



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

AUDUBON OFFICE PARK

3670 Maguire Boulevard
Orlando, FL 32803

PROFESSIONAL OFFICE SUITES

OWNERSHIP OFFERING TENANT INCENTIVES



FOR LEASE

- + Lease Rate: \$15 / SF Full Service
- + Lease Term: 3-5 Year Term
- + Available SF: 4,685 SF - 8,454 SF
- + Building Size: 42,630 SF
- + Land Size: 263,304 SF

Highlights

- Excellent Location with Immediate Access to East Colonial Drive & Baldwin Park
- Serving Downtown Central Business District, Baldwin Park, Winter Park & Other Local Surrounding Communities
- 1/1,000 On-Site Parking
- Building & Suite Signage Available
- Ideal For: Law, Accounting & Financial Firms + Other Professional Office Use
- 13,000 AADT on Maguire Boulevard
- 51,000 AADT on Highway 50



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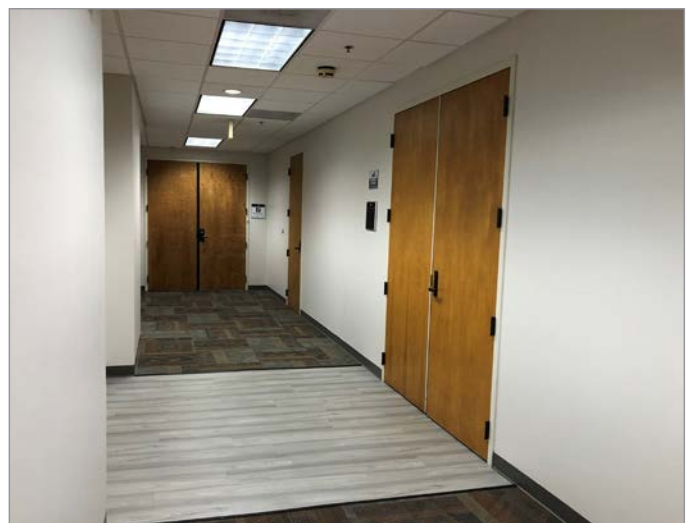


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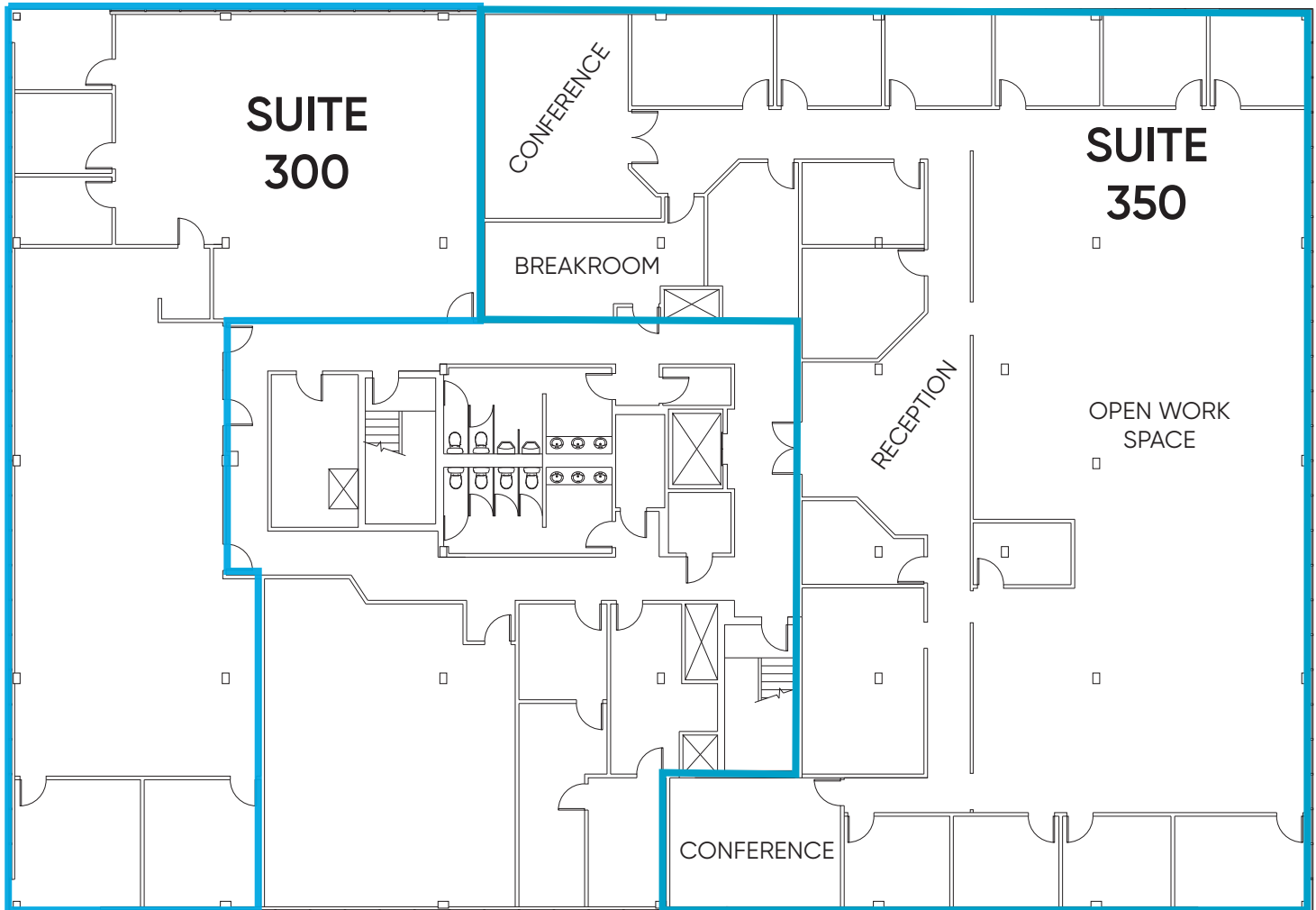
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Property Images



Floor Plan



UNIT 300

- 4,685 SF
- 3rd Floor
- Available 5/1/24

UNIT 350

- 8,454 SF
- 3rd Floor
- Available Immediately
- Can be Subdivided



Location Aerial & Demographics



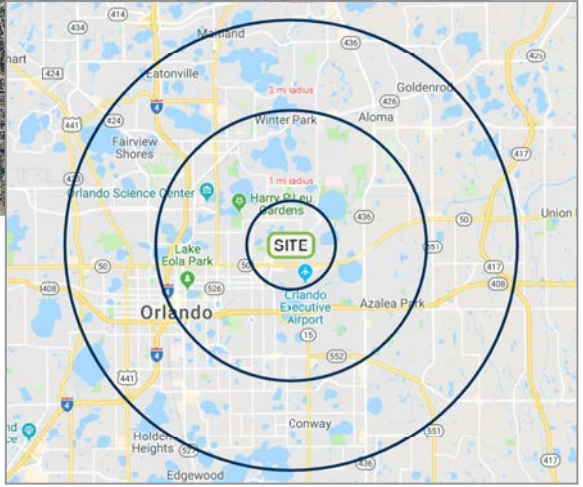
0.7 MILES
to Highway 50

3 MILES
to Interstate 4

1.8 MILES
to the 408 Expressway

2.8 MILES
Florida State Road 436

Radius	Population	HH Income	Businesses	Employees
1-Mile	12,577	\$99,325	1,441	11,913
3-Mile	114,801	\$89,759	13,027	130,320
5-Mile	7,491	\$80,144	25,914	269,301



Merchant Aerial

