



FOR SALE OR LEASE

6252 Lee Vista Blvd, Orlando, FL 32822

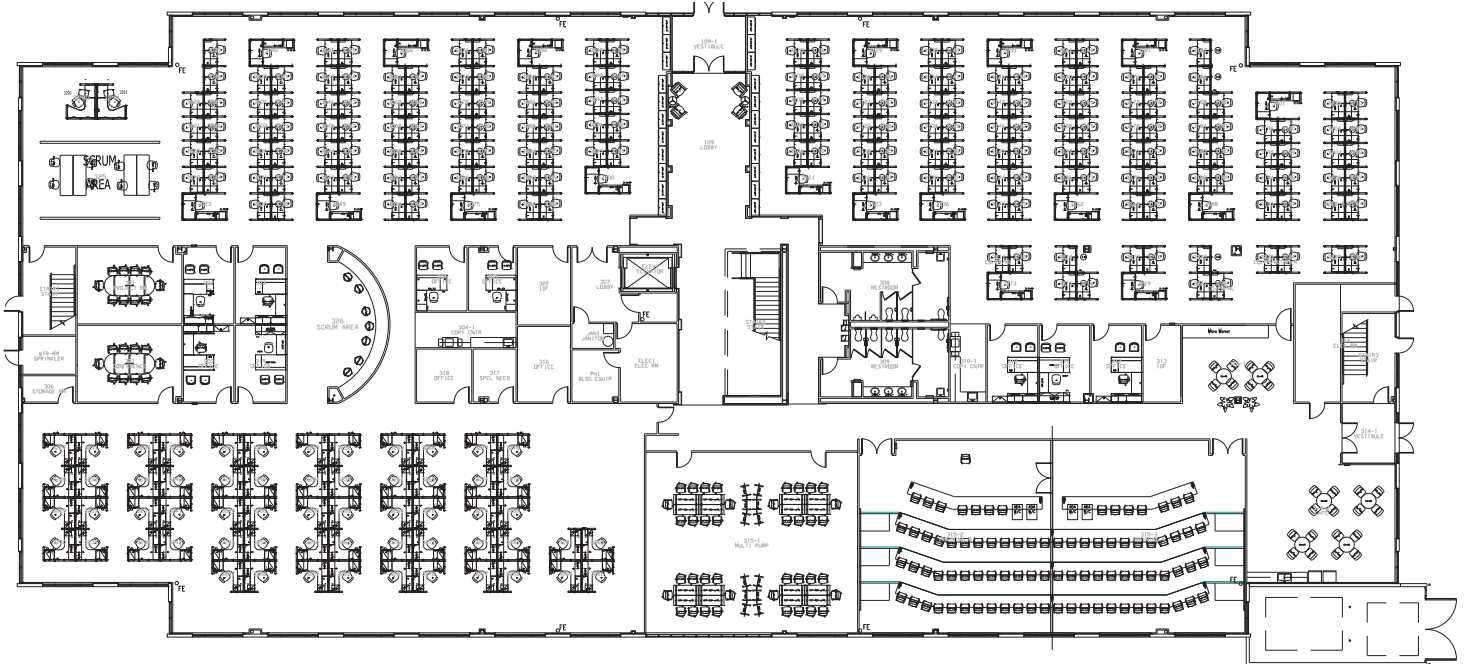
PROPERTY HIGHLIGHTS

63,000 RSF Single User Class A Office Building for Sale or Lease

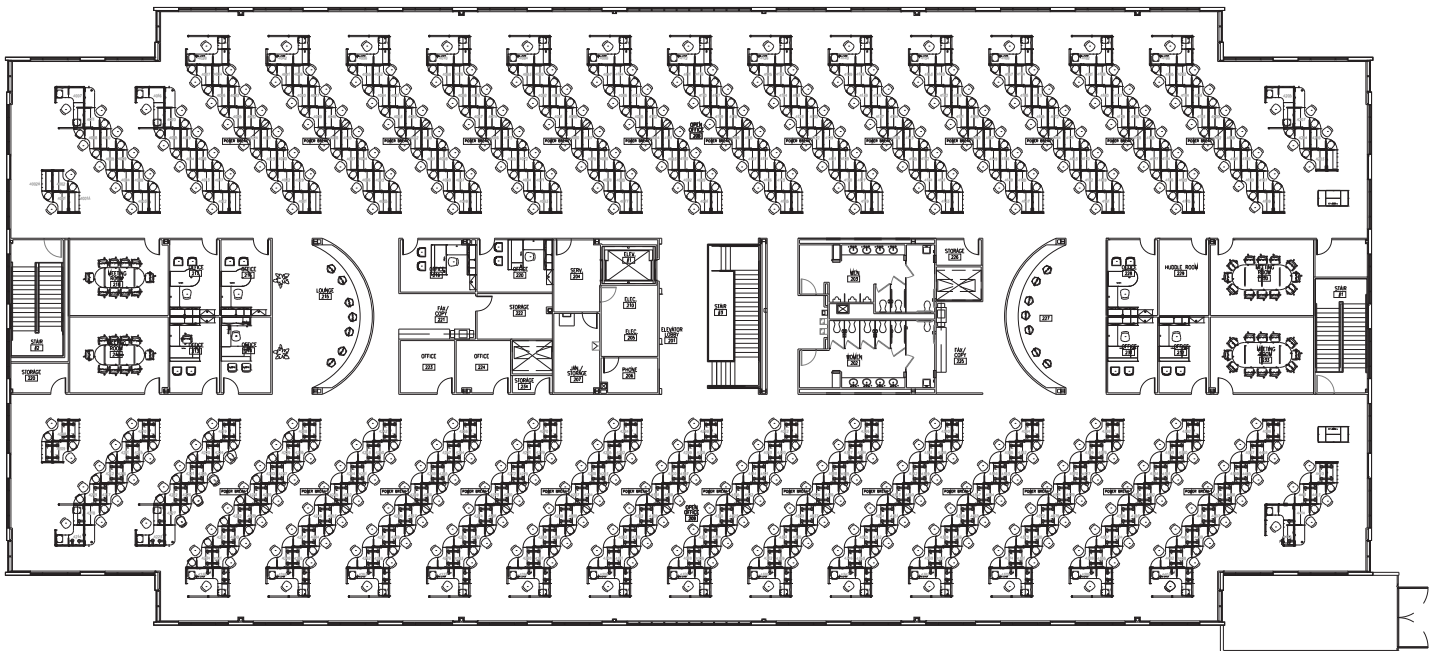
- Site size of 257,927 SF (5.921 Acres)
- Ability to lease/occupy as early as April 1, 2024.
- Furnished Plug-N-Play Opportunity for a single tenant to immediately establish a National/Regional HQ in Central Florida
- 385 Parking Spaces (6.11/1000 parking ratio)
- Fiber internet
- Backup generator
- Access to property from both Lee Vista Blvd and TPC Drive
- Year Built: 2006
- Construction: Precast Concrete Panel
- Zoning: I-P, Orange County
- City Water & Sewer
- The Orlando International Airport (OIA) is located only a few minutes away (approximately 4 miles).
- New Brightline high speed rail opened in 2023 at OIA Terminal C connecting Miami to Orlando
- Excellent Access to Semoran Blvd (SR 436), Narcoossee Rd (CR 15), Central Florida Greenway (SR 417), and Beachline Expressway (SR 528).
- Lee Vista Center has over 2,100 hotel rooms, 700,000 SF of retail and over 2,700 units of multi-family.
- Lake Nona is located 10 minutes from the property which is home to UCF College of Medicine, Nemours Children's Hospital and the future Orlando VA Medical Center

FLOORPLANS

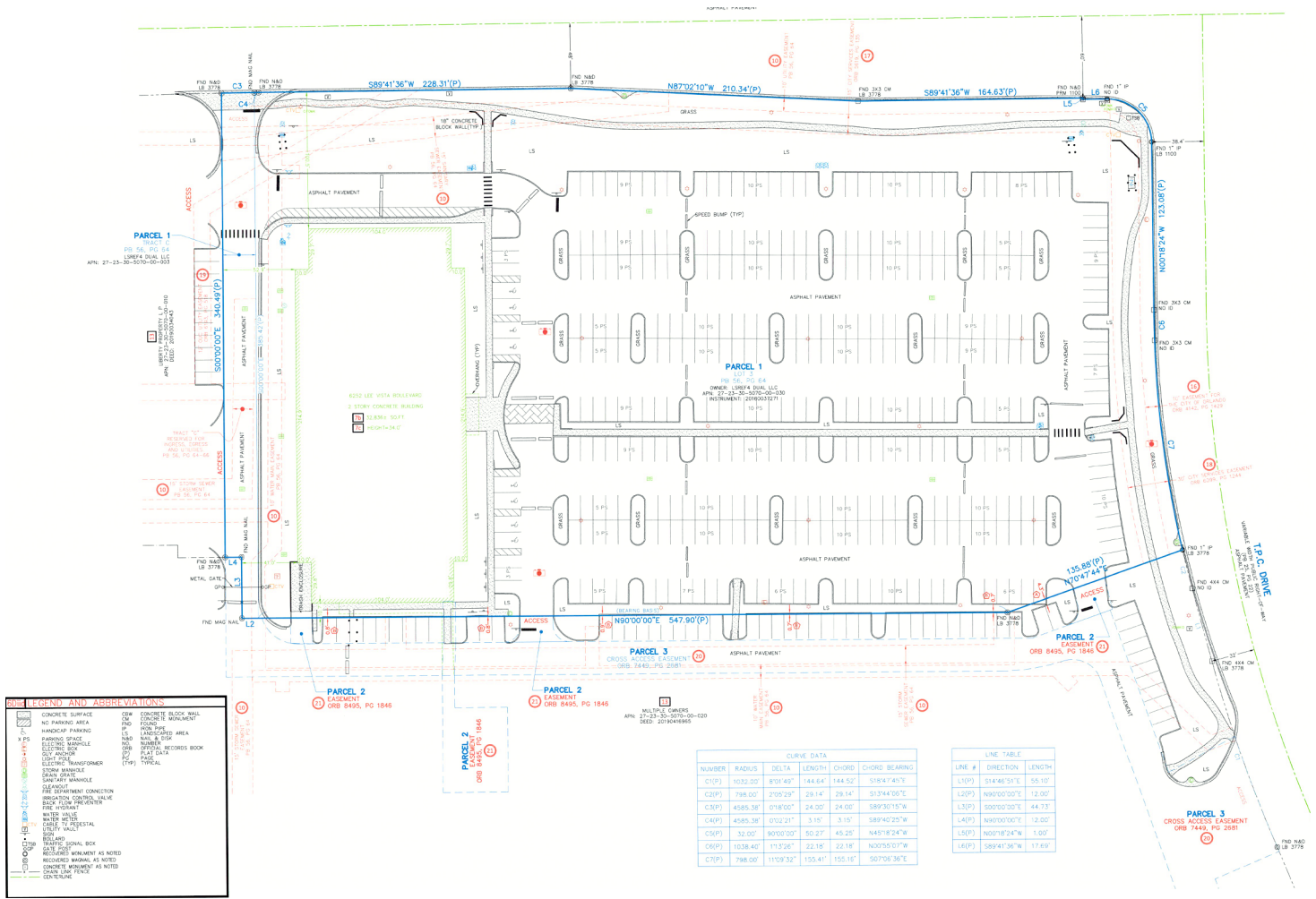
1st Floor



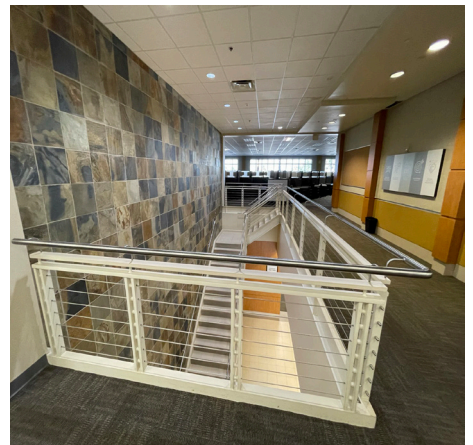
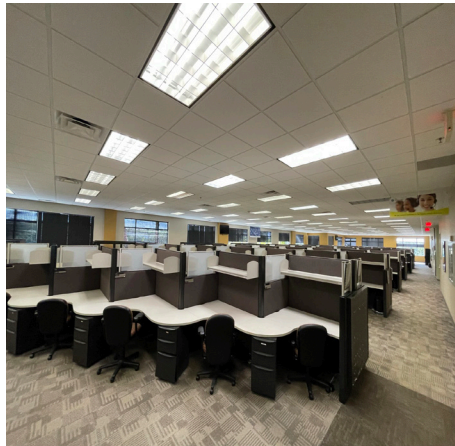
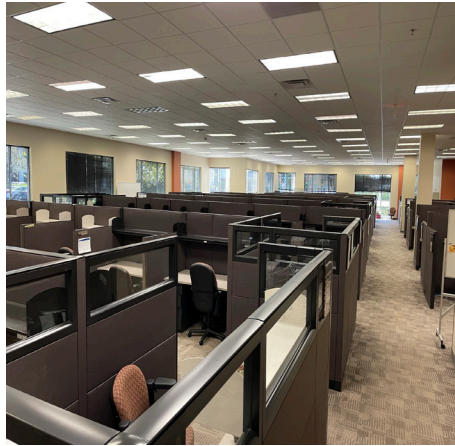
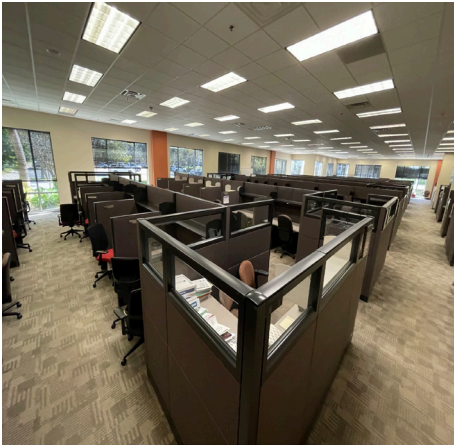
2nd Floor



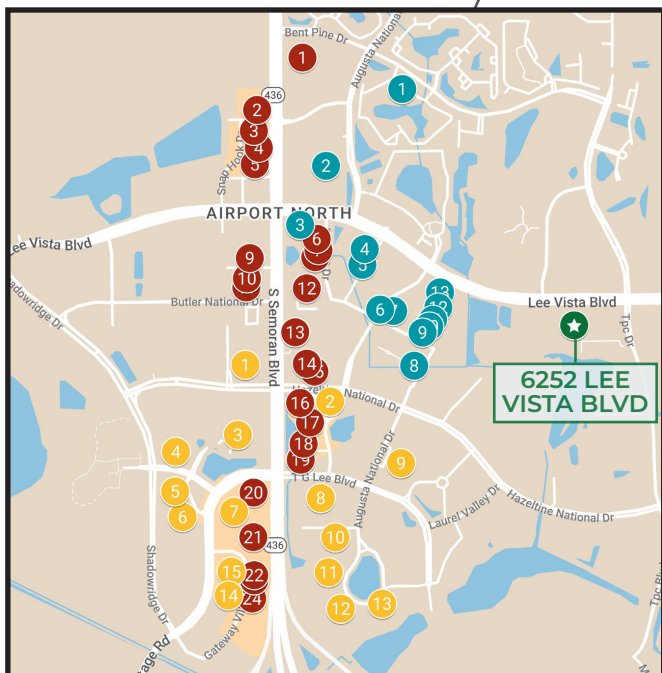
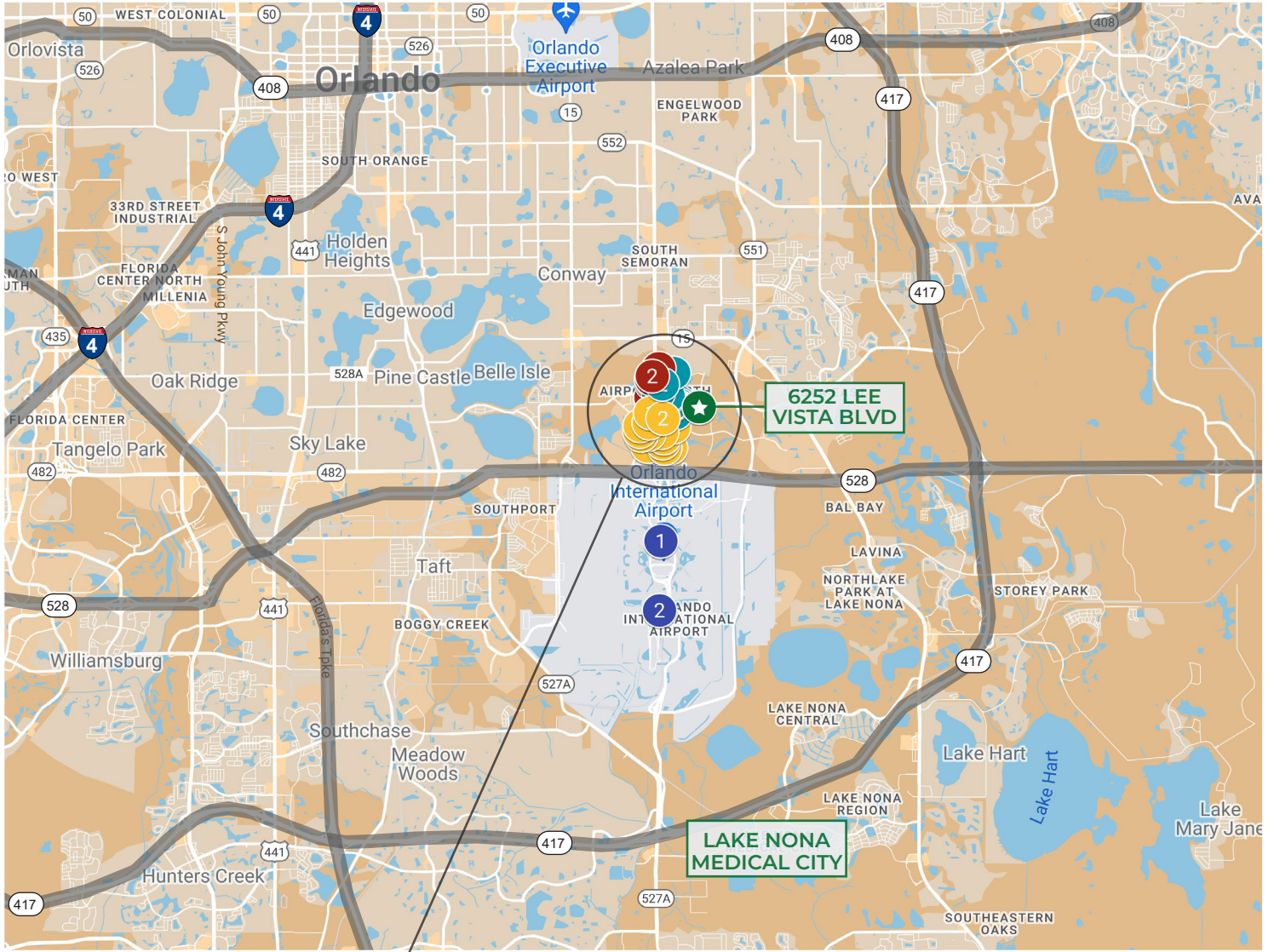
SITE PLAN



SPACE DETAILS



NEARBY AMENITIES & RETAIL



RESTAURANTS

1. Miller's Ale House
2. Another Broken Egg Cafe
3. Chick-fil-a
4. Texas Roadhouse
5. Panera Bread
6. Matt's Latin BBQ
7. Chipotle
8. Panda Express
9. Cheddar's
10. Pollo Tropical
11. Chuy's
12. Cracker Barrel
13. Buffalo Wild Wings
14. Red Robin
15. Rock & Brews
16. Chili's
17. Bar Louie
18. Sonny's BBQ
19. Denny's
20. TGI Fridays
21. Longhorn Steakhouse
22. IHOP
23. Bonefish Grill
24. Carrabba's Italian Grill

RETAIL

1. Arbors at Lee Vista Shopping Center
2. CarMax
3. Walgreen's
4. Academy
5. Beall's
6. Lee Vista Promenade Shopping Center
7. Ulta Beauty
8. Epic Theatres
9. Petco
10. Michael's
11. Home Goods
12. Ross Dress for Less
13. Five Below

HOTELS

1. DoubleTree by Hilton
2. Wingate by Wyndham
3. Renaissance Hotel
4. Hyatt Place
5. Country Inn & Suites
6. La Quinta Inn & Suites
7. Courtyard by Marriott
8. Holiday Inn
9. Embassy Suites by Hilton
10. Hilton Garden Inn
11. Staybridge Suites
12. Sheraton Suites
13. Marriott
14. Hyatt House
15. Hampton Inn & Suites

AIRPORT

1. Orlando International Airport
2. Brightline Station

LINCOLN
PROPERTY
COMPANY

6252

**For additional information,
Please contact:**

Sean DuPree

Sdupree@lpc.com
407.872.3538

Jon Slater

Jslater@lpc.com
813.505.3612

Lincoln Property Company

333 S. Garland Avenue
Suite 1401
Orlando, FL 32801

LPCsoutheast.com

We Make Things Happen.