

# LEASE CLASS A FLEX SPACE I-4 COMMERCE CENTER

1700 35th St Unit 108 | Orlando, FL

FOR LEASE



**Oren Stephen**  
ISL Commercial  
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# THE SPACE

Location	1700 35th St Unit 108 Orlando, FL 32839
County	Orange
APN	10-23-29-3872-00-108
Size	7,304 SF
Space	1700 35TH ST
Lease Rate	\$16.00 PSF (Yearly)
Lease Type	NNN

**Notes** OPEX IS \$5.5/SF

## HIGHLIGHTS

- 2 Floors. 2 ADA bathrooms on each floor
- 1 elevator
- 9 Total offices
- 2 water fountains Full kitchen and breakroom with granite countertops
- Cabinets, Electric water heater under sink, 1 Fridge, Sink, 2 Closets
- Building is fully sprinklered
- 27' ceiling clear height in the warehouse
- 1 dock high doors for loading

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,777	133,439	306,650

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$66,309	\$86,014	\$98,319

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,011	51,902	123,691



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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	7,304
LAND SF	7,304
YEAR BUILT	2005
YEAR RENOVATED	2021
ZONING TYPE	PD
OFFICE SF	3542
MEZZANINE SF	1599
BUILDING CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CEILING HEIGHT	27'
DOCK HIGH DOORS	1

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## NEIGHBORING PROPERTIES

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NORTH	Innovative Renal Care Florida Dialysis Center of Orlando
SOUTH	Residential Homes

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## MECHANICAL

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HVAC	4 HVAC condensers
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	3 phase

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## CONSTRUCTION

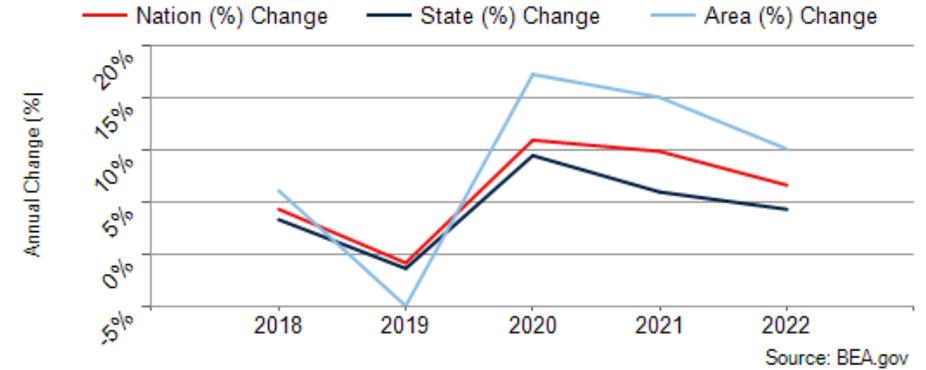
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FOUNDATION	Concrete
FRAMING	Concrete
EXTERIOR	Concrete
PARKING SURFACE	Asphalt
ROOF	Flat

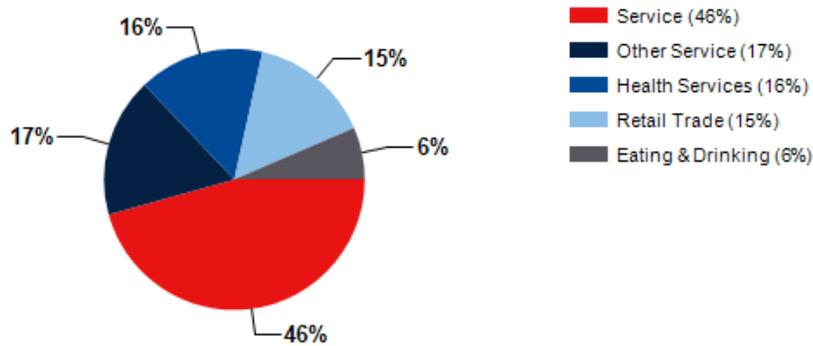
- 1700 35th Street, Unit 108 is strategically located within the Central Orlando industrial and commercial corridor, providing efficient access to the region's primary transportation networks and employment centers. The property sits right next to I-4 and is just south of State Road 408 (East-West Expressway), offering direct connectivity to Downtown Orlando, Orlando International Airport (MCO), and the greater Orlando Metropolitan Area.

The site benefits from close proximity to major thoroughfares including SR-408, Interstate 4, and SR-417 (Central Florida GreeneWay), allowing for convenient distribution, service access, and commuter flow throughout Orange County and surrounding markets. Orlando International Airport is approximately 15 minutes away, supporting logistics, business travel, and regional commerce.

### Orange County GDP Trend



### Major Industries by Employee Count



**Hyatt Hotels of Orlando**

Approx. 500+ Employees  
Approx. 1 mile

**Loews Hotels at Universal Orlando**

Approx. 500+ Employees  
Approx. 2 miles

**Insurance Office of America**

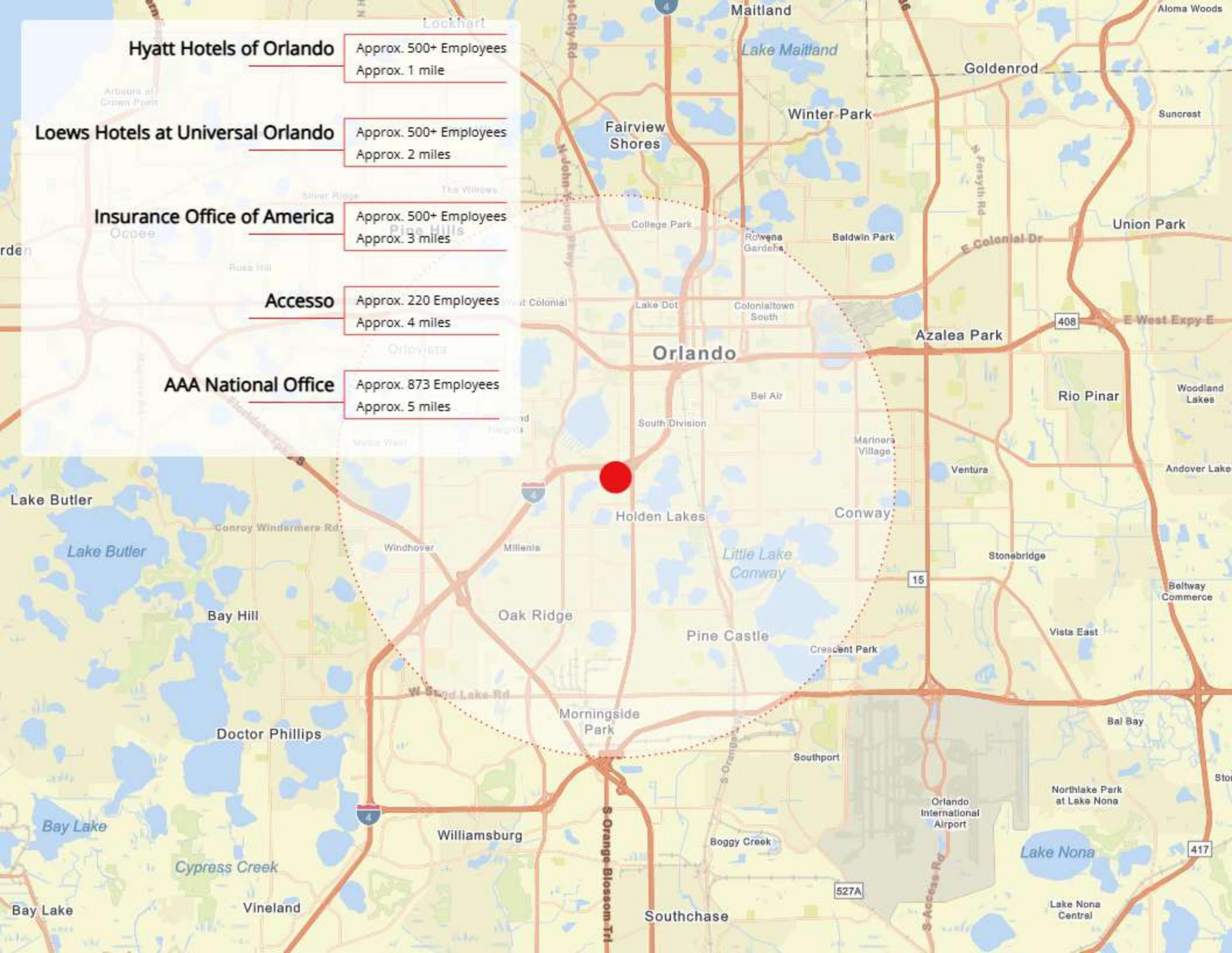
Approx. 500+ Employees  
Approx. 3 miles

**Accesso**

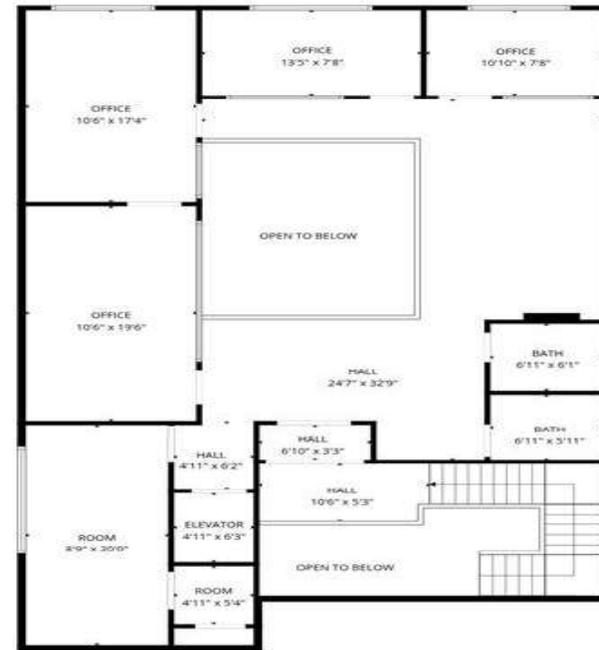
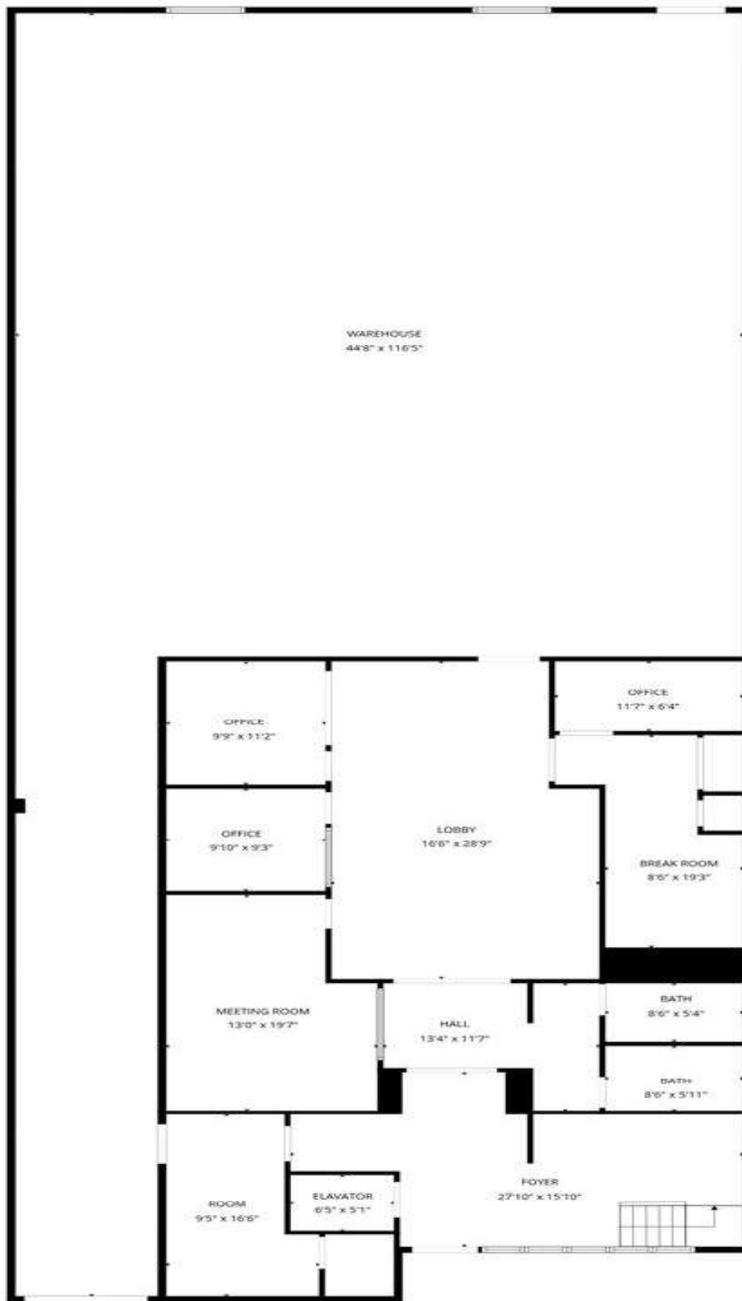
Approx. 220 Employees  
Approx. 4 miles

**AAA National Office**

Approx. 873 Employees  
Approx. 5 miles



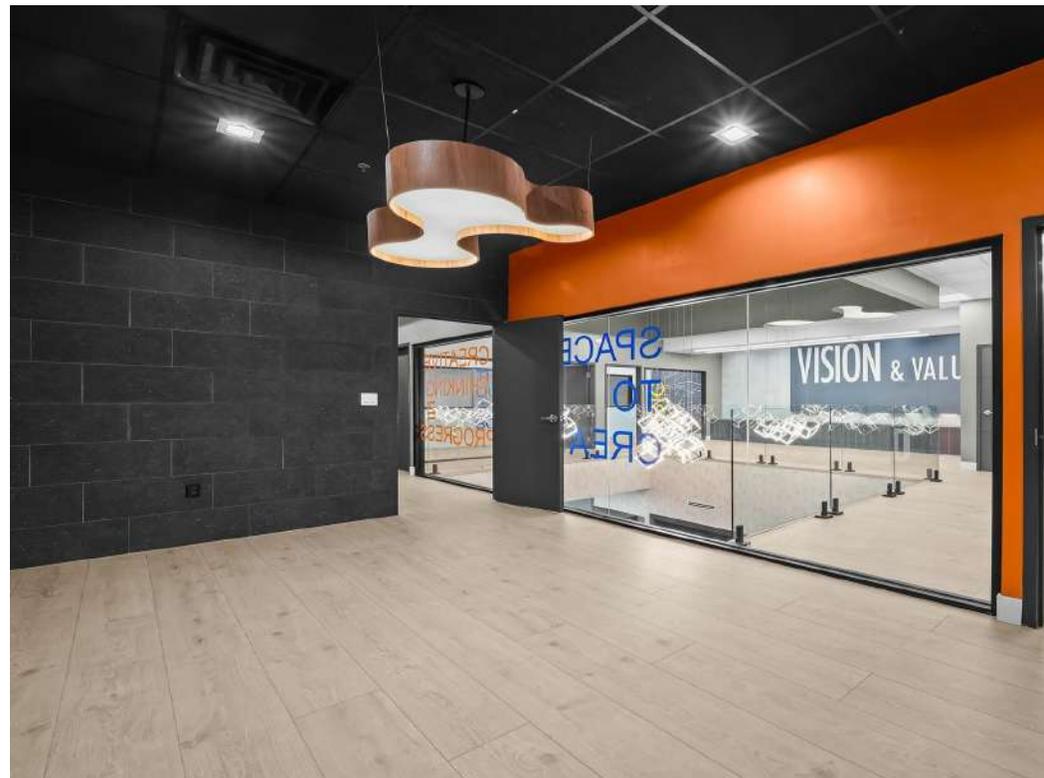
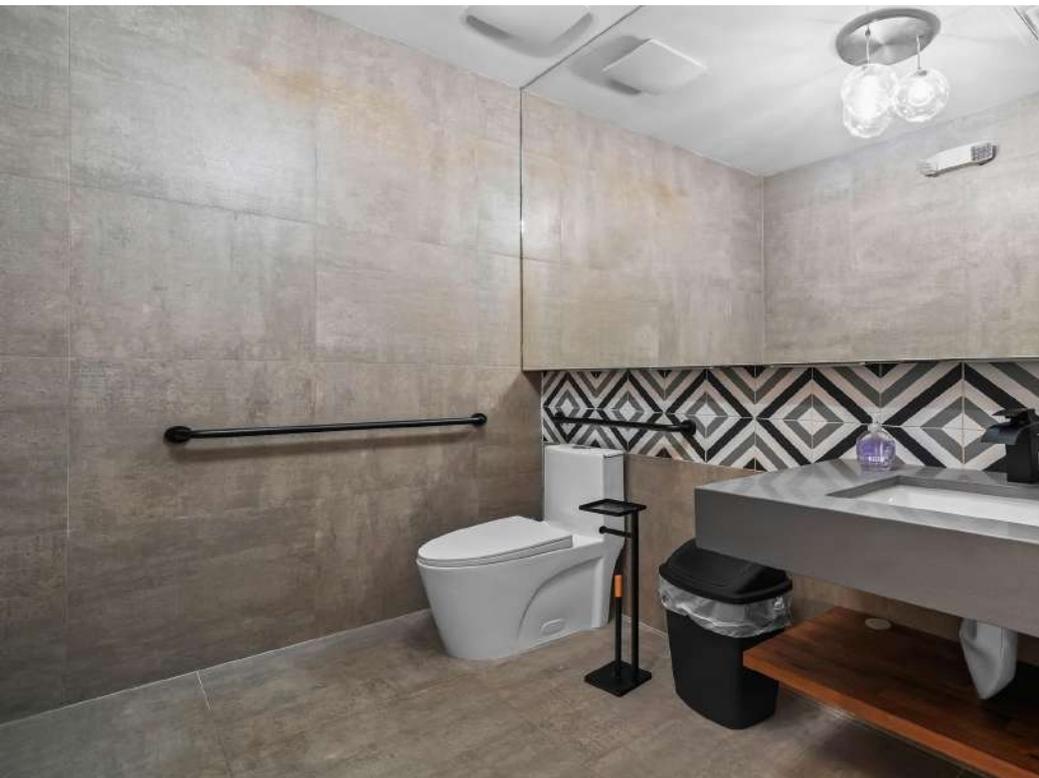


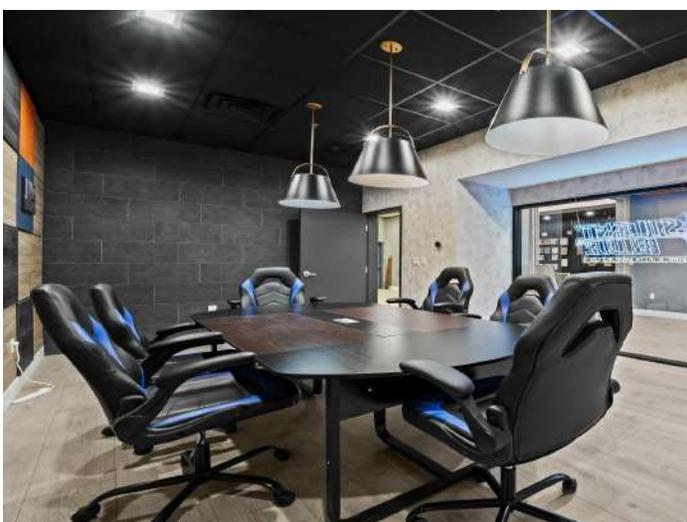
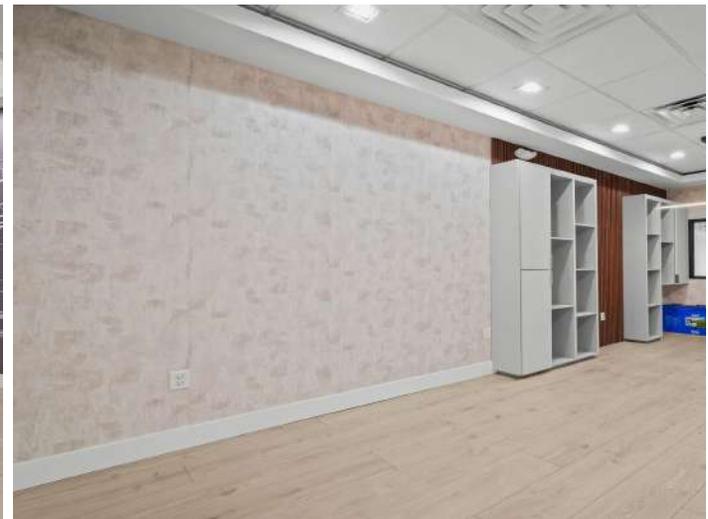


**TOTAL: 3542 sq. ft**  
 1st floor: 1943 sq. ft, 2nd floor: 1599 sq. ft  
 EXCLUDED AREAS: WAREHOUSE: 3116 sq. ft, ELEVATOR: 32 sq. ft, OPEN TO BELOW: 312 sq. ft,  
 WALLS: 302 sq. ft





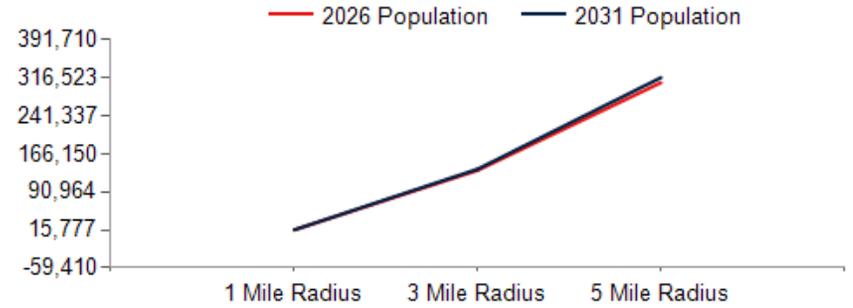




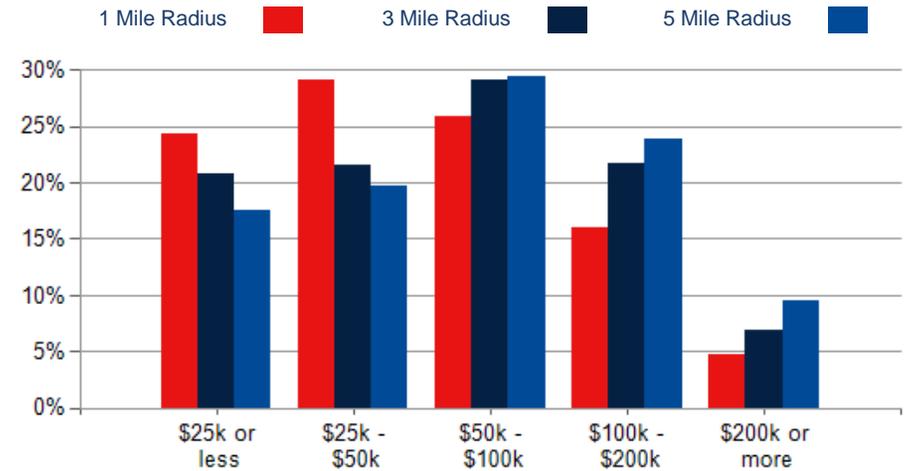


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,027	107,886	235,993
2010 Population	15,179	113,683	256,171
2026 Population	15,777	133,439	306,650
2031 Population	15,910	135,889	316,523
2026 African American	8,621	53,402	92,923
2026 American Indian	77	813	1,653
2026 Asian	200	3,831	10,914
2026 Hispanic	3,869	40,487	92,043
2026 Other Race	1,336	16,040	36,783
2026 White	4,012	39,072	113,172
2026 Multiracial	1,517	20,138	50,848
2026-2031: Population: Growth Rate	0.85%	1.80%	3.20%

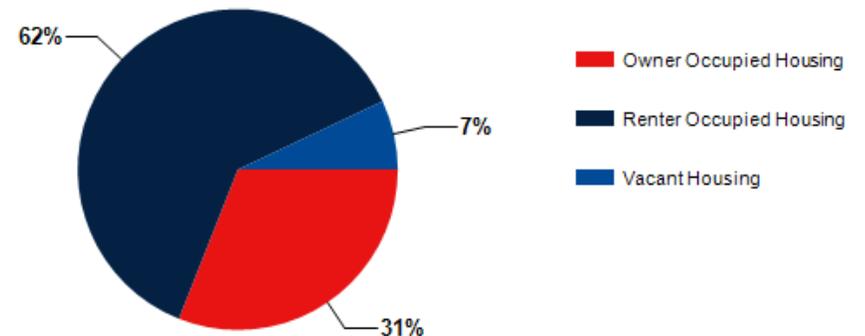
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	644	6,488	12,948
\$15,000-\$24,999	576	4,284	8,719
\$25,000-\$34,999	712	5,001	10,183
\$35,000-\$49,999	746	6,164	14,240
\$50,000-\$74,999	845	8,959	21,442
\$75,000-\$99,999	451	6,138	14,843
\$100,000-\$149,999	605	8,284	20,899
\$150,000-\$199,999	193	2,980	8,647
\$200,000 or greater	237	3,601	11,765
Median HH Income	\$43,179	\$60,812	\$67,304
Average HH Income	\$66,309	\$86,014	\$98,319



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

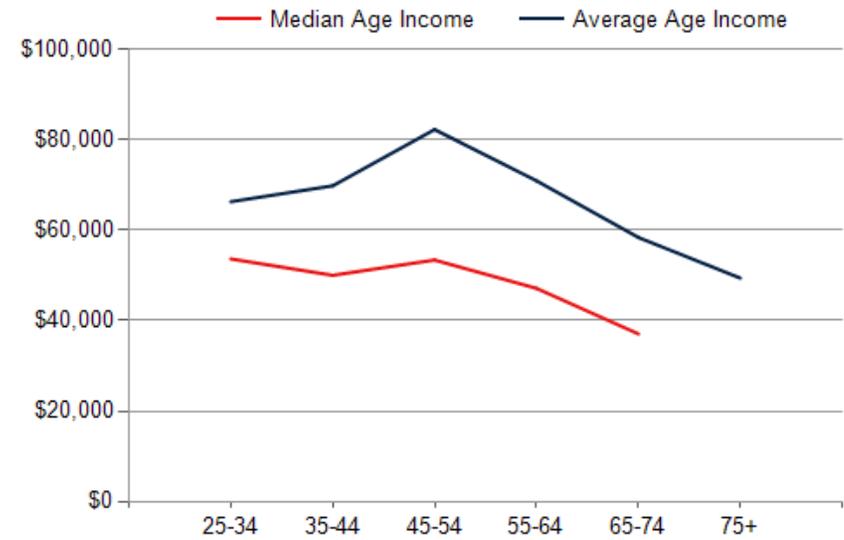
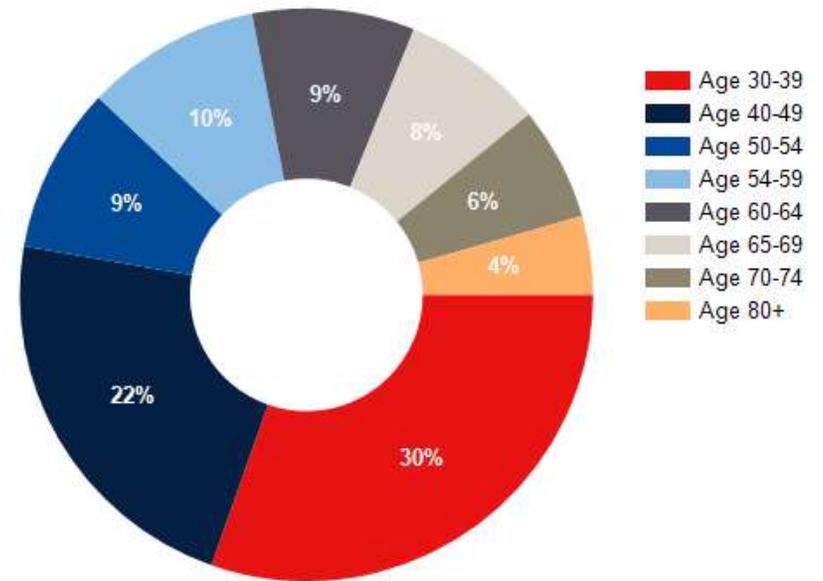


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,473	12,295	28,840
2026 Population Age 35-39	1,339	10,718	25,400
2026 Population Age 40-44	1,092	9,509	22,598
2026 Population Age 45-49	976	8,255	19,410
2026 Population Age 50-54	867	7,584	18,108
2026 Population Age 55-59	913	6,974	16,532
2026 Population Age 60-64	848	6,587	15,780
2026 Population Age 65-69	743	5,871	13,720
2026 Population Age 70-74	594	4,843	11,098
2026 Population Age 75-79	411	3,415	7,753
2026 Population Age 80-84	237	2,272	4,800
2026 Population Age 85+	232	2,367	4,598
2026 Population Age 18+	12,717	105,918	246,437
2026 Median Age	36	36	36
2031 Median Age	38	37	38

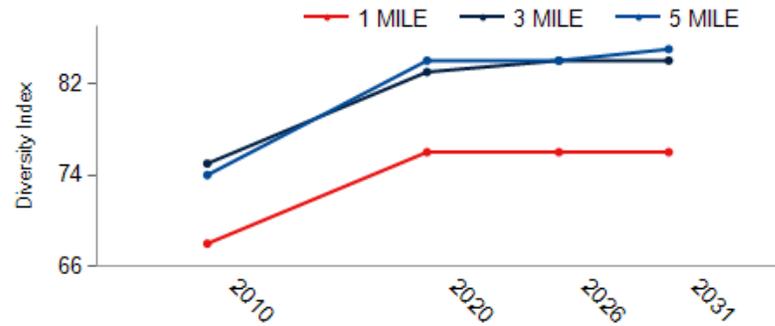
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,660	\$68,076	\$72,583
Average Household Income 25-34	\$66,327	\$86,155	\$94,233
Median Household Income 35-44	\$50,041	\$68,309	\$79,868
Average Household Income 35-44	\$69,852	\$99,964	\$113,633
Median Household Income 45-54	\$53,419	\$67,747	\$77,988
Average Household Income 45-54	\$82,301	\$99,979	\$114,217
Median Household Income 55-64	\$47,148	\$59,117	\$69,978
Average Household Income 55-64	\$70,951	\$92,731	\$108,116
Median Household Income 65-74	\$37,051	\$43,215	\$51,329
Average Household Income 65-74	\$58,404	\$71,336	\$85,571
Average Household Income 75+	\$49,411	\$57,378	\$65,404

Population By Age

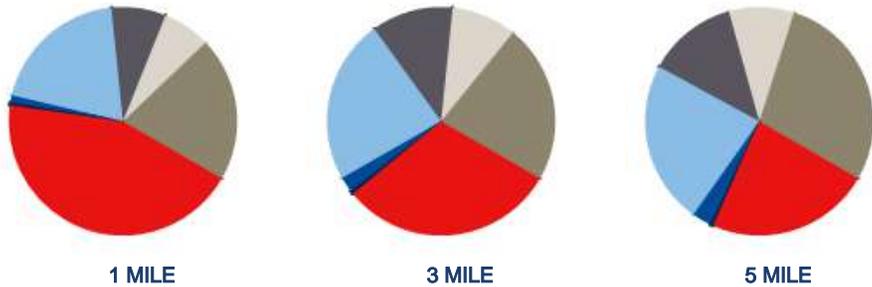


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	77	84	85
Diversity Index (current year)	76	84	84
Diversity Index (2020)	76	83	84
Diversity Index (2010)	68	75	74

### POPULATION DIVERSITY



### POPULATION BY RACE

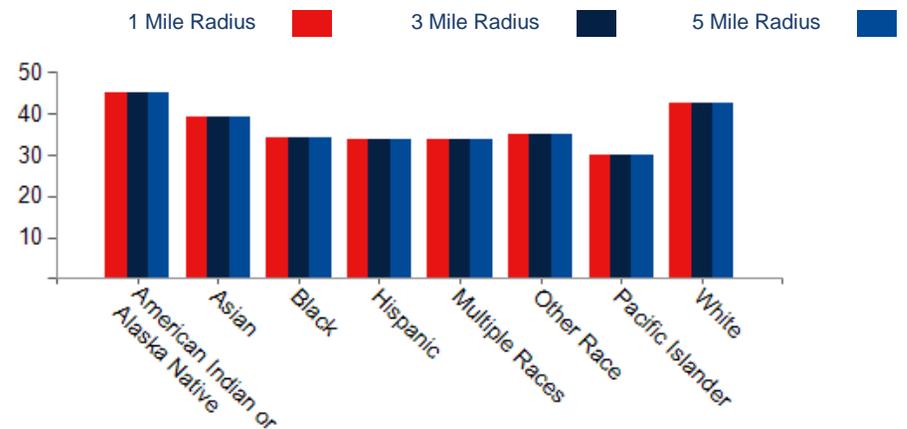


### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	35	36
Median Asian Age	39	39	40
Median Black Age	34	34	34
Median Hispanic Age	34	33	33
Median Multiple Races Age	34	34	34
Median Other Race Age	35	33	33
Median Pacific Islander Age	30	35	35
Median White Age	43	40	40

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	44%	31%	23%
American Indian	0%	0%	0%
Asian	1%	2%	3%
Hispanic	20%	23%	23%
Multiracial	8%	12%	13%
Other Race	7%	9%	9%
White	20%	22%	28%

### 2026 MEDIAN AGE BY RACE







Oren Stephen  
Principal

AGENTS

Oren Stephen  
Principal

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

# Lease CLASS A FLEX SPACE I-4 Commerce Center

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*Exclusively Marketed by:*

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