

6252 LEE VISTA BLVD

Orlando, FL 32822

Office For Sale & Lease

7,000 - 63,537 SF



Sale & Leasing Information:
813.505.3612

Jon Slater
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Lincoln

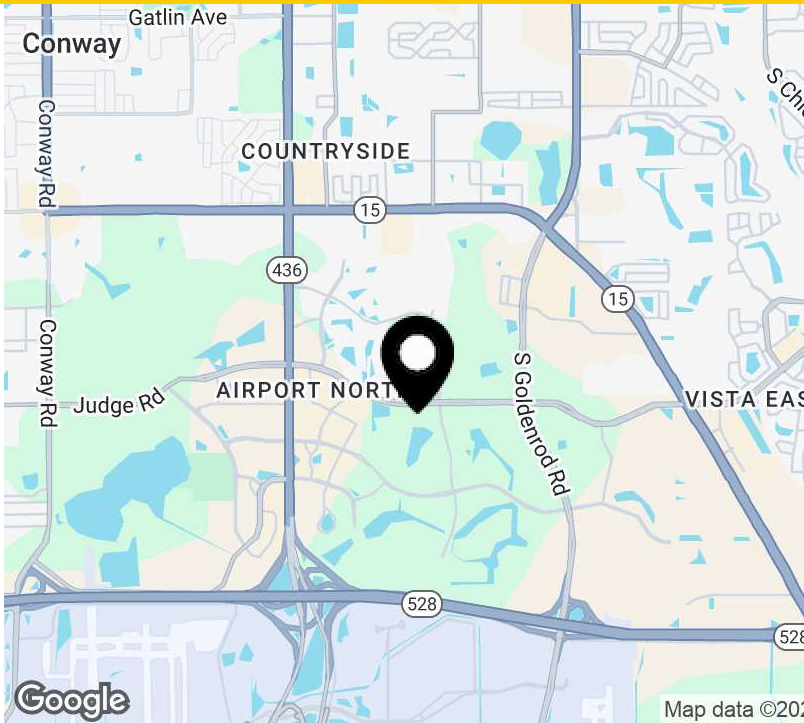
Lincoln Property Company
490 1st Avenue South, Suite 210
St. Petersburg, FL 33701

www.lpc.com

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Sale Price (Reduced)	\$15,750,000
Lease Rate	Negotiable

Offering Summary

Building Size:	63,537 SF
Price Per SF:	\$247.89
Site Size:	257,927 SF (5.921 Acres)
Year Built:	2006
Floors:	2
Parking Spaces:	385
Construction:	Precast Concrete Panel
Market:	Orlando
Zoning:	I-P, Orange County

Location Overview

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. 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).

Availabilities	SF	Lease Rate
1st Floor	7,000 - 32,357 SF	Negotiable
2nd Floor	7,000 - 31,180 SF	Negotiable



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Property Highlights



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- 63,537 SF office building
- Ability to demise 1st floor to approximately 7,000 SF
- Available Now
- 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
- City Water & Sewer
- Lee Vista Center has over 2,100 hotel rooms, 700,000 SF of retail, and over 2,700 units of multi-family.



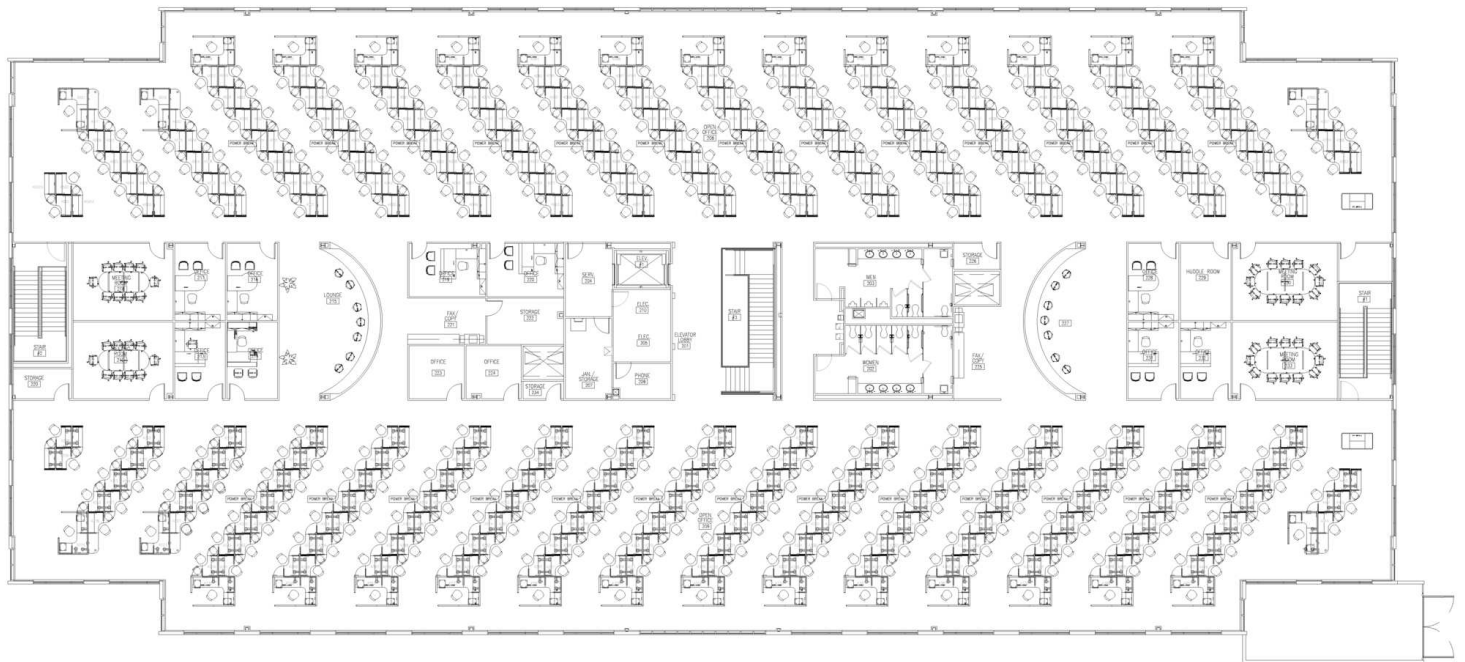
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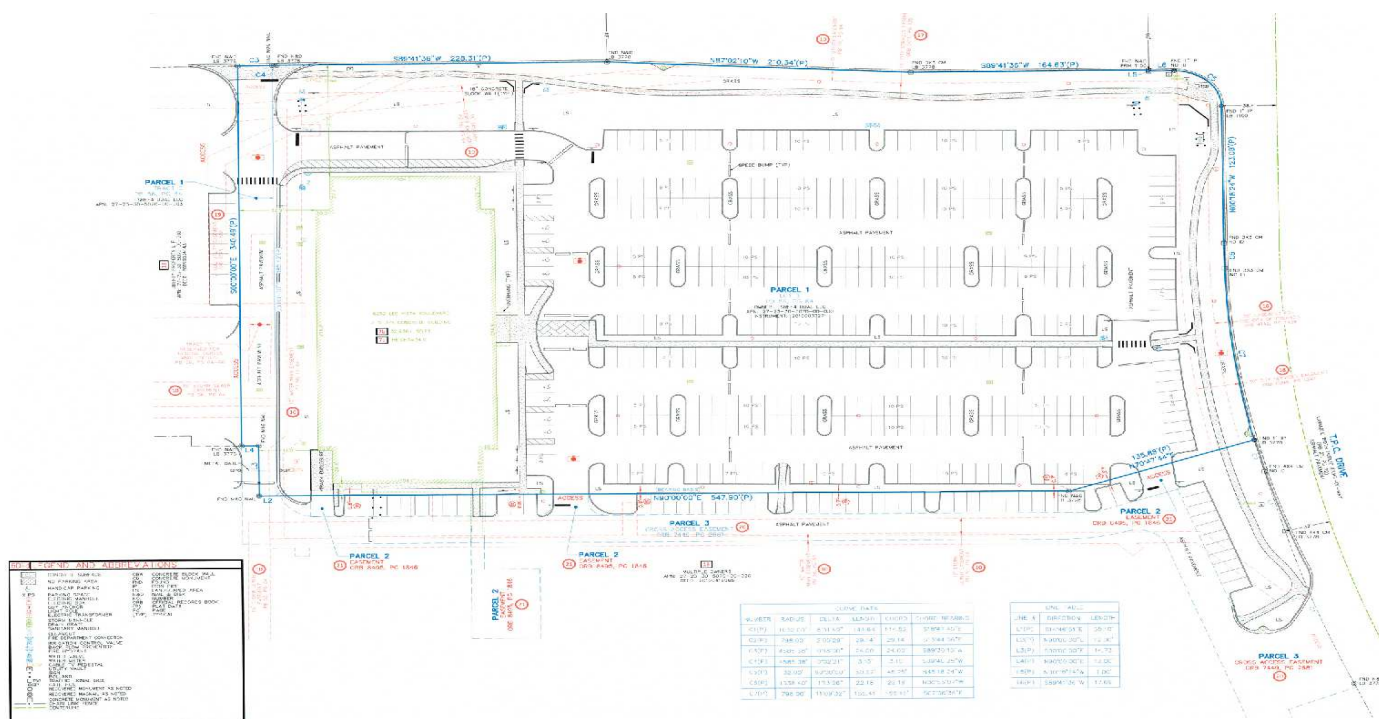
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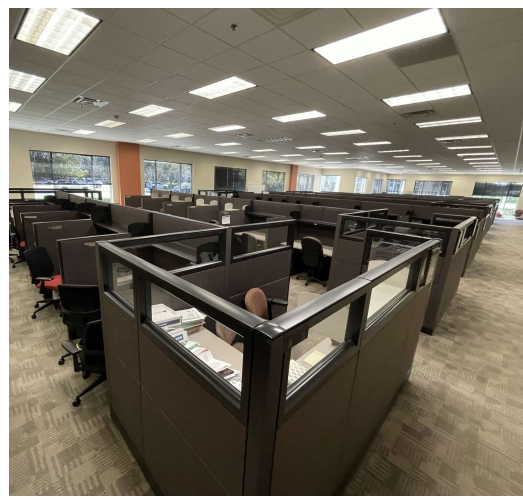
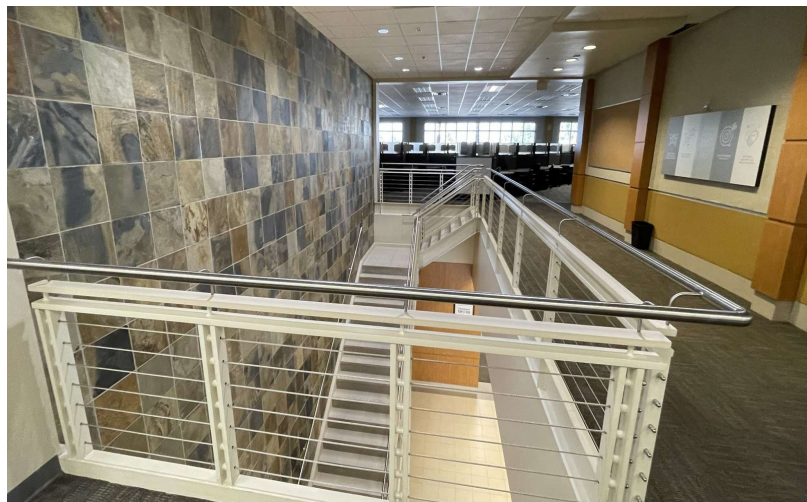
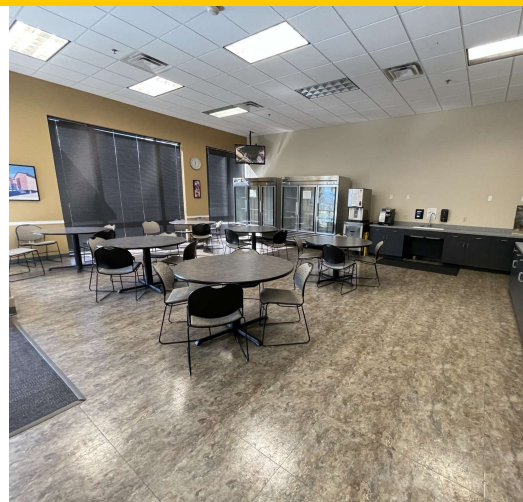
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Additional Photos



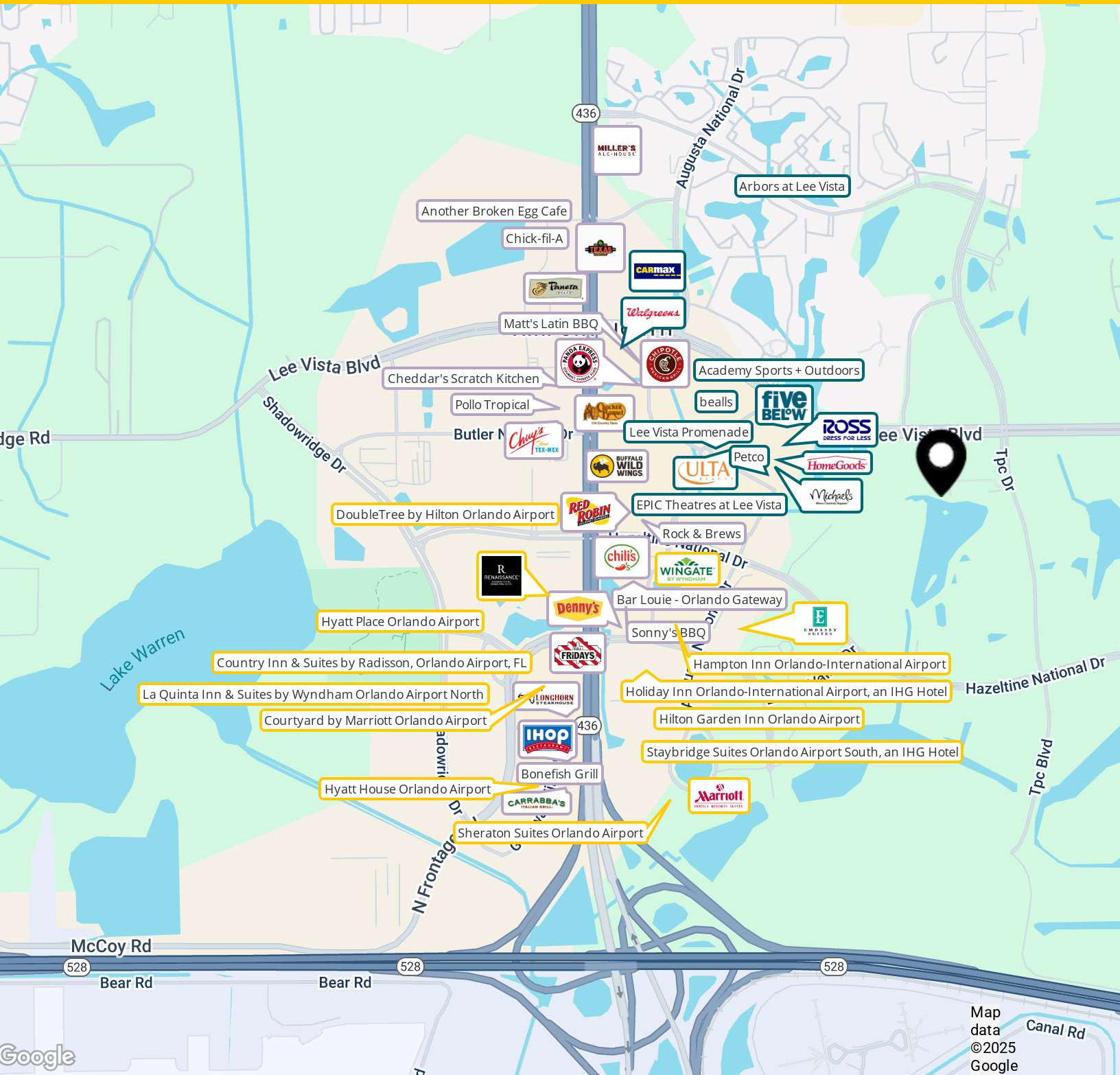
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Nearby Amenities & Retail Map



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