



*SAND
LAKE IV*

CLASS-A OFFICE BUILDING | ORLANDO, FL

1,632 - 2,482 SF AVAILABLE

7380 SAND LAKE ROAD



SAND LAKE IV

PROPERTY OVERVIEW

Sand Lake IV is a Class-A office building located in South Orlando with visibility from I-4, and nearby Turnpike & Beachline Expressway (to airport). This is an Energy Star certified building with 360° lake views.

- Four levels of FREE covered parking
- 24/7 card key access
- New dedicated traffic light
- Ingress/egress from Turkey Lake Rd. or Sand Lake Rd.
- Regus on the 5th floor provides numerous amenities and tenant flexibility
- Close to The Mall at Millenia, Bay Hill, Windermere, Dr. Phillips, Universal Studios
- On-site management & security guard
- Common break/meeting room in Lobby

PROPERTY OVERVIEW

location

Directly off Sand Lake Rd. with many neighboring restaurants, hotels, banking, within walking distance.

renovations underway

Coming Q2 2026, there will be lobby/common area renovations, and an outdoor amenity with seating/tables/putting green.

access

The building has lighted access off of Sand Lake Rd.

Property Address 7380 Sand Lake Rd.

Submarket South Orlando

No. of Buildings 1

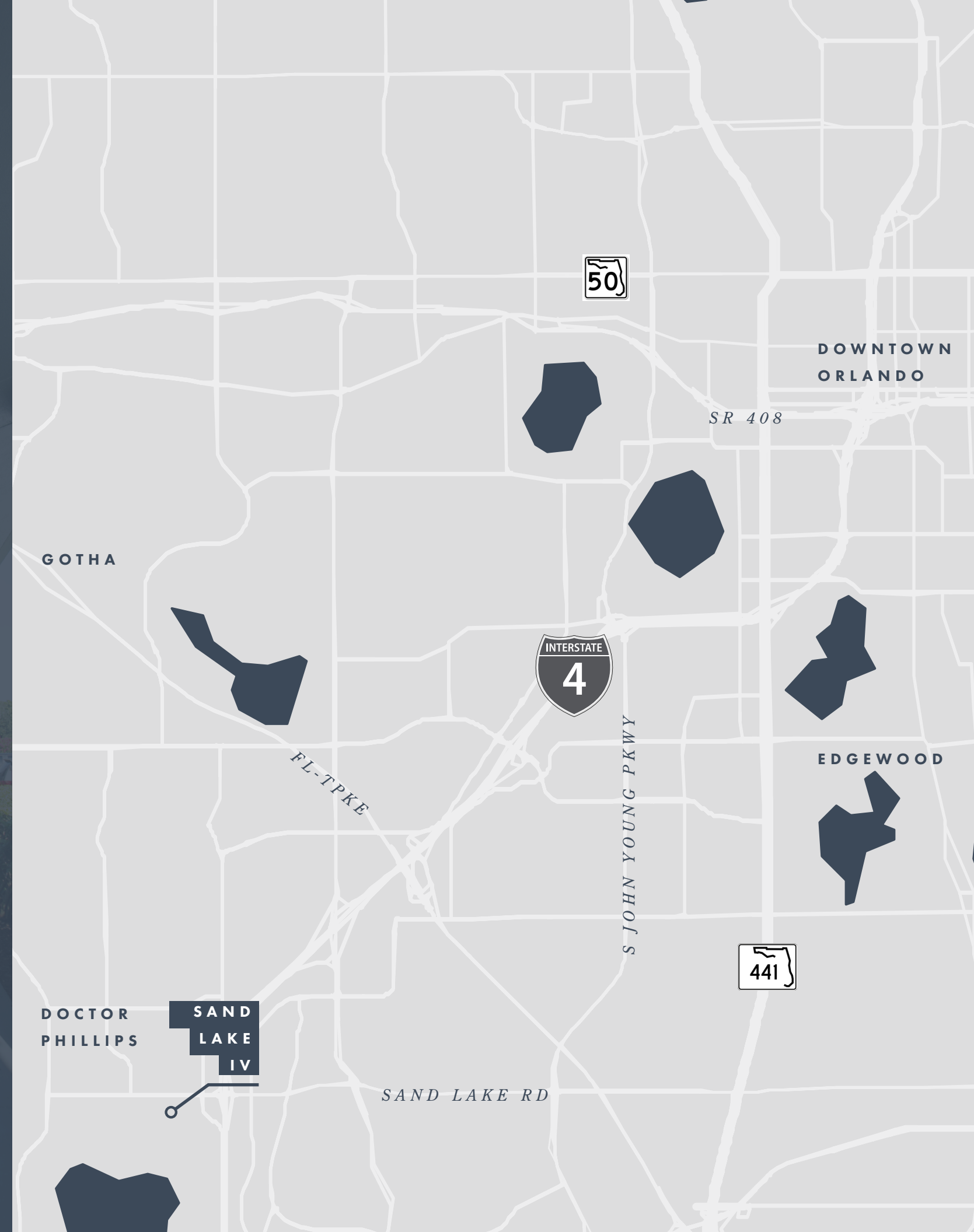
No. of Stories 6

Building Size 115,042 SF

Parking 400 covered spaces

Year Built 1987

Typical Floor Size 19,297 SF



NEARBY AMENITIES



restaurants

- | | |
|-----------------------------------|----------------------------|
| 1. Eddie V's Prime Seafood | 13. monsonori Japanese |
| 2. Rocco's Tacos & Tequila Bar | 14. The Whiskey |
| 3. First Watch | 15. Mochinut |
| 4. Chick-fil-A | 16. Seasons 52 |
| 5. American Social Bar & Kitchen | 17. Madras Cafe |
| 6. North Italia | 18. Saffron Indian Cuisine |
| 7. Ocean Prime | 19. Sixty Vines |
| 8. Flippers Pizza | 20. Akasaka Sushi |
| 9. Melt N dip | 21. Panera Bread |
| 10. Ruth's Chris Steak House | 22. Chima Steakhouse |
| 11. Voodoo Bayou | 23. Kabooki Sushi |
| 12. Mister O1 Extraordinary Pizza | 24. Seito Sushi |

convenience

- 25. Whole Foods
- 26. Sprouts
- 27. Publix

gym/personal training

- 28. Pure Barre
- 29. StretchLab
- 30. Orangetheory
- 31. Body20
- 32. F45 Training
- 33. JETSET Pilates
- 34. Club Pilates



LOCATED ON RESTAURANT ROW



CLOSE ACCESS TO UNIVERSAL ORLANDO



QUALITY NEARBY LODGING

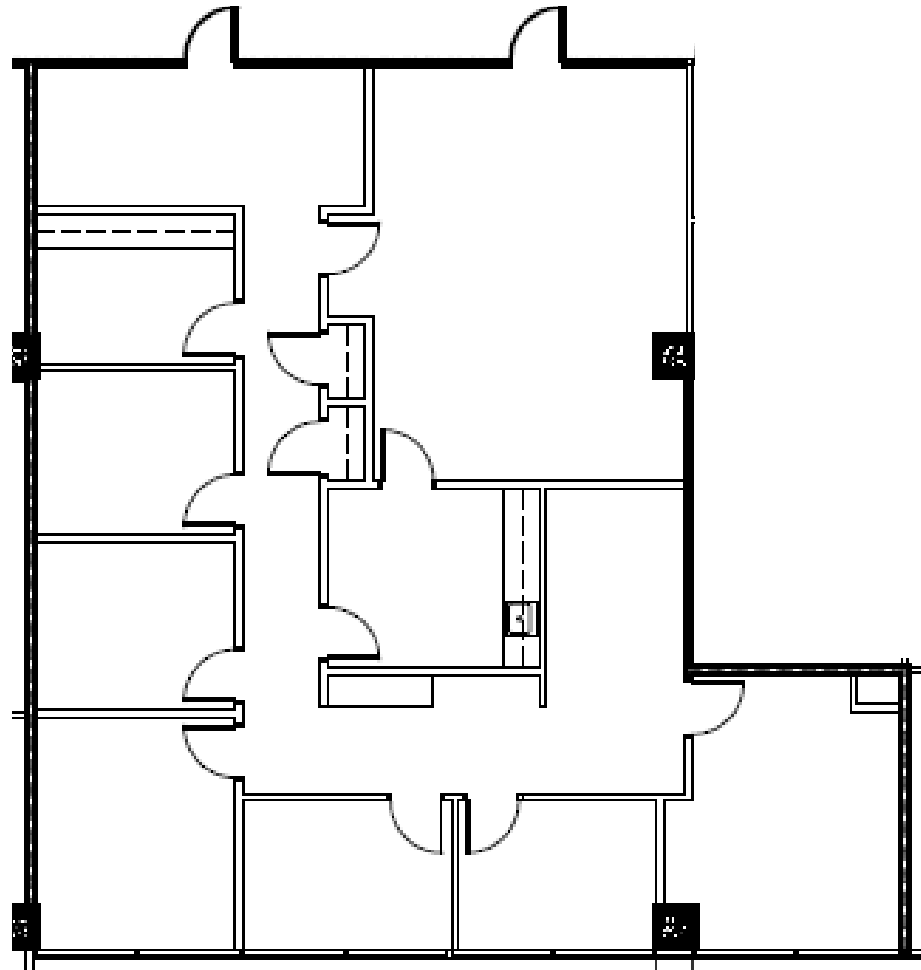
UPCOMING
RENOVATIONS

EXPECTED COMPLETION
Q2 2026



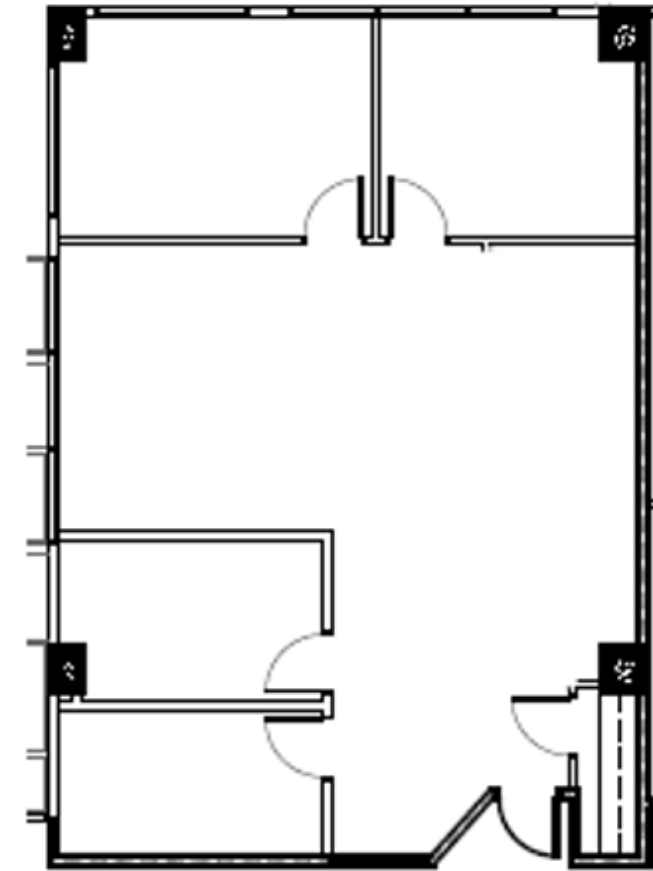
Suite 135

2,482 SF AVAILABLE



Suite 400

1,632 SF AVAILABLE



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LEASING
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