



OFFICE BUILDING FOR LEASE

3217 Corrine Dr, Orlando, FL 32803

Free-standing, professional office building available for immediate occupancy

PROPERTY HIGHLIGHTS

- Free-standing professional office building
- Excellent exposure on Corrine Drive in the heart of neighborhood retail and eateries
- On-site parking available in dedicated lot
- Walking distance to food and shopping in the Audubon Park Garden District
- Excellent access and proximity to Baldwin Park, Downtown Orlando, and Winter Park
- Adjacent to East End Market



ASKING RATE:

\$35.00/sf MG
plus janitorial & electric



SQUARE FOOTAGE:

3,000± rsf



ZONING:

O-2



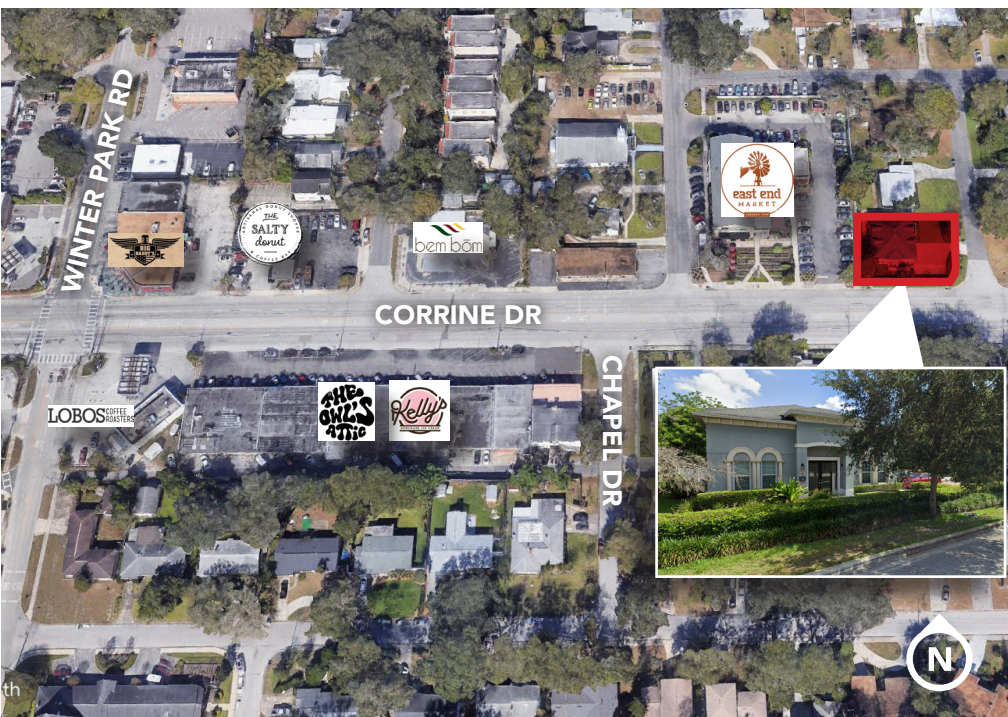
TRAFFIC COUNT:

On Corrine Dr:
11,100 vehicles/day



YEAR BUILT:

2007



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com

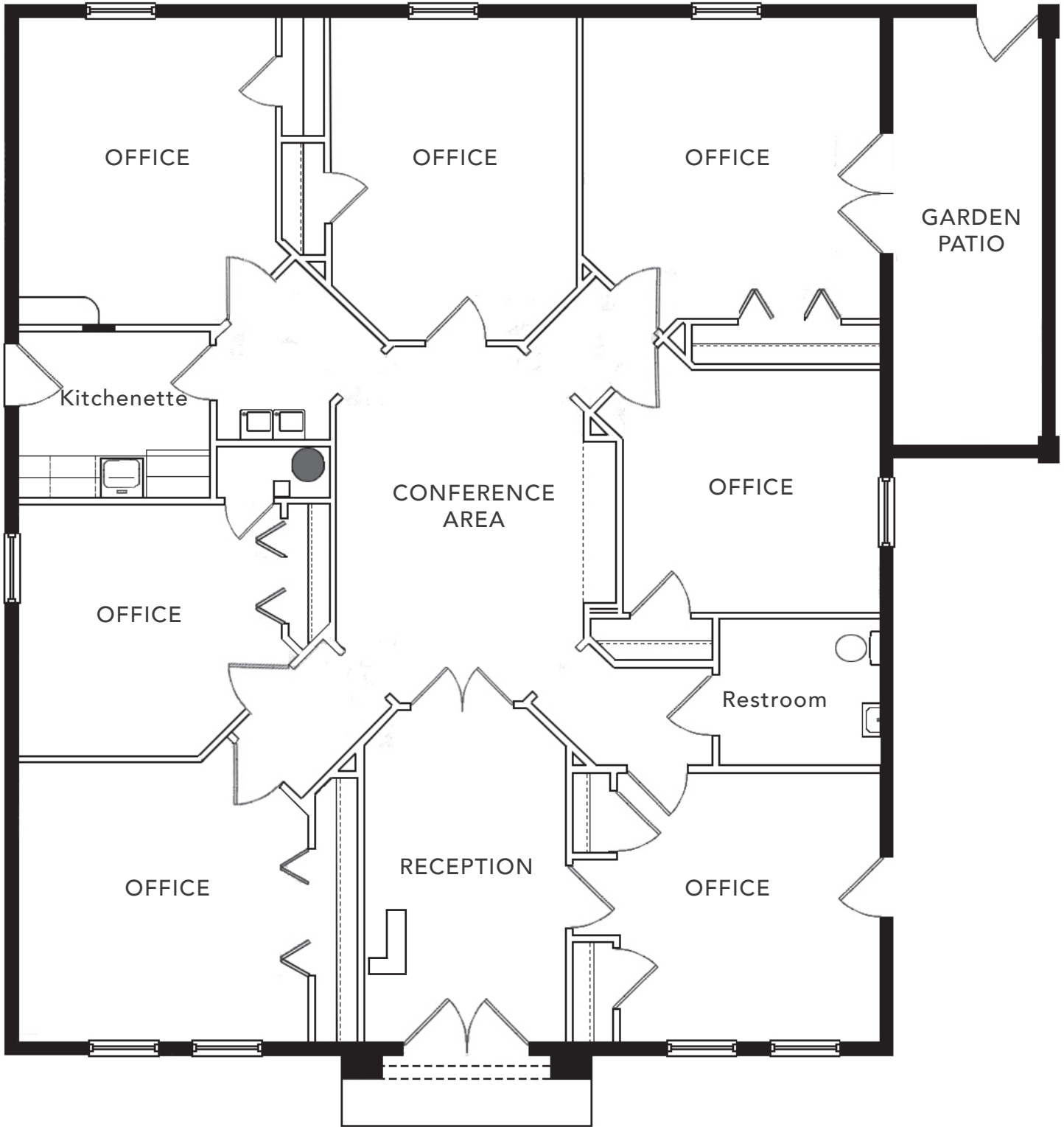
400 S Park Ave, Suite 225, Winter Park, FL 32789

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FLOOR PLAN



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Entire building available



WINTER PARK



CORRINE DR

AUDUBON PARK

BALDWIN PARK

MILLS PARK

VIRGINIA DR

BENNETT RD

ORLANDO FASHION SQUARE

E COLONIAL DR

DOWNTOWN ORLANDO



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