

6355 METROWEST BLVD - 1800 METROCENTER BLVD

FOUNDRY
COMMERCIAL

METROCENTER OFFICE @ METROWEST

**TWO FULL BUILDINGS AVAILABLE
FOR SALE OR LEASE**

31,895 - 133,914 SF

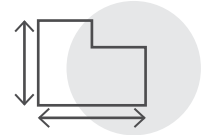


FEATURES & AMENITIES

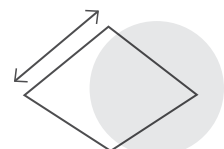
- ✈ **10 minutes from Universal Studios** - annually welcoming over 21 million visitors
- ✈ **\$6.5MM** in tenant contributions to tenant interiors
- ✈ Over 200 hotels located **within 10 miles of the property**
- ✈ **Metrocenter Office @ Metrowest features onsite dining** which serves the entire campus
- ✈ MetroWest Golf Club is less than 1 mile down the street, **featuring an 18-hole public course, plus restaurants, pro shop, and lessons**

KEY FEATURES

Year Built	1988/2011
No. of Stories	1
SF	±133,914
Parking Ratio	4.1/1,000 / 6.4/1,000
Site Size	11.01 acres / 4.26 acres



133,914 Sq. Ft.
of rentable space



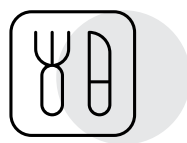
11.01 acres
campus



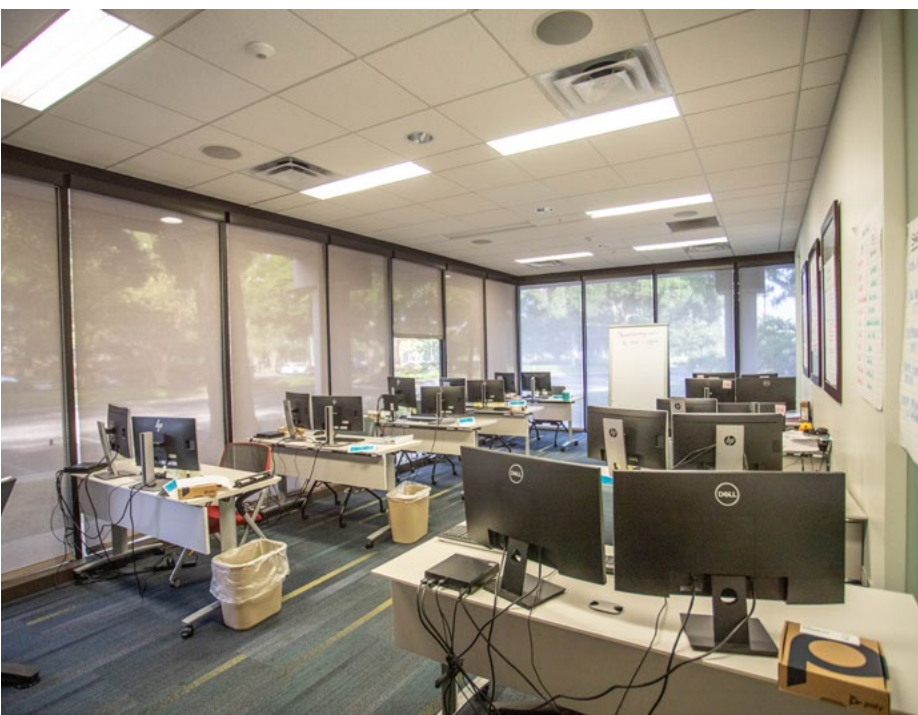
Outdoor Spaces
and ample natural light

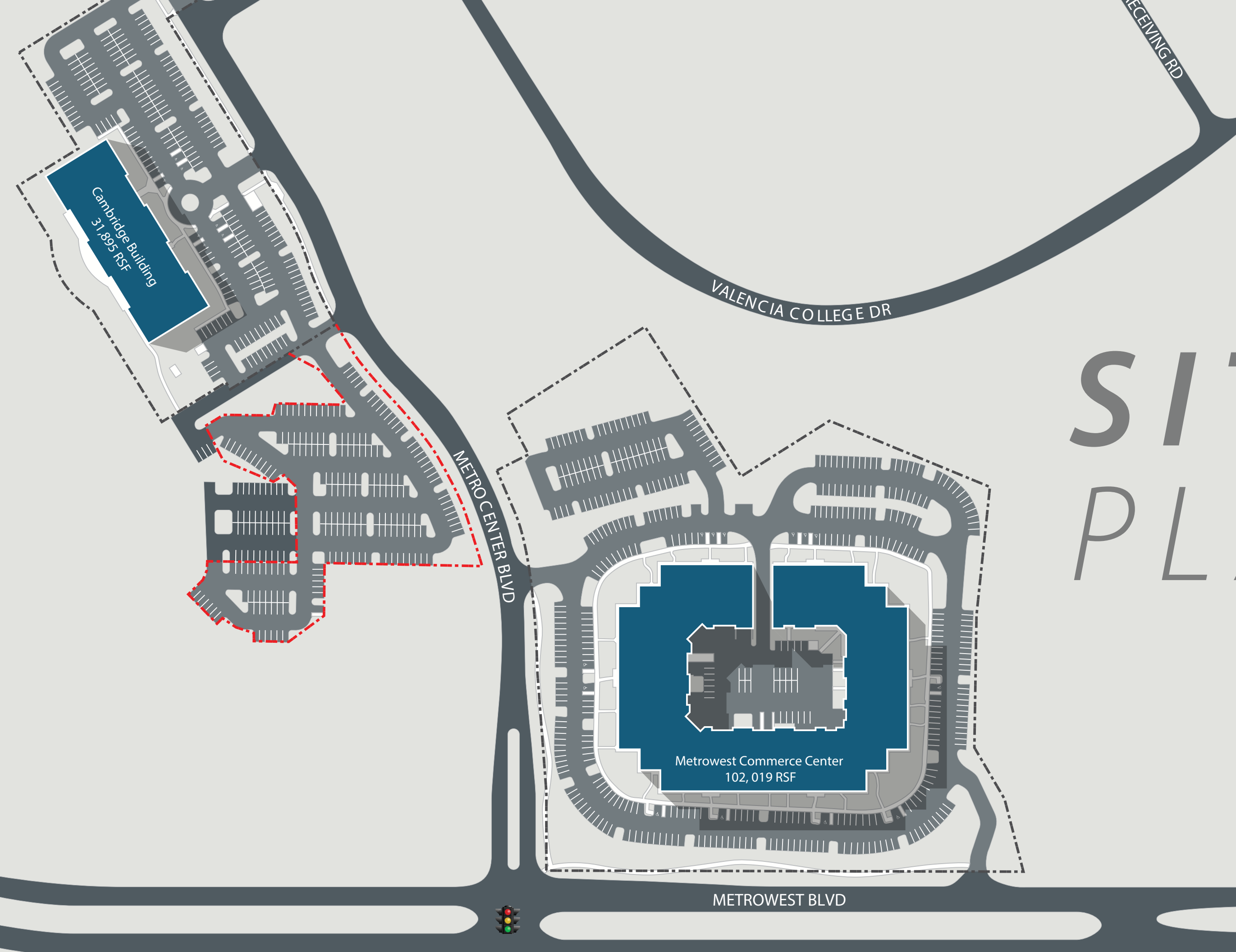


Adjacent
to Valencia College



On-Site Cafeteria
full-campus service





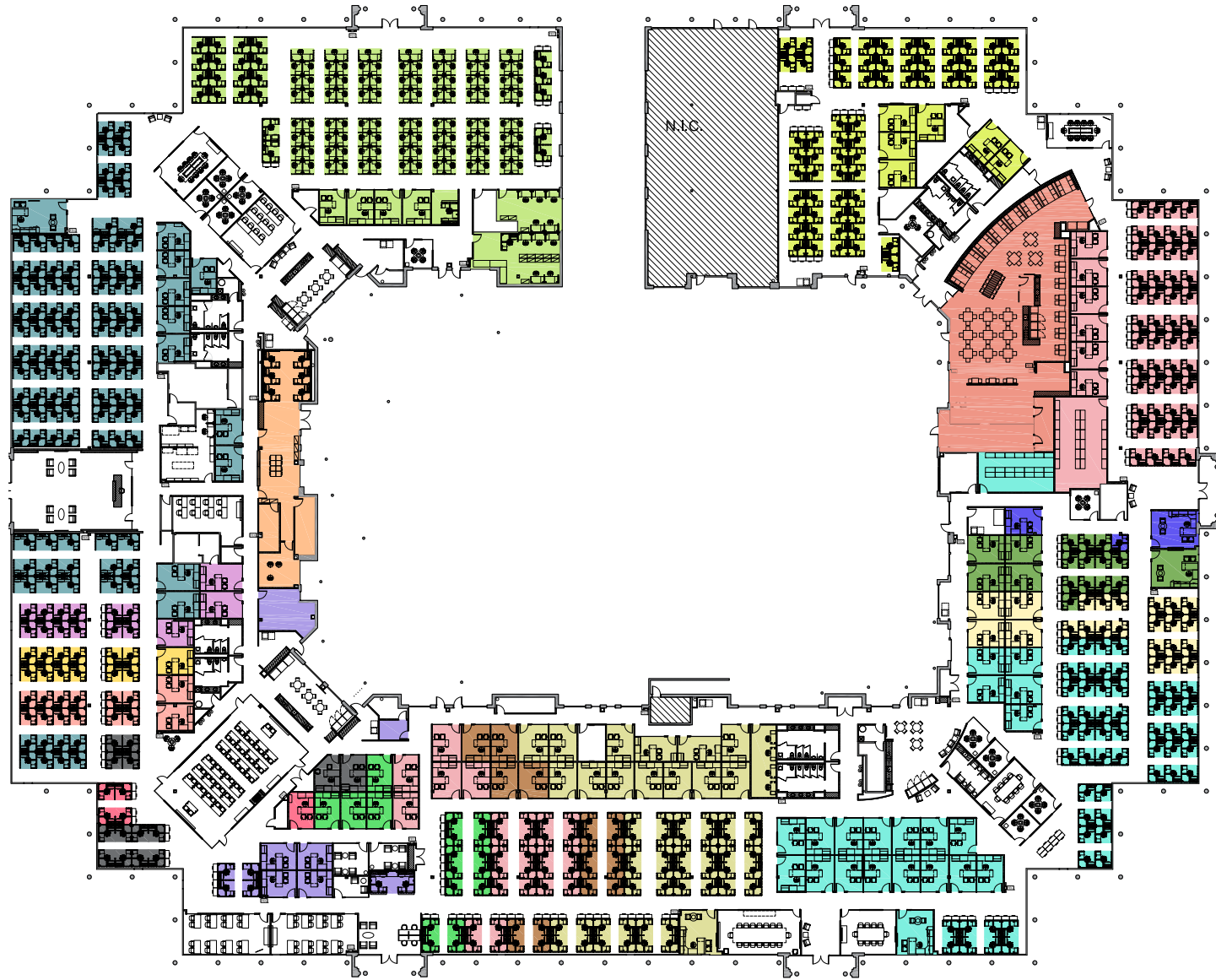
SITE PLAN

FLOOR PLANS



6355 Metrowest Blvd

102,019 SF Available



NEARBY AMENITIES

Easily Accessible From Metro Orlando & Beyond

Get to major thoroughfares like I-4 in 10 minutes and Florida's Turnpike in 15 minutes. Downtown Orlando's Central Business District is just 15 minutes away.

RESTAURANTS

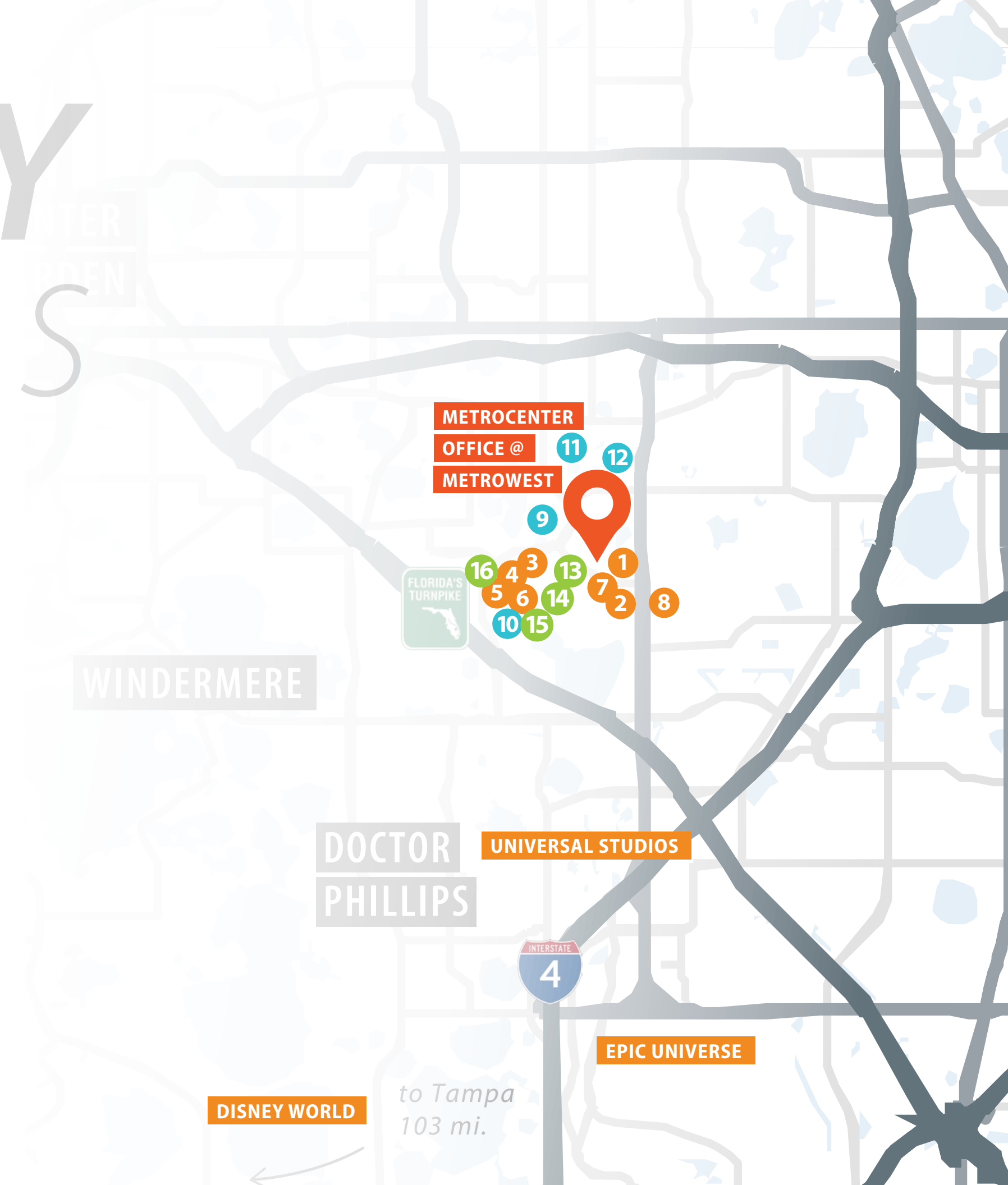
- 1 Bubbakoo's Burritos
- 2 Mecatos Bakery & Cafe
- 3 Achilles Art Cafe
- 4 Musashi Sushi Lounge
- 5 a Brasileira Bar & Grill
- 6 Yami Buffet
- 7 Chipotle
- 8 Starbucks

AMENITIES

- 9 MetroWest
- 10 Publix Sup
- 11 ALDI
- 12 Wawa

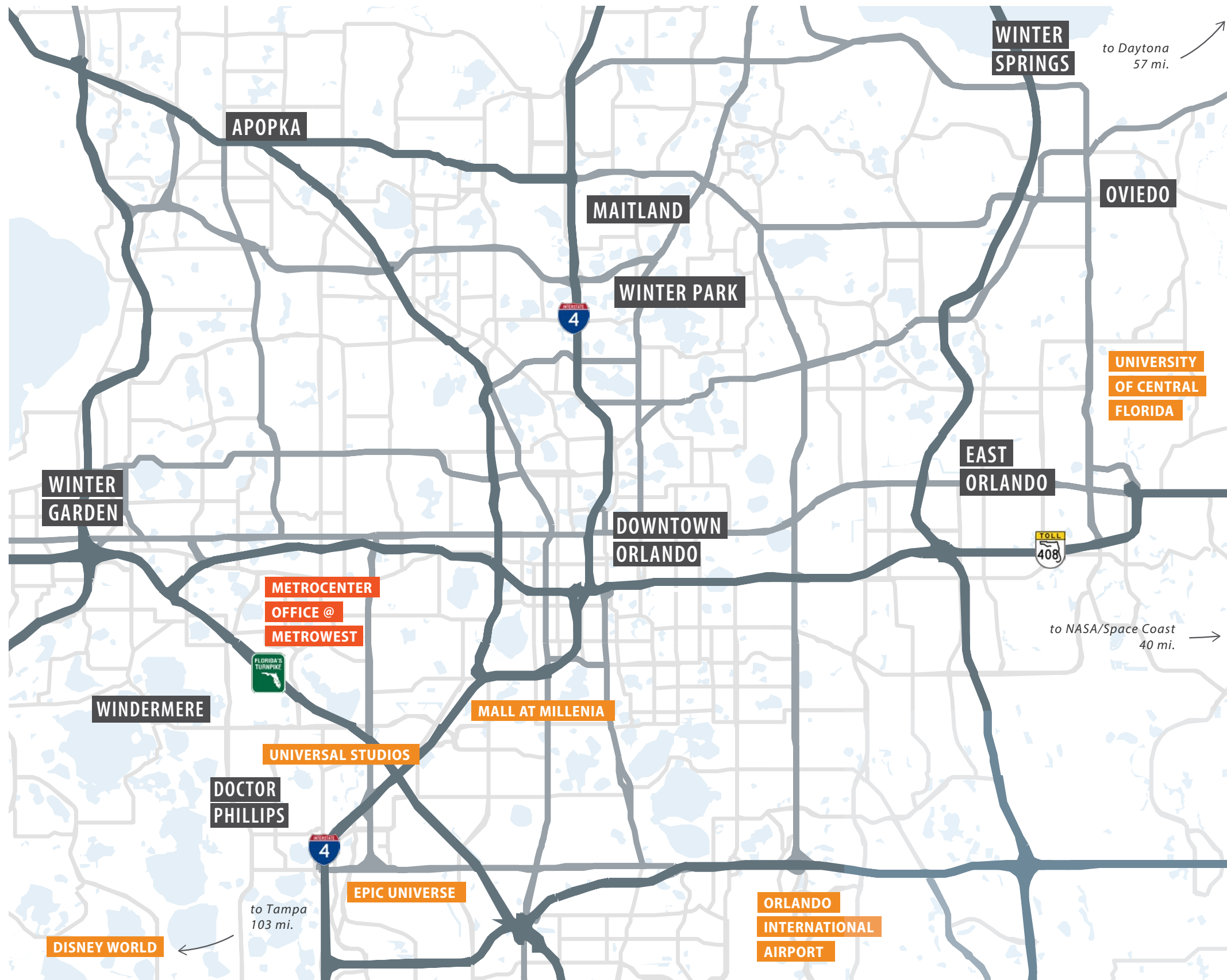
MULTI-FAMILY

- 13 The Summ
- 14 Madison at
- 15 Alvista Me
- 16 The Debra



GREATER ORLANDO

REGIONAL MAP



DRIVE TIMES

Mall at Millenia	12 mins.
Downtown Orlando	15 mins.
Universal Studios	13 mins.
Epic Universe	18 mins.
Disney World	22 mins.
Orlando International Airport	24 mins.
Tampa, Florida	1 hr 31 mins.

GREATER ORLANDO

Class-A Campus in a First-Class City

IN METROWEST ORLANDO

Discover Metrocenter Office @ Metrowest, offering a perfect blend of modern functionality and timeless design. Originally constructed in 1988 and thoughtfully renovated in 2011, this single-story space is ideal for businesses seeking a professional and well-maintained environment.

Metrocenter Office @ Metrowest is an excellent choice for companies seeking to relocate their HQ to a top-of-the-line location. Design-built for an institutional client, the building has everything a tenant could need from the get go.

Why Florida

- ✎ **No state income tax**
- ✎ **Lowest average residential real estate taxes** compared to the Southeast
- ✎ **25M population** within a 5 hour drivetime
- ✎ **Lowest US corporate tax rate**
- ✎ **Most miles of contiguous coastline** in the U.S. - 1,350 miles

#1

FASTEST GROWING
METROPOLITAN
STATISTICAL AREA

#1

CITY FOR JOB
GROWTH

#2

BEST CITY FOR
FUTURE JOB
GROWTH

#3

BEST CITY FOR
MILLENNIALS

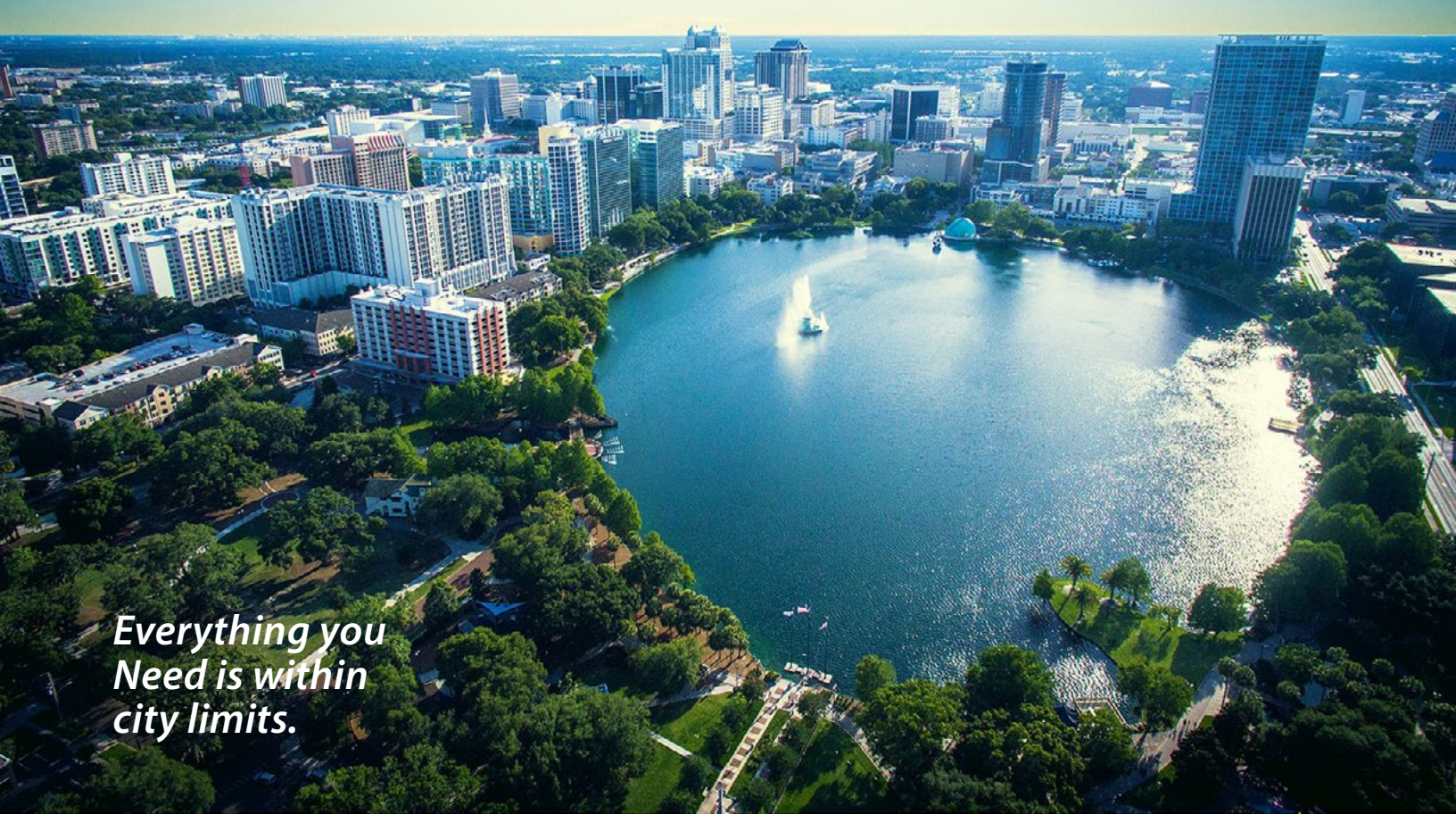
The fastest growing city in the U.S.

approximately

2.6

MILLION
RESIDENTS IN
ORLANDO MSA





Everything you
Need is within
city limits.



ORLANDO

A UNIQUELY LIVEABLE COMMUNITY

One significant factor that sets Orlando apart is its remarkable quality of life. Those who venture into Orlando beyond our world-famous tourist attractions, quickly realize that this is a uniquely liveable community. Distinctive, brick streets and tree-lined neighborhoods; year-round outdoor recreation; proximity to beaches, lakes, springs, parks, and trails; worldclass entertainment options; professional sports; cultural events; closets free of winter coats, scarves, and gloves all contribute to an environment that most never want to leave once they've called it home. In fact, companies of all types and sizes find that the unparalleled quality of life enhances employee recruitment and retention.

(Source: Orlando Economic Partnership)



RECREATION/ENTERTAINMENT

- #1 Family travel destination in the world
- 70+ Million visitors annually
- 1,000+ fresh water lakes
- #1 Meetings and conventions destination
- 300+ Golf courses, including Arnold Palmer's Bay Hill
- More theme parks, resorts, and attractions than any place in the world (including Walt Disney World, Universal Orlando Resort, and Seaworld Orlando)



ARTS & CULTURE

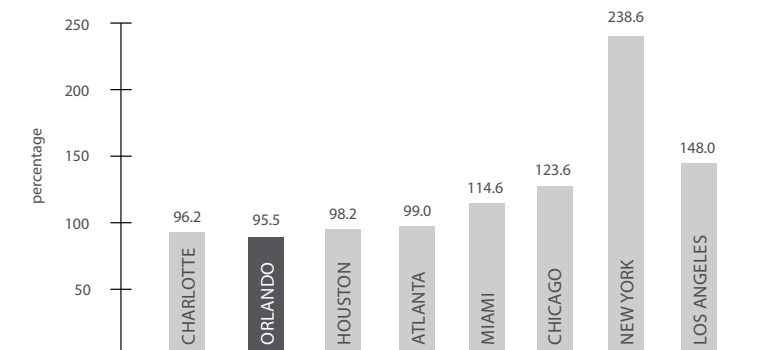
- Dr. Phillips Center for the Performing Arts
- Orlando Philharmonic Orchestra
- Orlando Symphony Orchestra
- Orlando Science Center
- Orlando Ballet
- Orlando Museum of Art
- Morse Museum
- Florida Film Festival



HOUSING Executive housing choices are abundant: from urban historic neighborhoods with winding brick roads, to suburban homes with big backyards, to high-rise condos with bars and restaurants next door, to world renowned golf course communities with famous neighbors.



COST OF LIVING INDEX



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