

For Sublease

3905 Center Loop, Suite 500

Orlando, FL 32808



17,850± sf available

**AVISON
YOUNG**

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Sublease Overview

Avison Young is pleased to present this opportunity to Sublease Suite 500, an end-cap unit with a fenced truck court containing approximately 17,850± SF with 3,935± SF Office Space, located within the Center of Commerce building. Property located on Center Loop and Shader Road with easy access to Silver Star Road, John Young Parkway, Lee Road, Orange Blossom Trail, Interstate-4, and State Road 408 (East/West Expressway).

PROPERTY HIGHLIGHTS

**RENTAL RATE: \$13.25/SF PLUS
\$3.37/SF OPERATING EXPENSES**

LEASE EXPIRATION: 6/30/2028

**LED LIGHTING IN BOTH OFFICE &
WAREHOUSE**

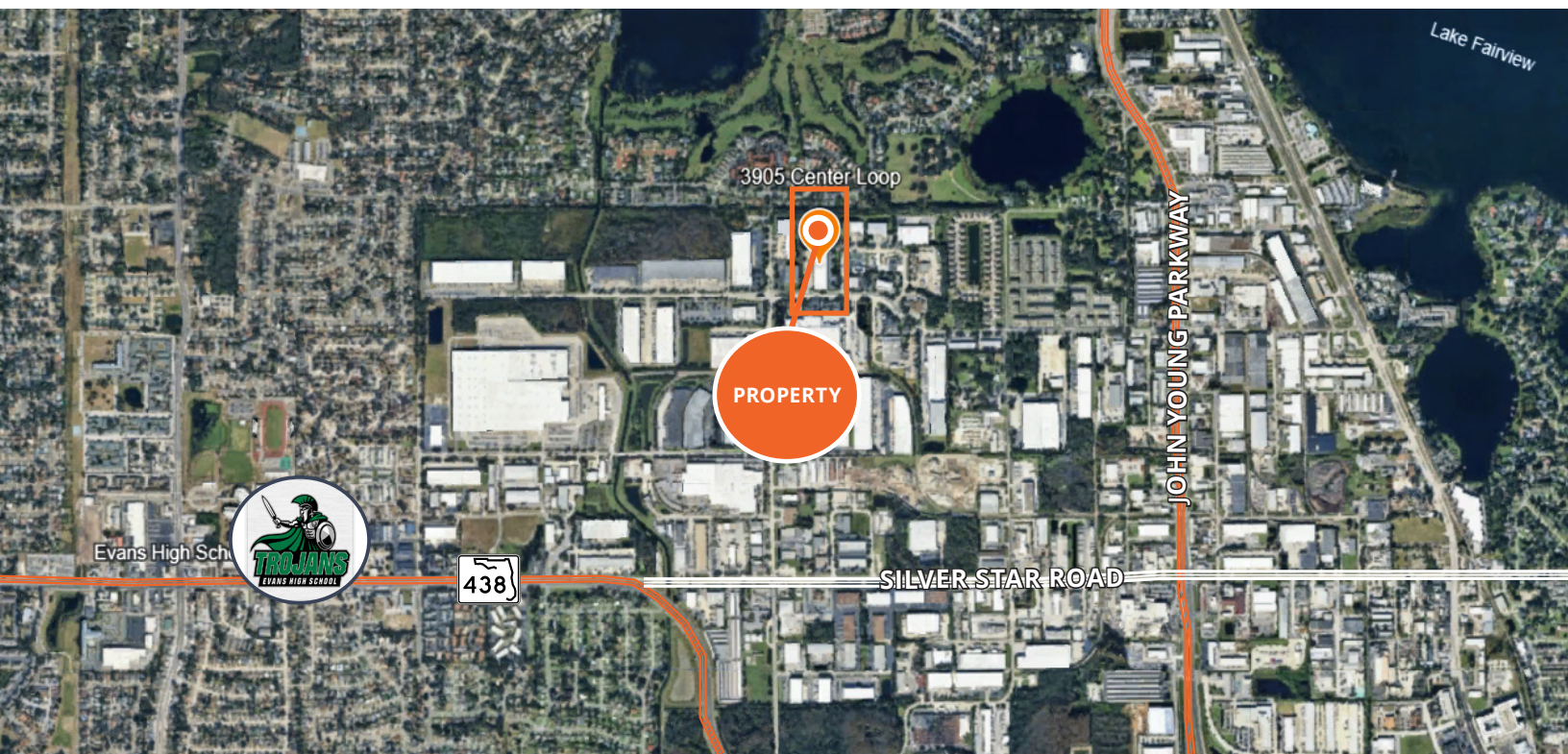
**CEILING HEIGHT: 20'
COLUMN SPACING: 42'W X 35'D**

**END CAP WITH SECURED/FENCED
TRUCK COURT**

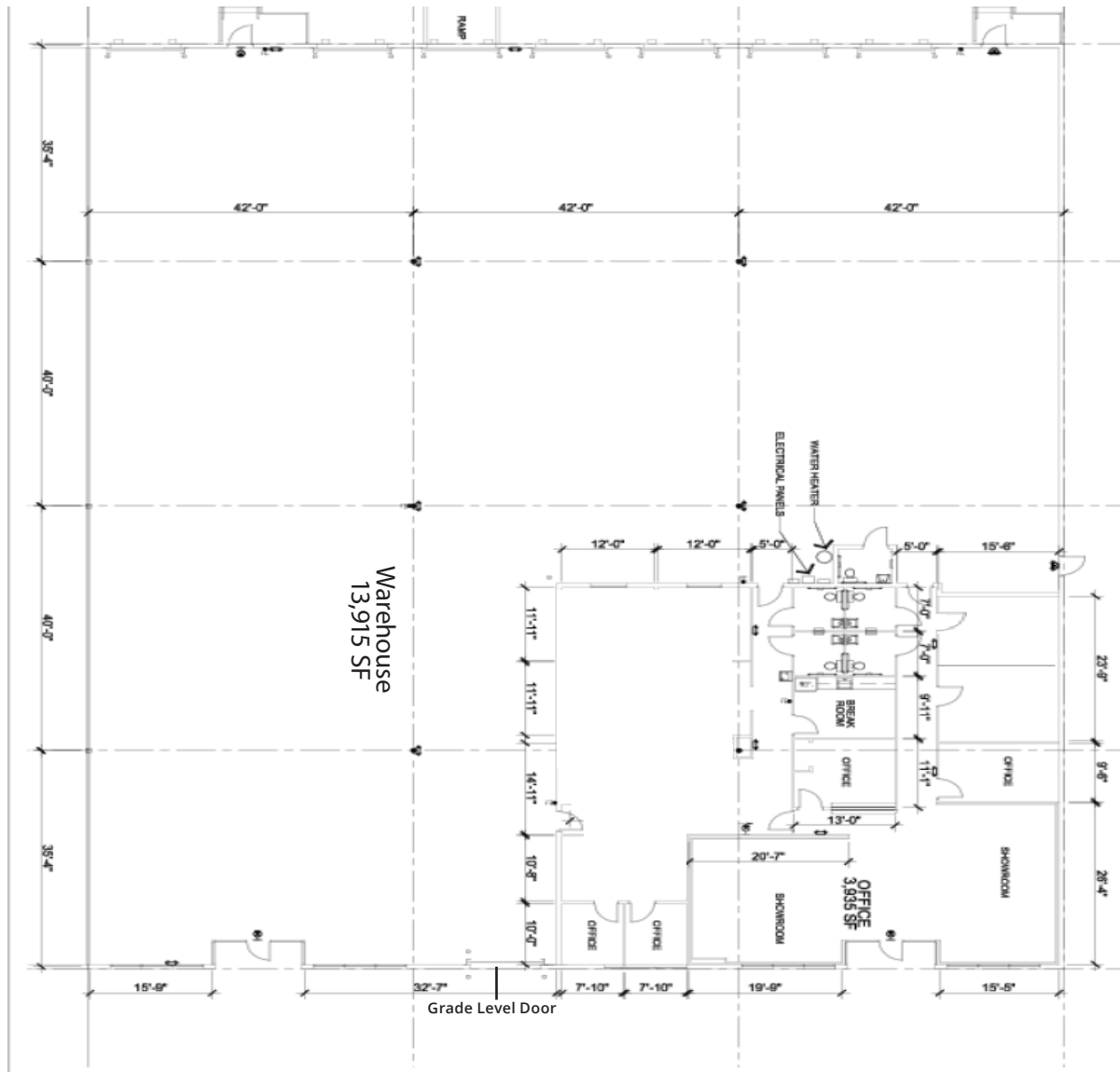
**6 DOCK-HIGH DOORS, 1 RAMP, & 1
GRADE LEVEL DOOR**

**TRUCK COURT: 120' INCLUDING A 50'
CONCRETE APRON**

**BUILDING DEPTH: 140'
CONSTRUCTION: TILT-WALL**



17,850± SF 3,935± SF OFFICE
SUBLEASE EXPIRES 06/30/28



Photos



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