



# FOR LEASE

934 LAKE BALDWIN LANE | ORLANDO, FL 32814

2603 SF | \$33 PSF MODIFIED GROSS • TURNKEY OFFICE BUILDING



PRESENTED BY  
**MELANIE KAYALEH**

**DIRECTOR OF COMMERCIAL**

(407) 782-1989  
MELANIE@CHOICECOMMERCIALGROUP.COM  
FLORIDIAN REAL ESTATE GROUP  
483 MONTGOMERY PLACE  
ALTAMONTE SPRINGS, FL 32714





934 LAKE BALDWIN LANE  
ORLANDO, FL 32814

## Property Overview

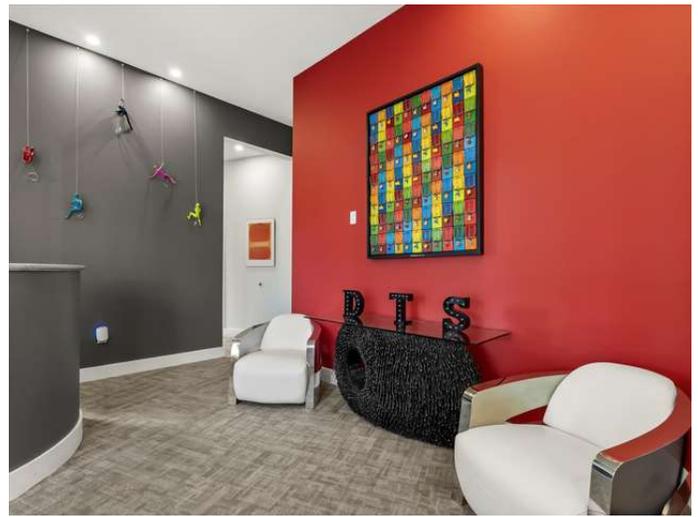
This freestanding building, situated in the vibrant heart of Baldwin Park, offers 2,603 square feet of turnkey space. Ideal for businesses seeking a prime location, the building's strategic placement provides easy access to local amenities, bustling foot traffic, and a dynamic community atmosphere.

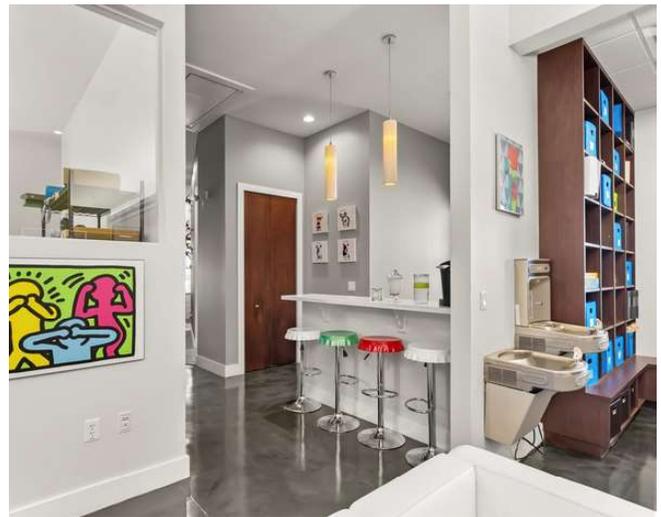
Turnkey building ready for immediate occupancy, eliminating the need for extensive renovations or updates. This makes it an attractive option for entrepreneurs or companies looking to establish their presence quickly and efficiently.

Great for office user needing a ready to go turnkey space,.

Property has location, convenience, and readiness to set the stage for success.

- **2603 SF freestanding single story office buidiing**
- **Flexible Floor plan with private offices and open work area**
- **Ample surface parking in common parking lot**
- **Walking distance to downtown Baldwin Park restaurants and shops**
- **Easily accessible to Colonial Drive, 436, Mills Ave, I-4 and 408 East-West Expressway**
- **Close to downtown Orlando and Winter Park**
- **Zoning: ORL-PD/AN**
- **Some furniture will remain**









# Floor Plan | 934 Lake Baldwin Lane



# Location Maps | 934 Lake Baldwin Lane



	3 Miles	5 Miles	7 Miles
<b>Population</b>			
TOTAL POPULATION	117,293	324,103	553,680
MEDIAN AGE	41	41	40
MEDIAN AGE (MALE)	40	39	39
MEDIAN AGE (FEMALE)	42	42	41
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	52,264	138,763	225,272
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$110,735	\$100,586	\$97,583
AVERAGE HOUSE VALUE	\$489,384	\$440,603	\$408,916

# LET'S DISCUSS YOUR NEXT STEPS

Contact me today for further discussion, or to schedule a meeting or call for a more detailed consultation.



**MELANIE KAYALEH**

DIRECTOR OF COMMERCIAL

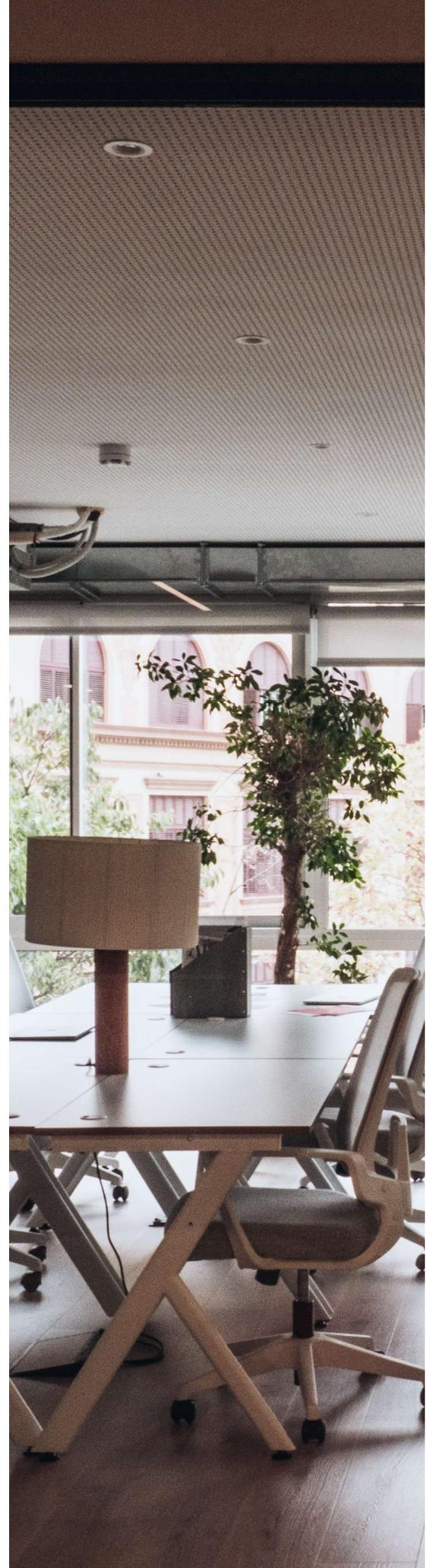
**(407) 782-1989**

**[melanie@choicecommercialgroup.com](mailto:melanie@choicecommercialgroup.com)**

FLORIDIAN REAL ESTATE GROUP

483 Montgomery Place

Altamonte Springs, FL 32714





**MELANIE KAYALEH**  
DIRECTOR OF COMMERCIAL

(407) 782-1989  
melanie@choicecommercialgroup.com  
FLORIDIAN REAL ESTATE GROUP