

±3,464 RSF AVAILABLE FOR LEASE

I-4 COMMERCE CENTER | 1646 33RD STREET, ORLANDO, FL

FOUNDRY  
COMMERCIAL

OWENS

# I-4 COMMERCE CENTER

FIRST GENERATION, 3-STORY OFFICE BUILDING





## PROPERTY FEATURES

- 22,999 SF Building
- Excellent visibility and signage on I-4
- Instant access to I-4, the East-West Expressway, and Florida Turnpike
- 4/1,000 parking ratio
- Building Signage available

SUITE	RSF
101	3,464

# ABOUT OWENS

## 3-STORY OFFICE BUILDING

A well maintained, visually appealing, eco-friendly building that enhances public image and ensures overall health and wellness. Owens Realty Services has been delivering it all to clients for more than 30 years. As a full-service global firm, we provide solutions for all aspects of facility management and investment property management - including maintenance, housekeeping and environmental services. As an owner and tenant in the building, Owens Realty Services ensures the highest standard of service and specialized expertise while under our management.

### MANAGEMENT

Owens Realty Services Facility Managers are experienced in providing effective and efficient operational plans for the buildings under our management. We understand the importance of reliability, responsiveness and implementing industry best practices.

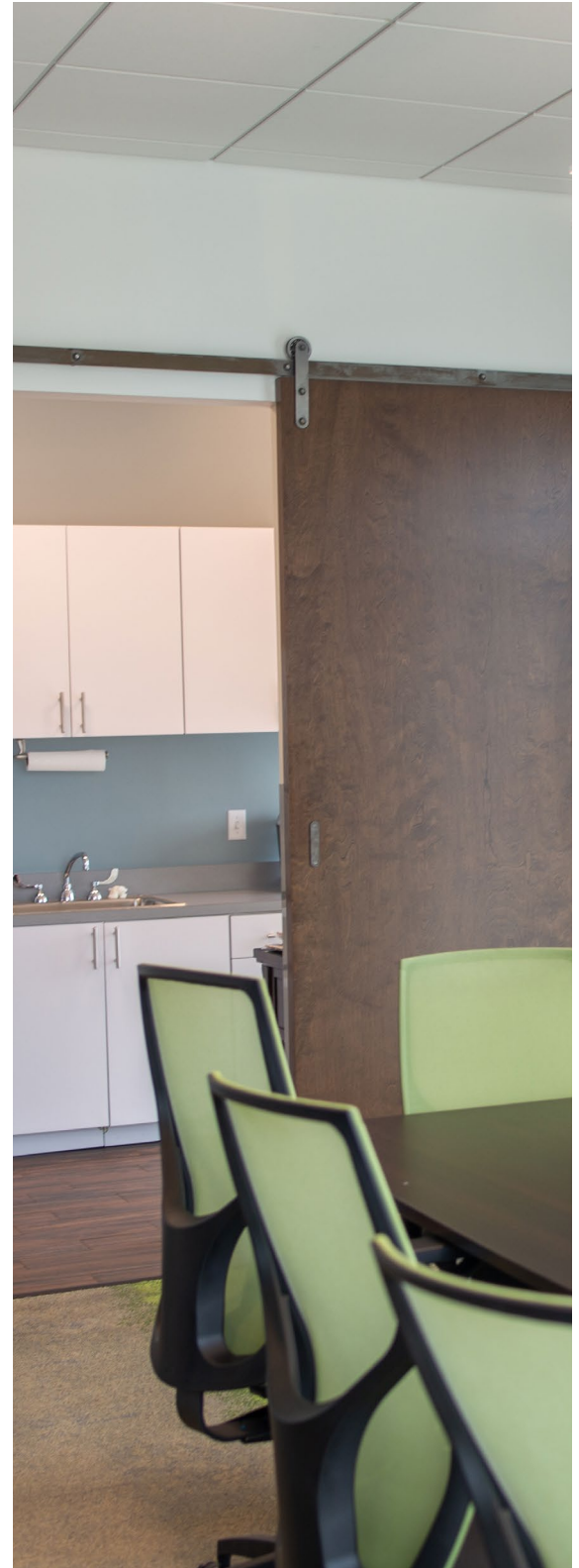
### MAINTENANCE

Preventative maintenance is a critical and cost-effective approach to mechanical maintenance. Tenant and client requests are quickly responded to by our courteous staff. We provide 24-hour facility management and maintenance through our manned dispatch center.

## SERVICES

### JANITORIAL

Owens Realty Services is committed to utilizing the most innovative products, equipment, and processes to ensure that we provide a safe and clean environment to every building's occupants and visitors. We are proud to have a disinfection strategy that adheres to OSHA and CDC recommendations, uses hospital-grade technology, and increases frequency to provide peace of mind for you and your team.





We bring in our team of trusted industry experts to develop unique Management Plans that are effective and efficient so your team can remain focused on critical business operations.

## OWENS BY THE NUMBERS



**40 Million+**  
Sq. Feet Serviced Daily



**1000+**  
Company Team Members



**\$1.00**  
Average Cost Savings Per Sq. Ft.

### 1990

Robert D. Owens founded a commercial real estate management and maintenance services company in Connecticut

### 2009

Headquarters relocated to Orlando to accommodate a contract with a world-renowned family theme park

### 2006

Expanded across state lines as the State of New York awarded the contract to service the Office of General Services

### 2021

Today we are proud to have over 1,000 team members and service multiple states and facilities

# OWENS HISTORY



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**SIGNAGE OPPORTUNITIES AVAILABLE**



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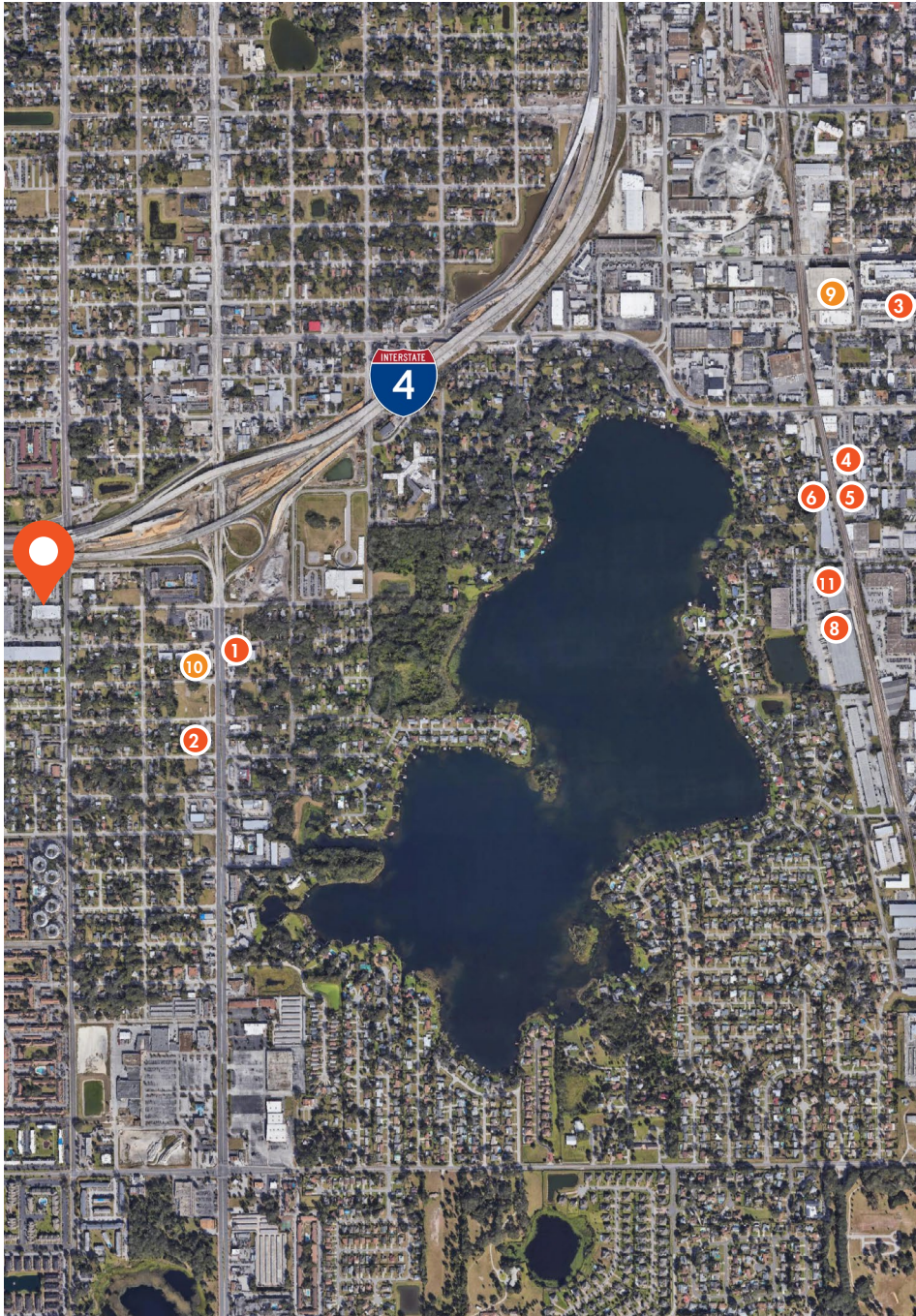
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## LOCATION

I-4 Commerce Center has excellent visibility and easy access to and from I-4.

## RESTAURANTS

- 1 Mr. Gyros
- 2 Checkers
- 3 Jason's Deli
- 4 Fresh Kitchen
- 5 Chick Fil A
- 6 Cecil's Texas Style BBQ
- 7 Starbucks
- 8 Tijuana Flats

## RETAIL/CONVENIENCE

- 9 Target
- 10 Racetrac
- 11 Wawa

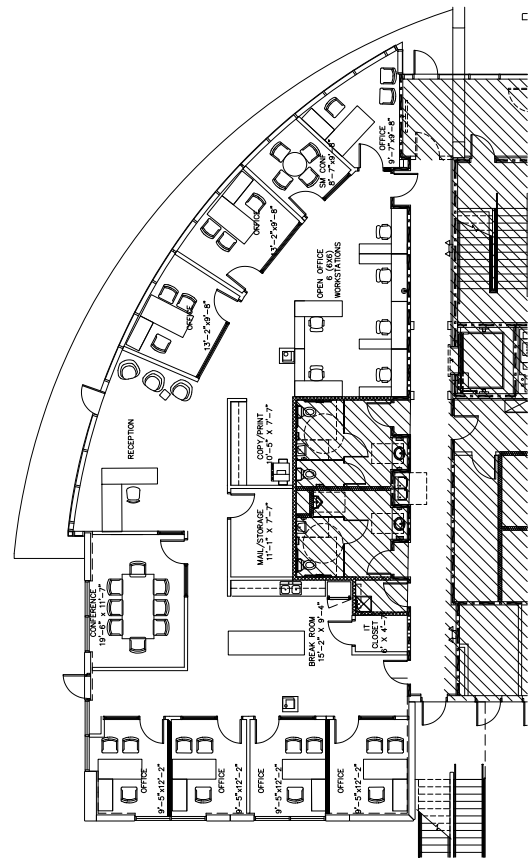
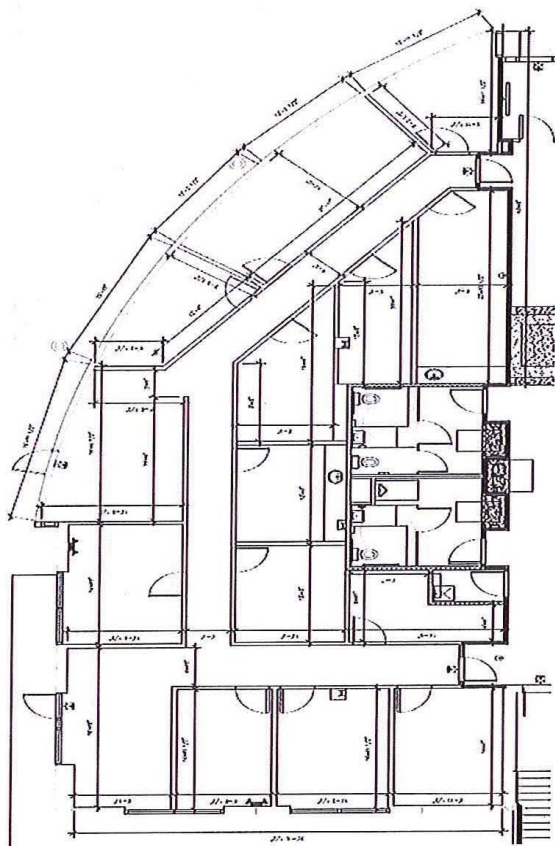
## FIRST FLOOR

SUITE 101

3,464 SF AVAILABLE



SCAN OR CLICK  
THE QR CODE TO  
VIEW SUITE 101



## EXAMPLE FLOOR PLAN

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