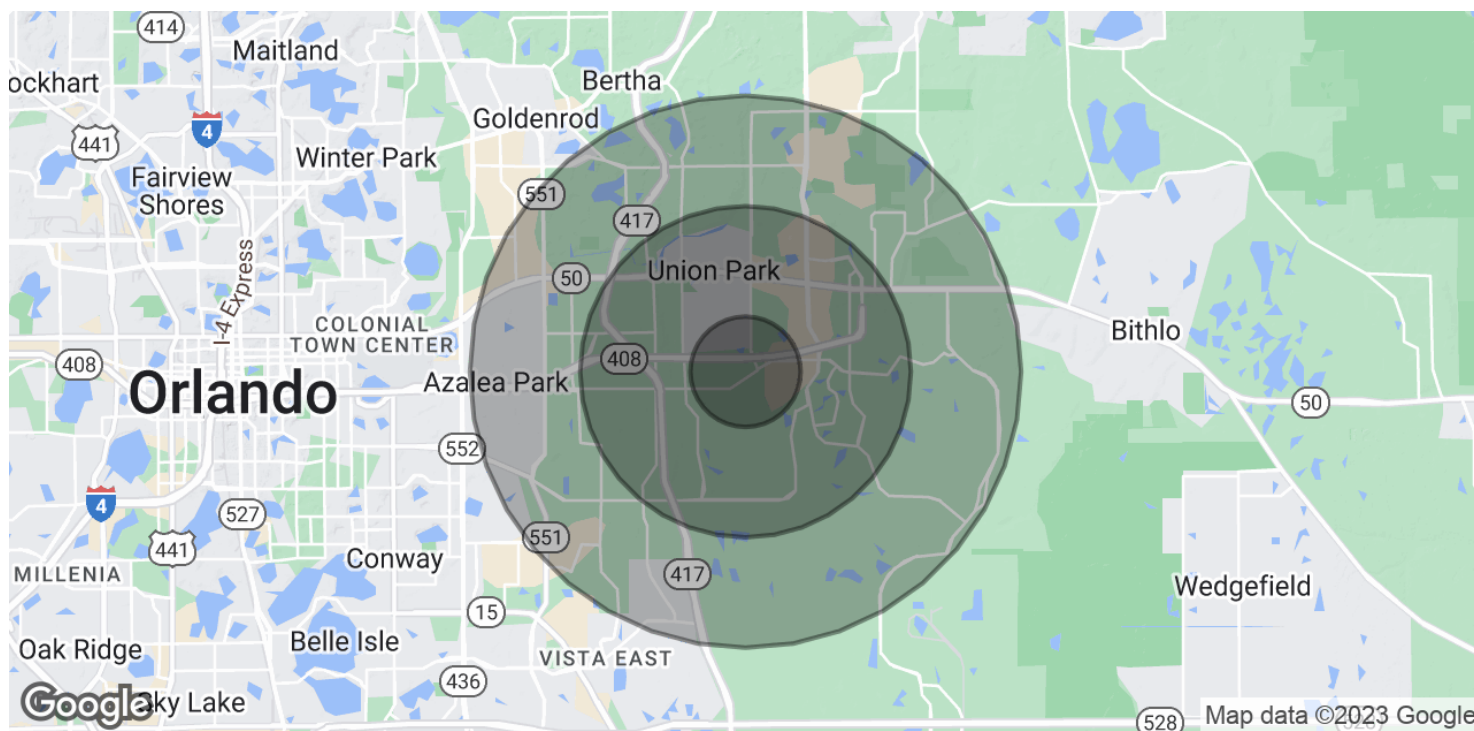
OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT

ORLANDO, FL 32825

10967 Lake Underhill Rd



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,403	71,080	198,252
Average Age	28.3	30.7	30.8
Average Age (Male)	27.9	29.6	29.7
Average Age (Female)	28.8	31.6	31.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,934	24,858	68,385
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$53,550	\$60,163	\$60,708
Average House Value	\$267,365	\$246,414	\$246,876

* Demographic data derived from 2020 ACS - US Census

PRESENTED BY

LUKE SAWYER

321.205.6544

lsawyer@millenia-partners.com

MICHAEL ETCHISON

321.287.7481

metchison@millenia-partners.com

OFFICE BUILDING

For Lease