

office space
for
LEASE

\$20 psf fs

3rd floor suites available

suite 350 - 4,685 sf (divisible)

suite 306 - 2,454 sf

+ building: 45,421 SF

+ built: 1985 SF

+ parcel id: 030-2220-6362-00-010

+ parking: ample

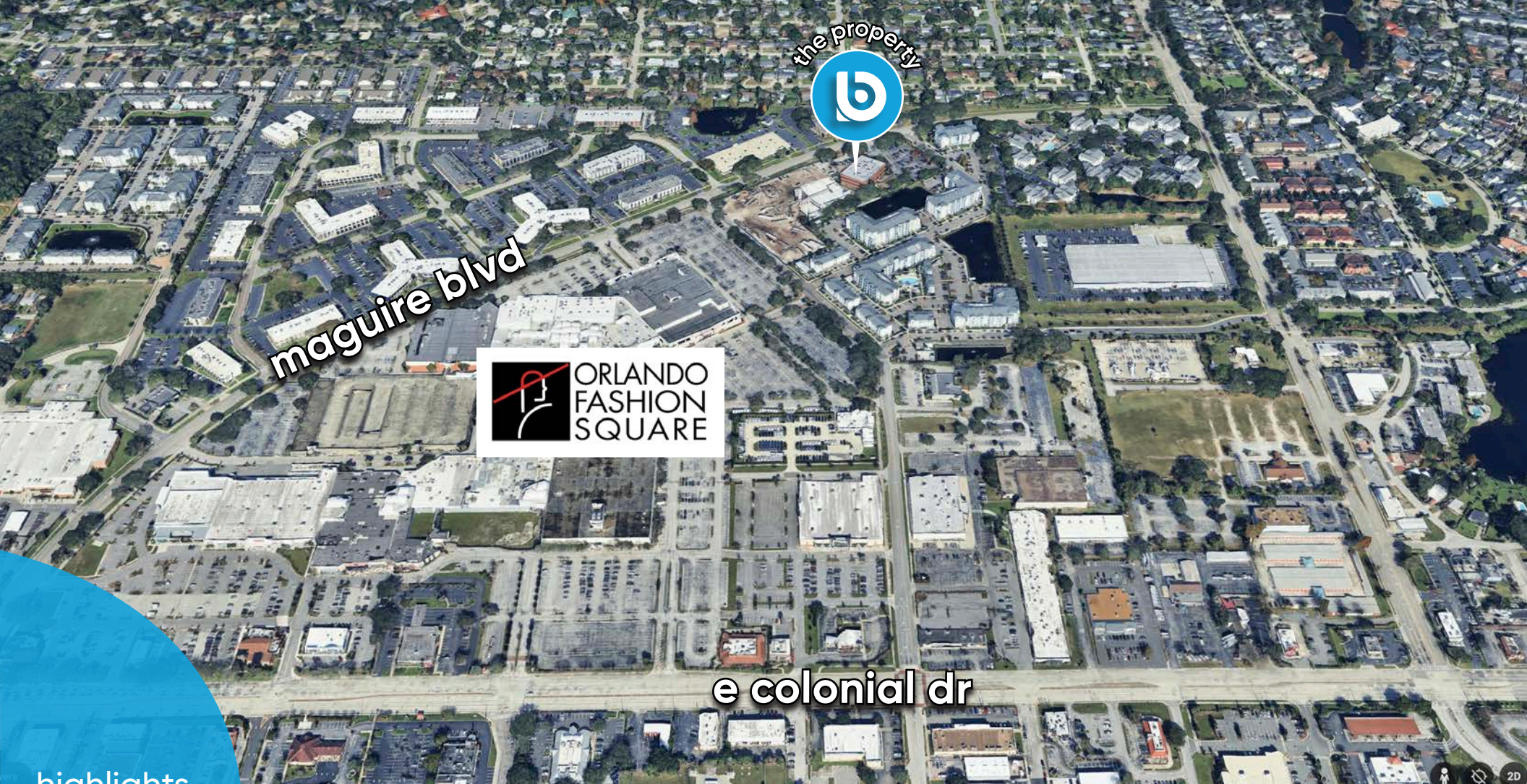
+ signge: monument



3670 Maguire Blvd.
Orlando, FL 32803

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broker associate
(407) 734.7205
buffy@BBDRE.com


Bishop Beale Duncan
COMMERCIAL REAL ESTATE



the property

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

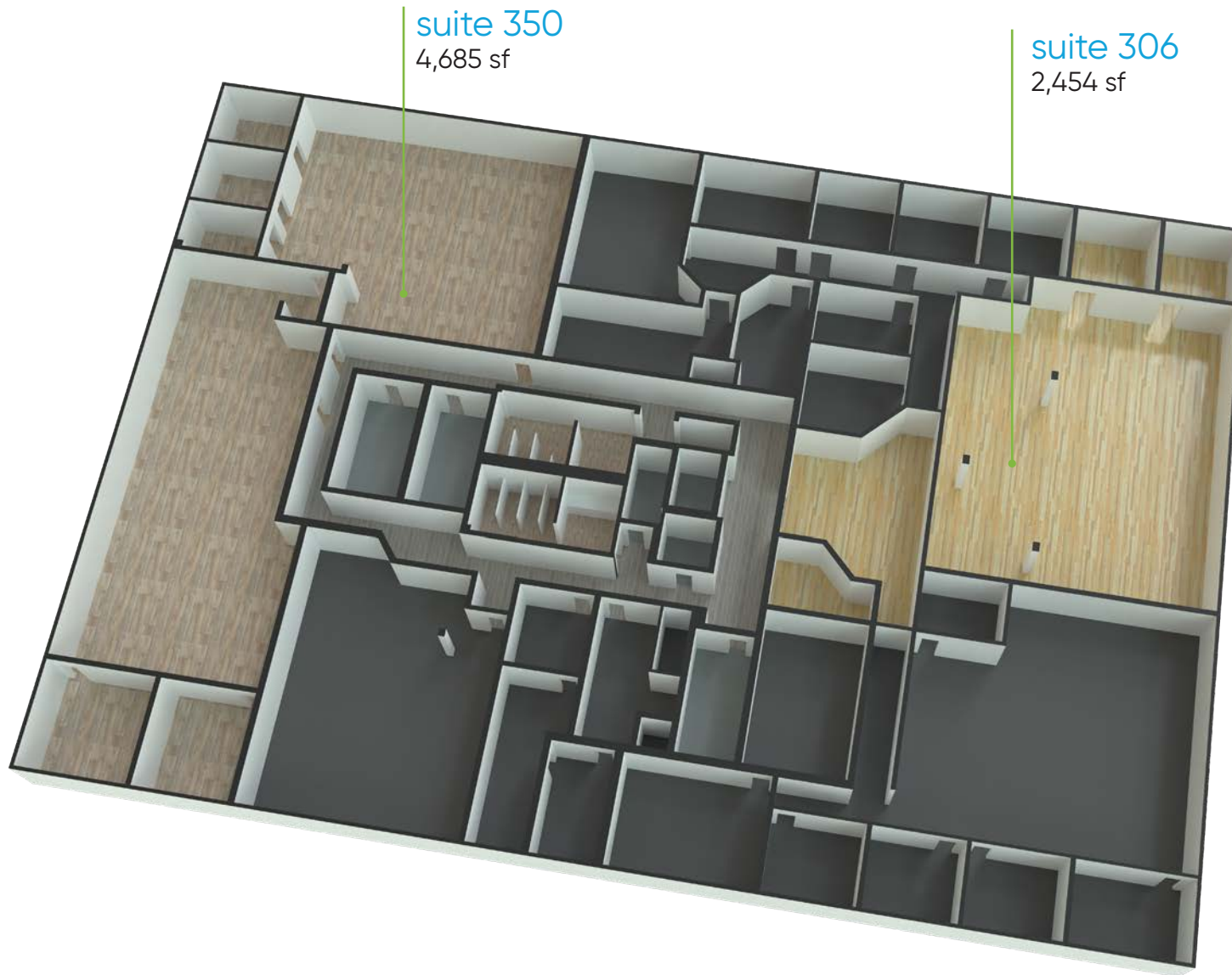


for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

3rd Floor Available Suites

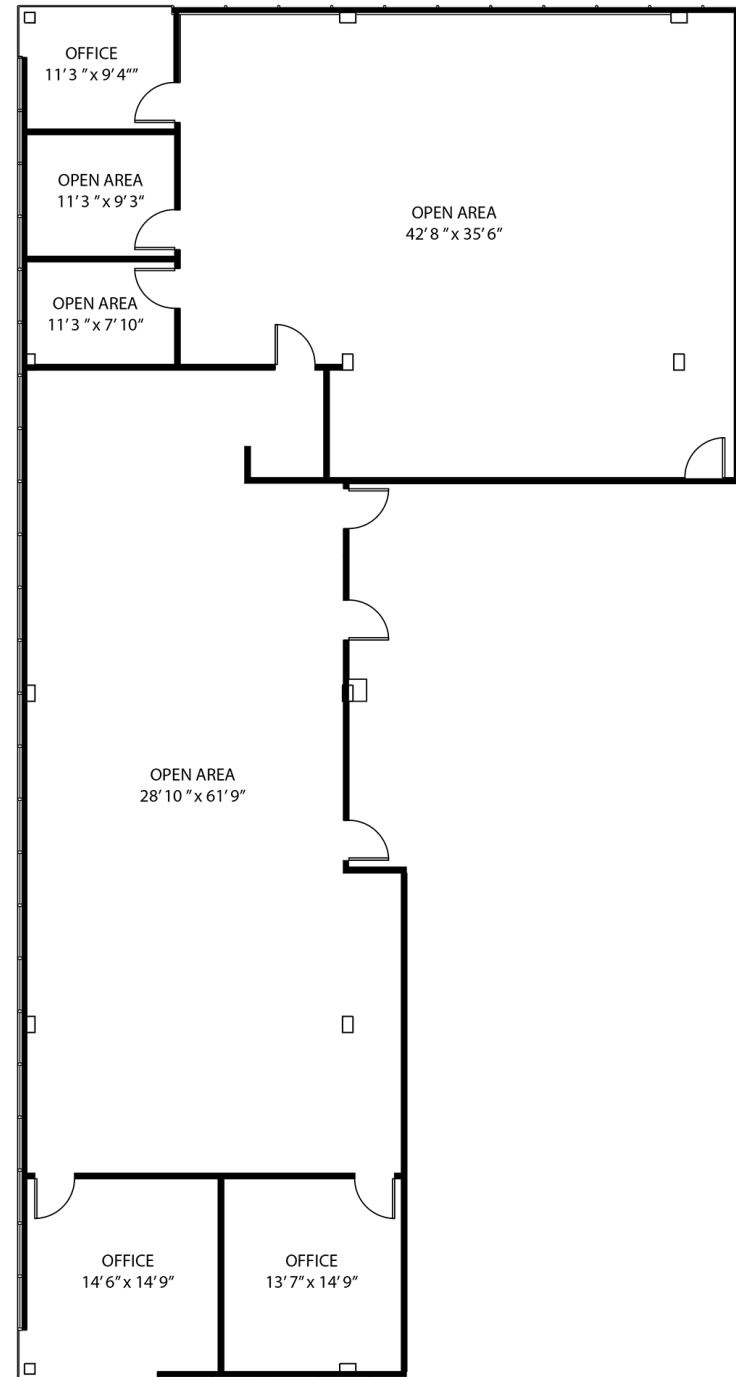
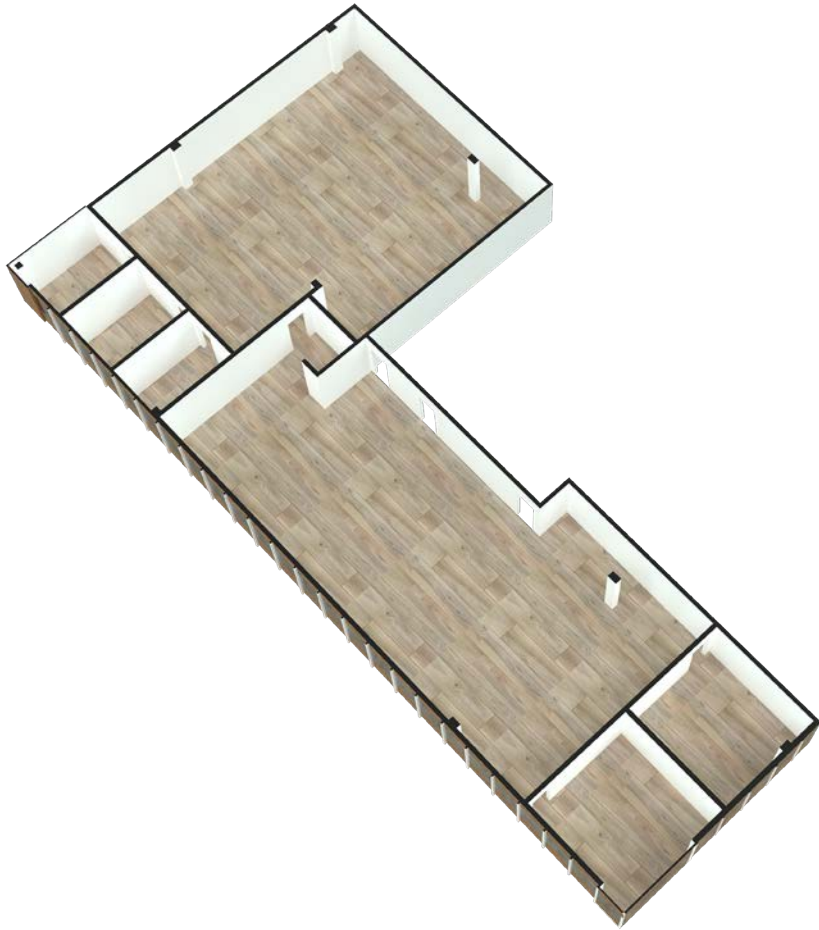
suite 350 - 4,685 sf (divisible - 1,800 sf to 4,685 sf)

suite 306 - 2,454 sf



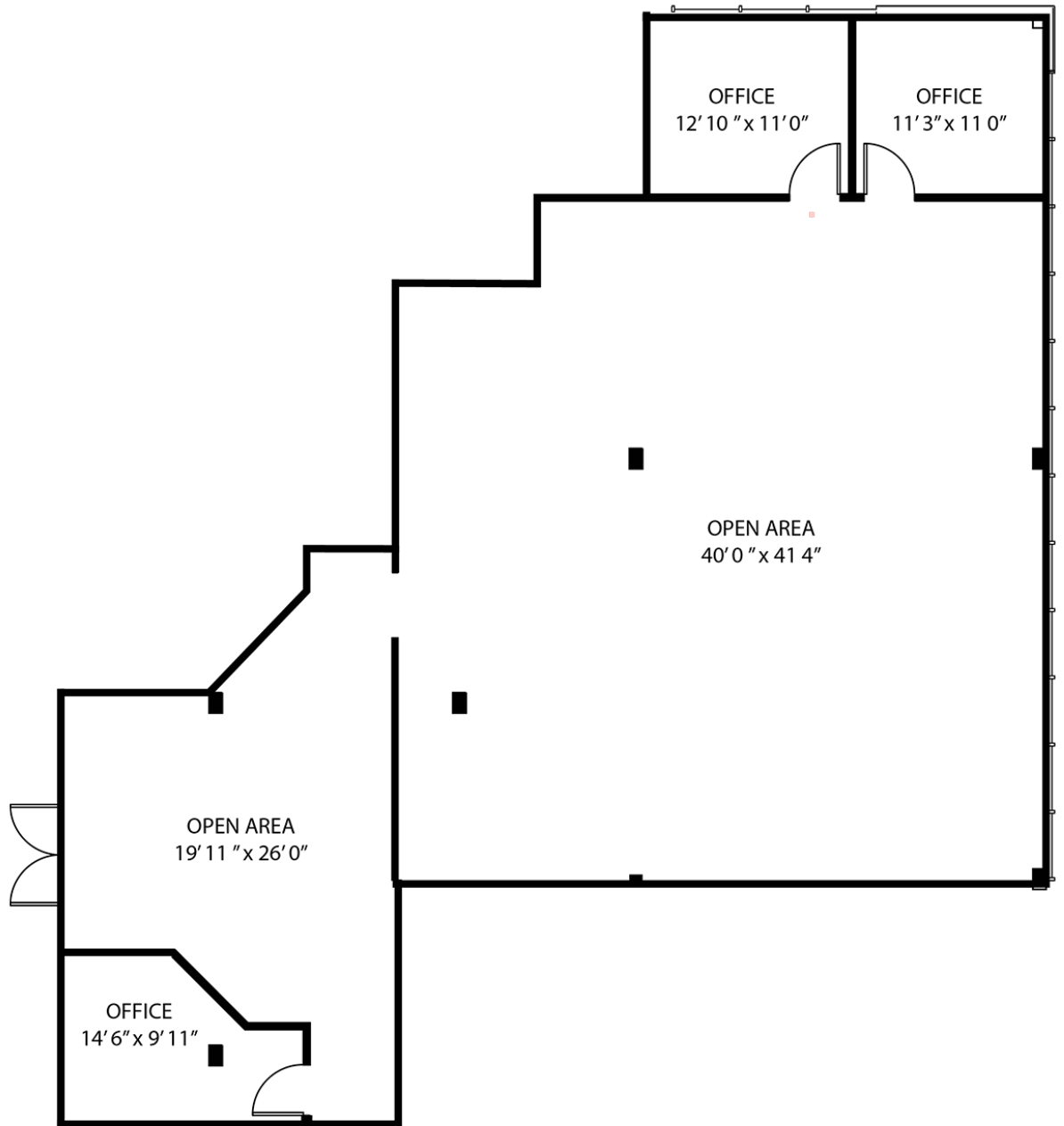
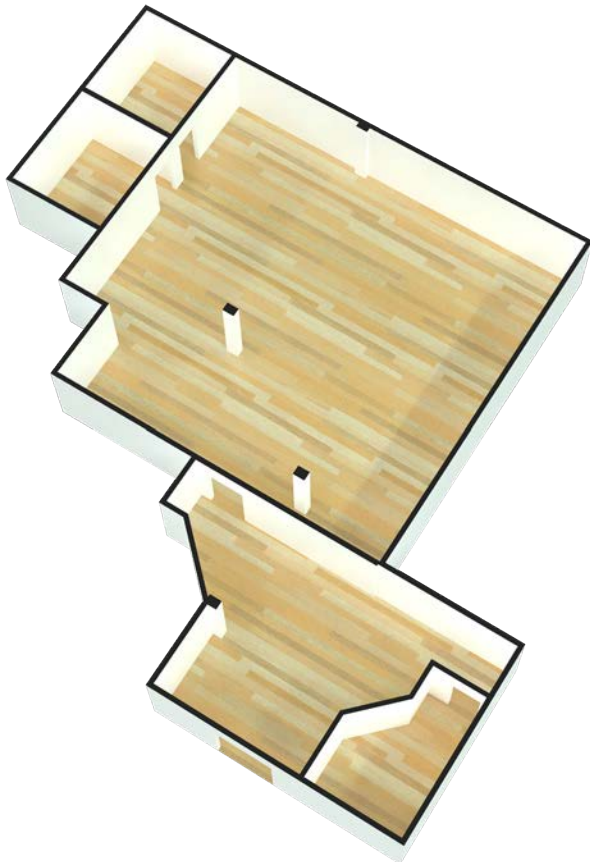
suite 350 floor plan

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



suite 306 floor plan

2,454 sf



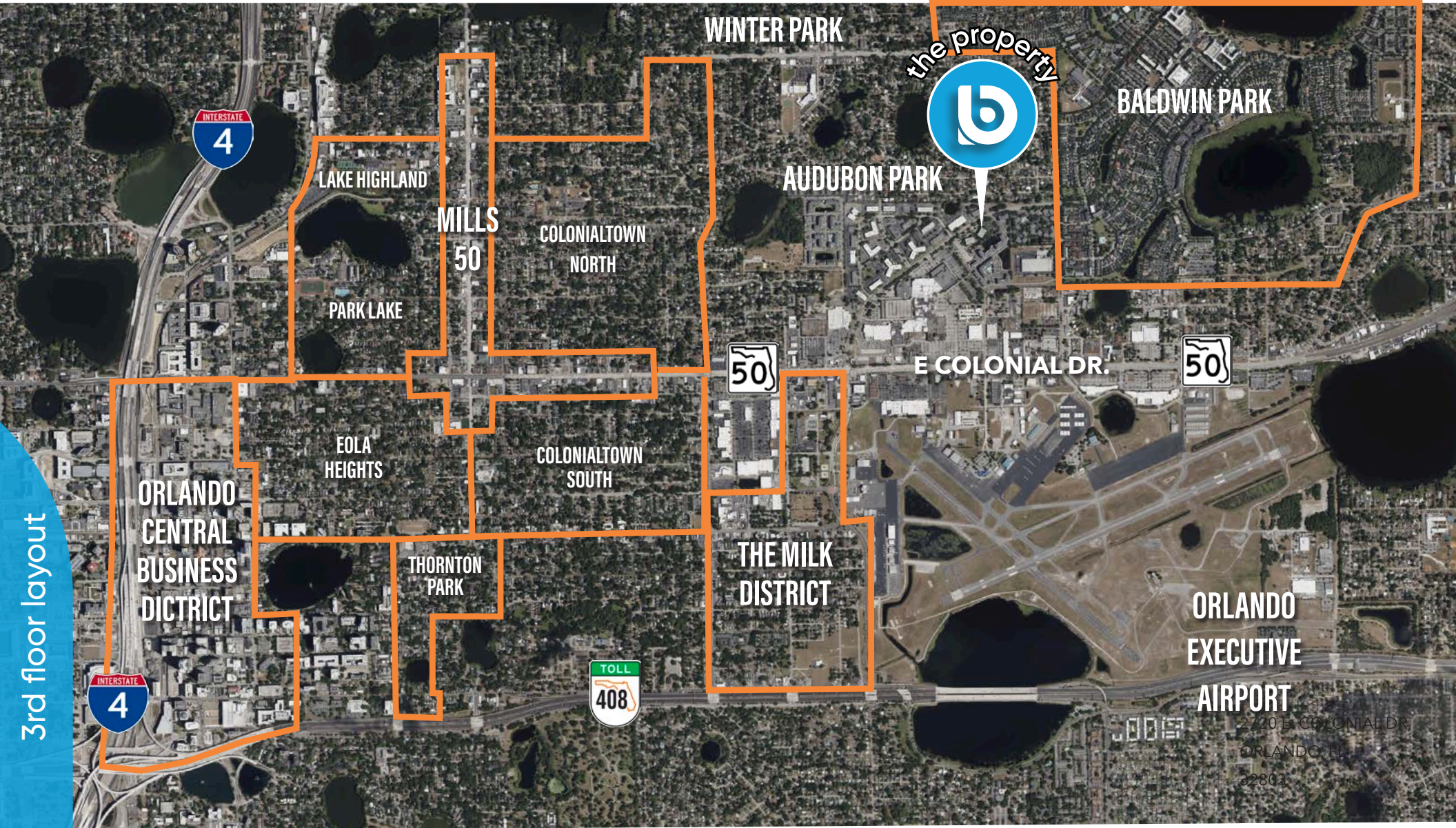
interiors



interiors



orlando districts



3rd floor layout



Location Aerial & Demographics



location

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

