

For Lease

University Court

1,122 - 2,670 SF | \$19.75 / SF



3361 Rouse Road

Orlando, Florida 32817

Property Highlights

- Lease Rate Just Reduced!
- Attractive two-story brick building with insulated glass construction; built in 2000
- Professional office suites available
- Most suites turnkey and ready for immediate occupancy
- Located in a HUB Zone, providing economic incentives for tenants
- Blocks from University of Central Florida
- Telephone / DSL – AT&T and Spectrum
- Parking: 4.8/1,000 SF
- Pylon signage also available for lease
- Within walking distance from Metro Diner, Panera Bread, Chick-Fil-A and many other restaurants
- Easy access to University Boulevard, Alafaya Trail, SR 417 (GreeneWay), SR 408 (East-West), SR 50 (Colonial Drive) and Orlando International Airport

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 100	\$19.75 SF/yr	1,380
Suite 125	\$19.75 SF/yr	1,380
Suite 130	\$19.75 SF/yr	1,122
Suite 235	\$19.75 SF/yr	2,096
Suite 245	\$19.75 SF/yr	2,670

Winter Special: 1 Month Free for New Tenants*

*Outside of Minimum 3-Year Term
New Leases Must Be Signed by 02/28/26

Lease Rate

\$22.00/RSF Mod Gross

New Tenants Only -

\$19.75/RSF Mod Gross**

Net of Janitorial & Electric

**3-Year Minimum Term for NEW, Qualified Credit Tenant

For more information

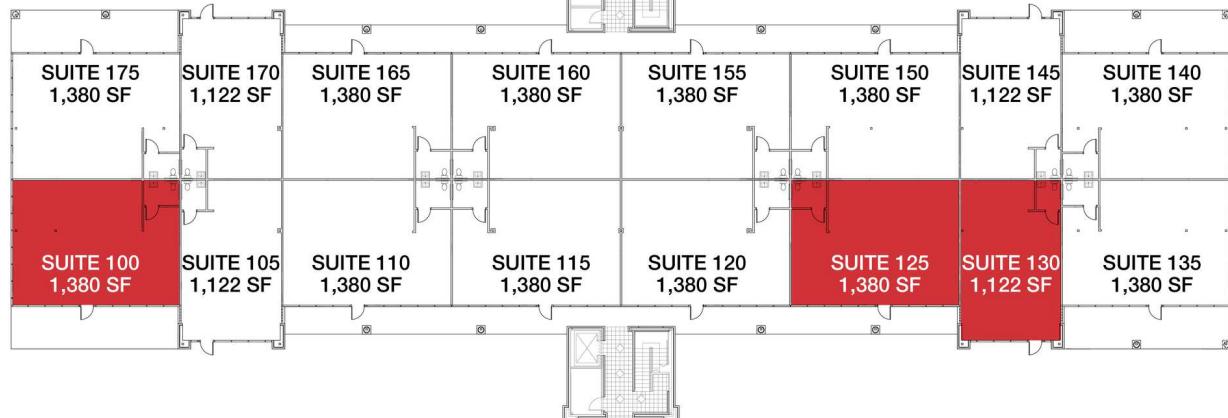
Stian Funk

O: 407 949 0747

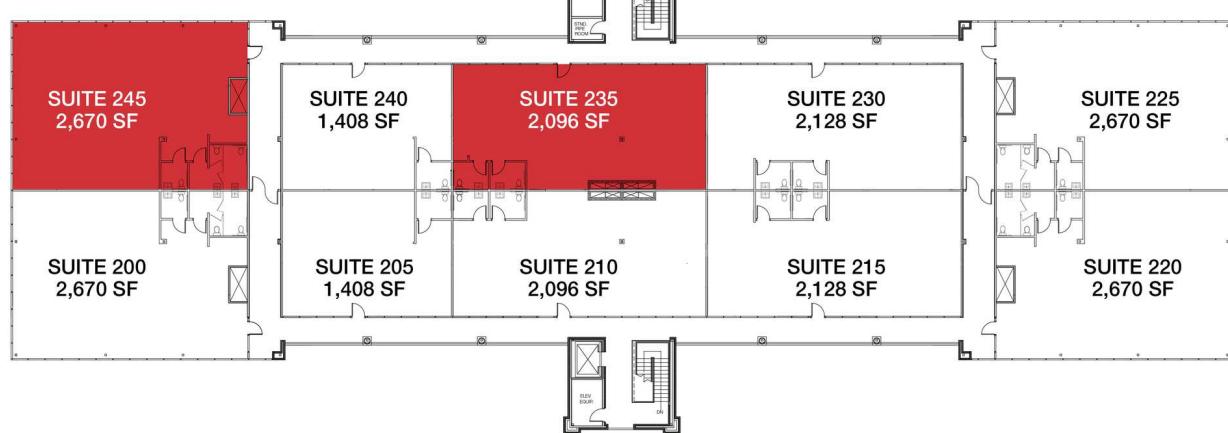
sfunk@realvest.com

Lease Spaces

First Floor



Second Floor

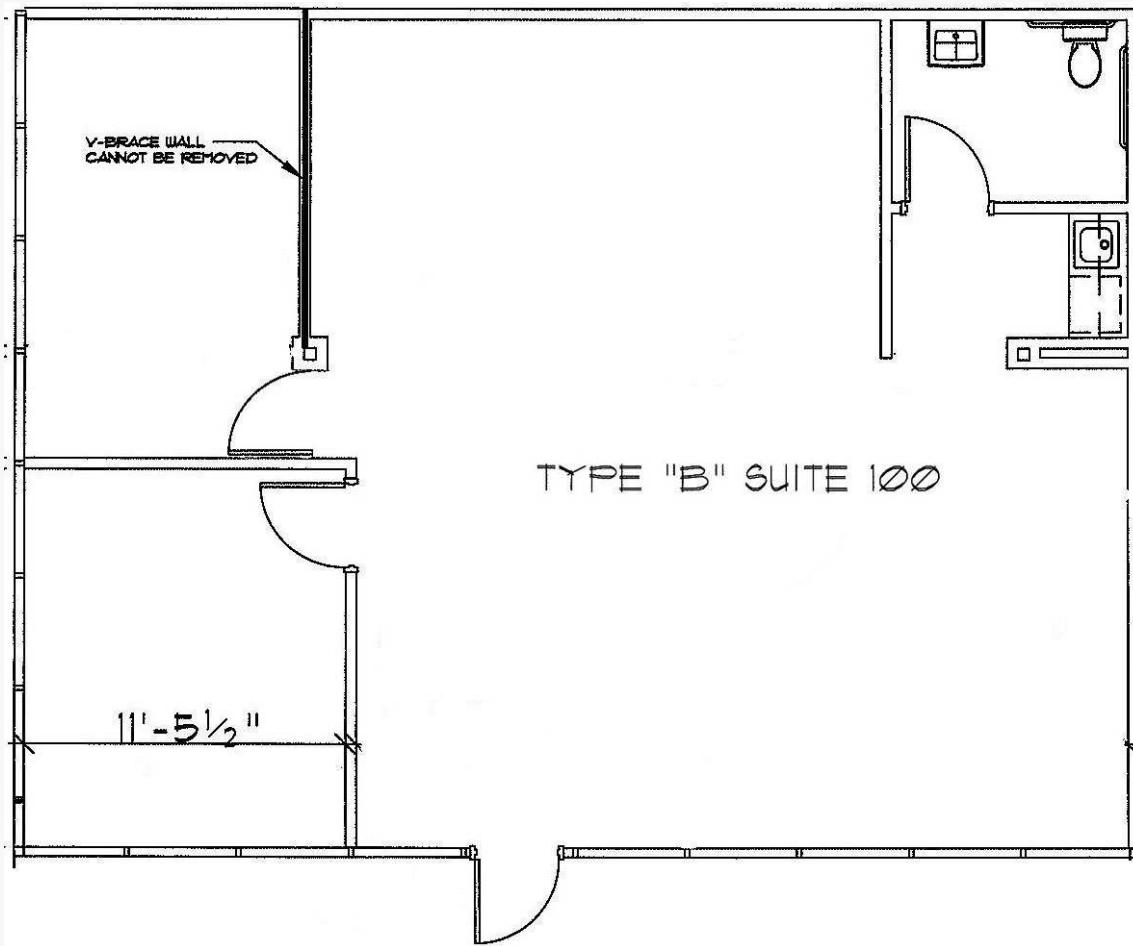


AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	1,380 SF	Modified Gross	\$19.75 SF/yr	Available Now
Suite 125	1,380 SF	Modified Gross	\$19.75 SF/yr	Available March 1, 2026
Suite 130	1,122 SF	Modified Gross	\$19.75 SF/yr	Available March 1, 2026
Suite 235	2,096 SF	Modified Gross	\$19.75 SF/yr	Available Now
Suite 245	2,670 SF	Modified Gross	\$19.75 SF/yr	Available March 1, 2026

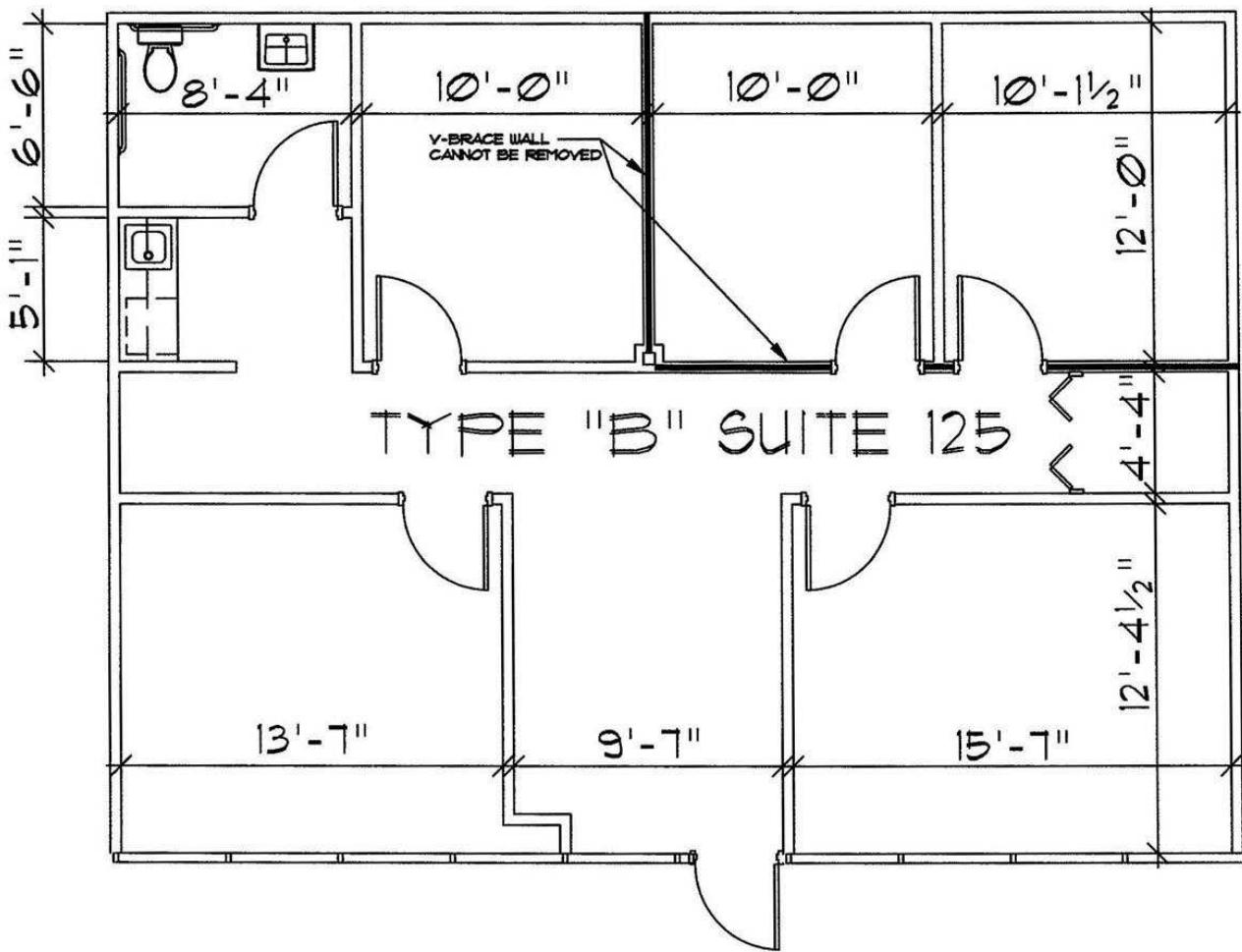
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Suite 100 - 1,380± SF

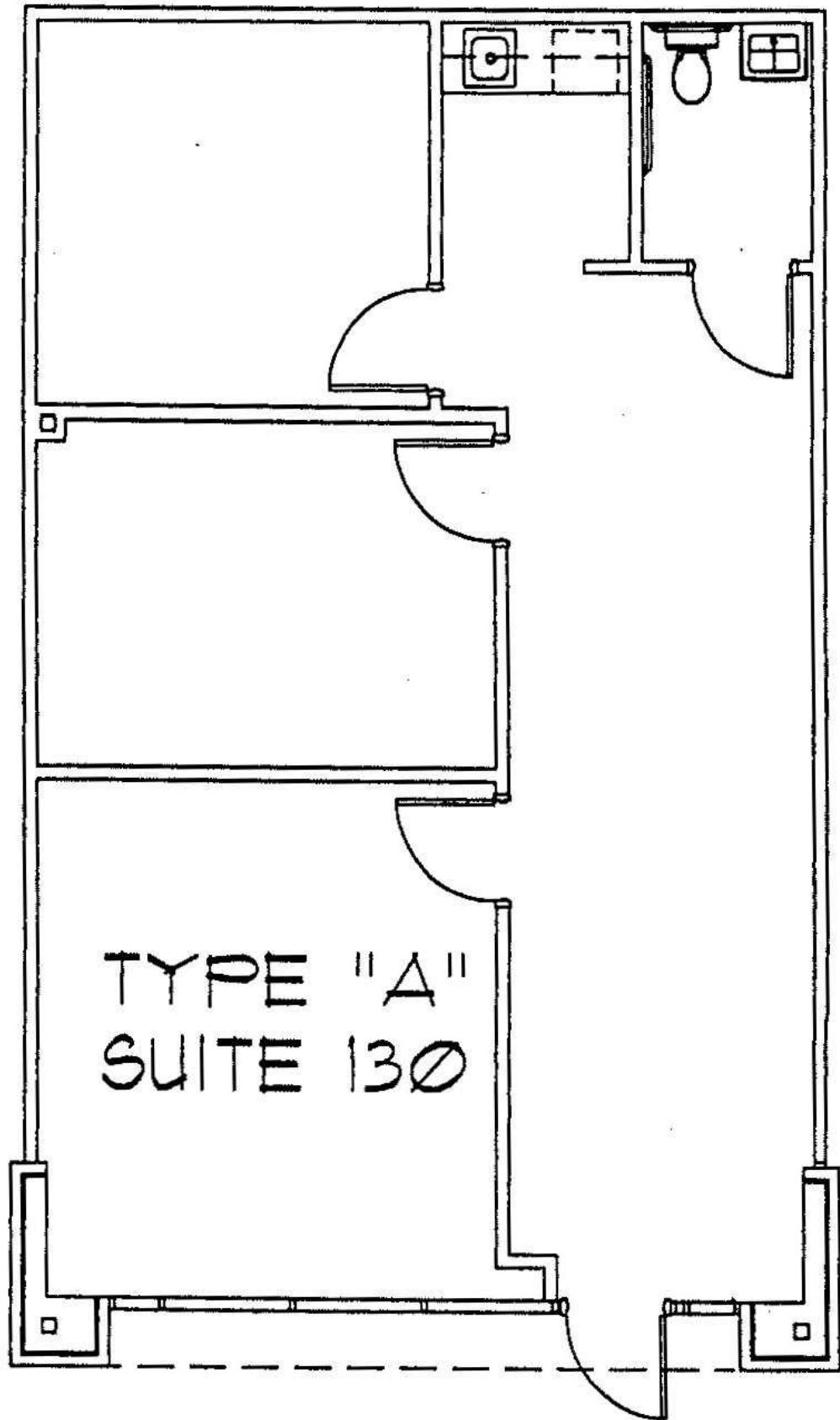


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Suite 125 - 1,380± SF

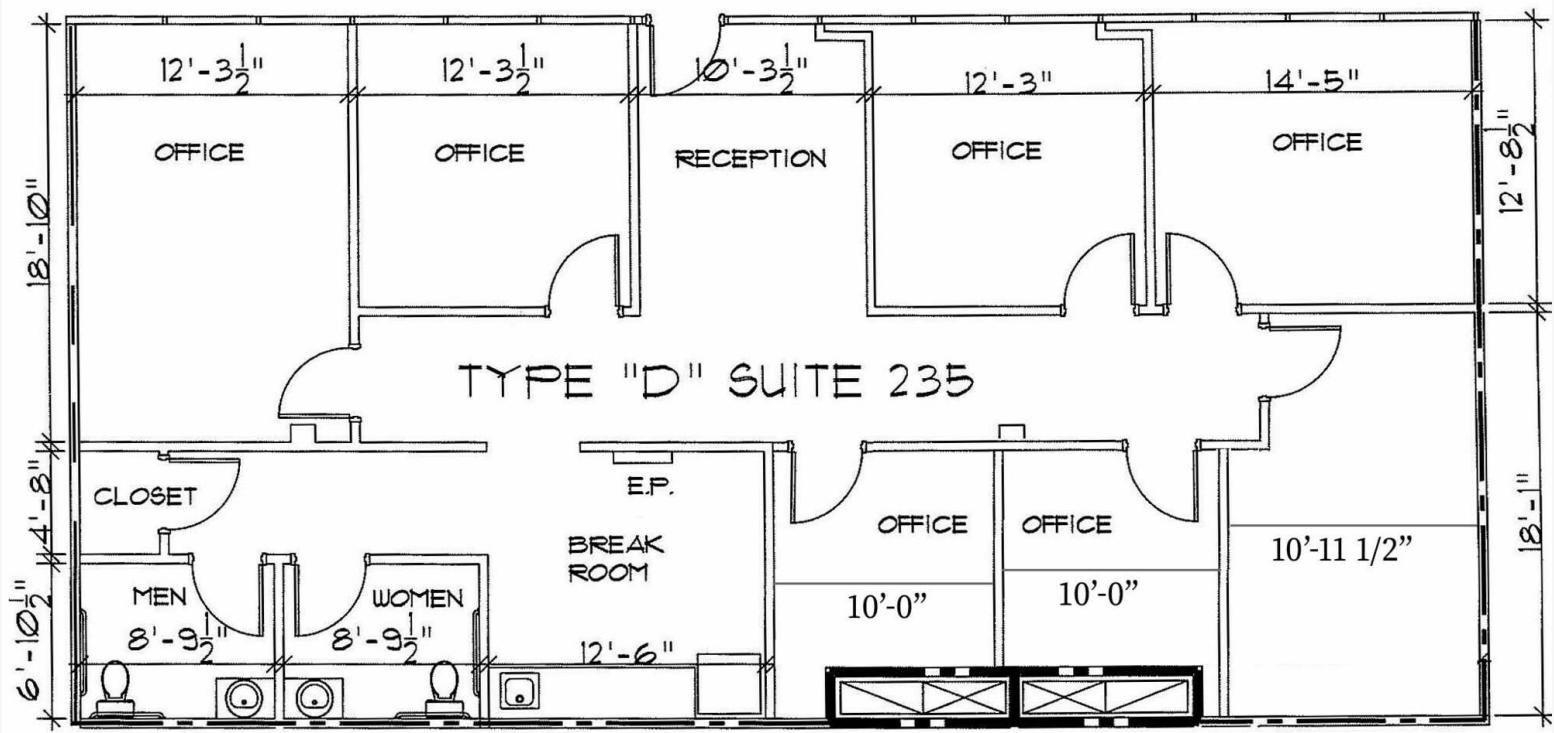


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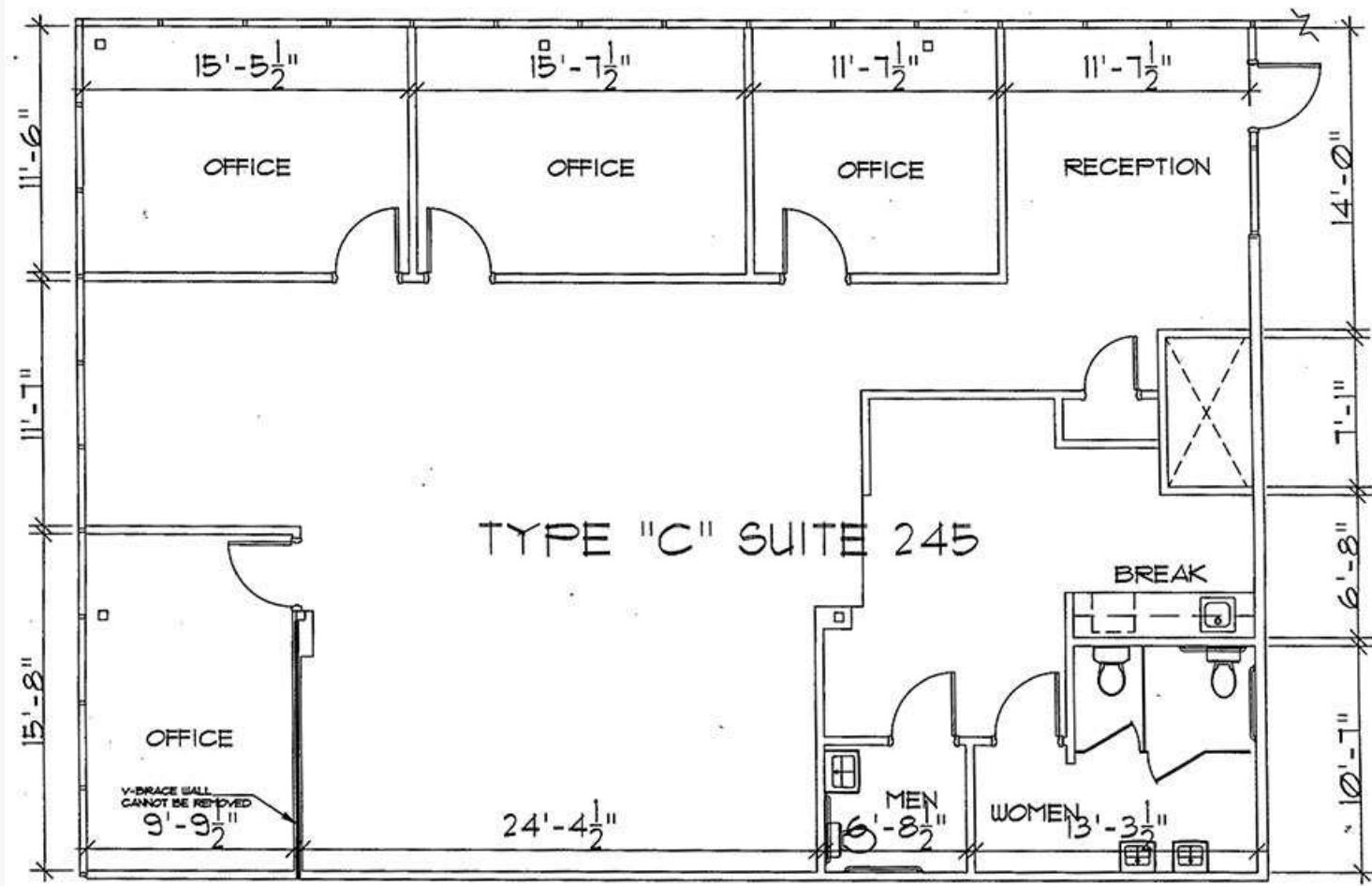
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Suite 235 - 2,096± SF



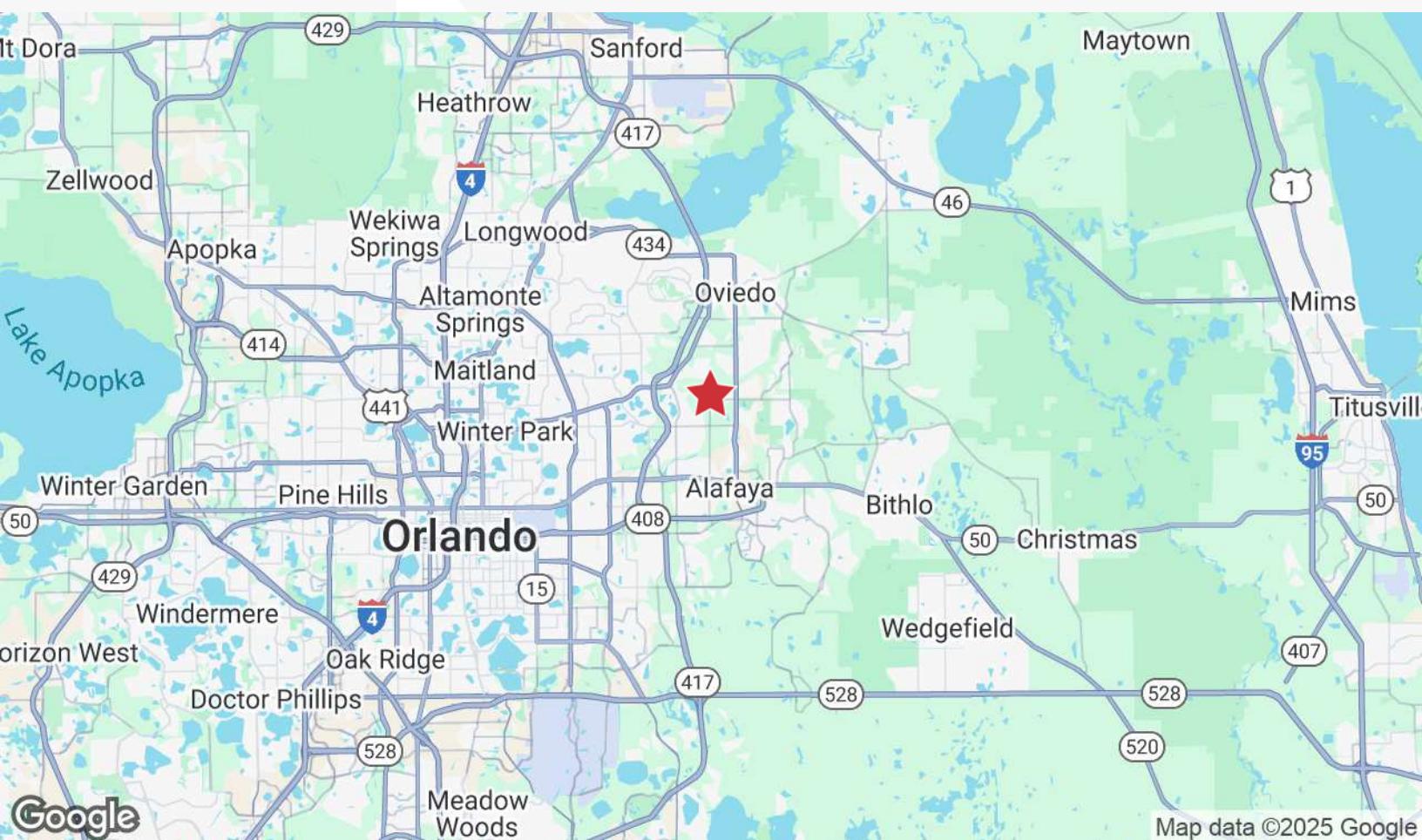
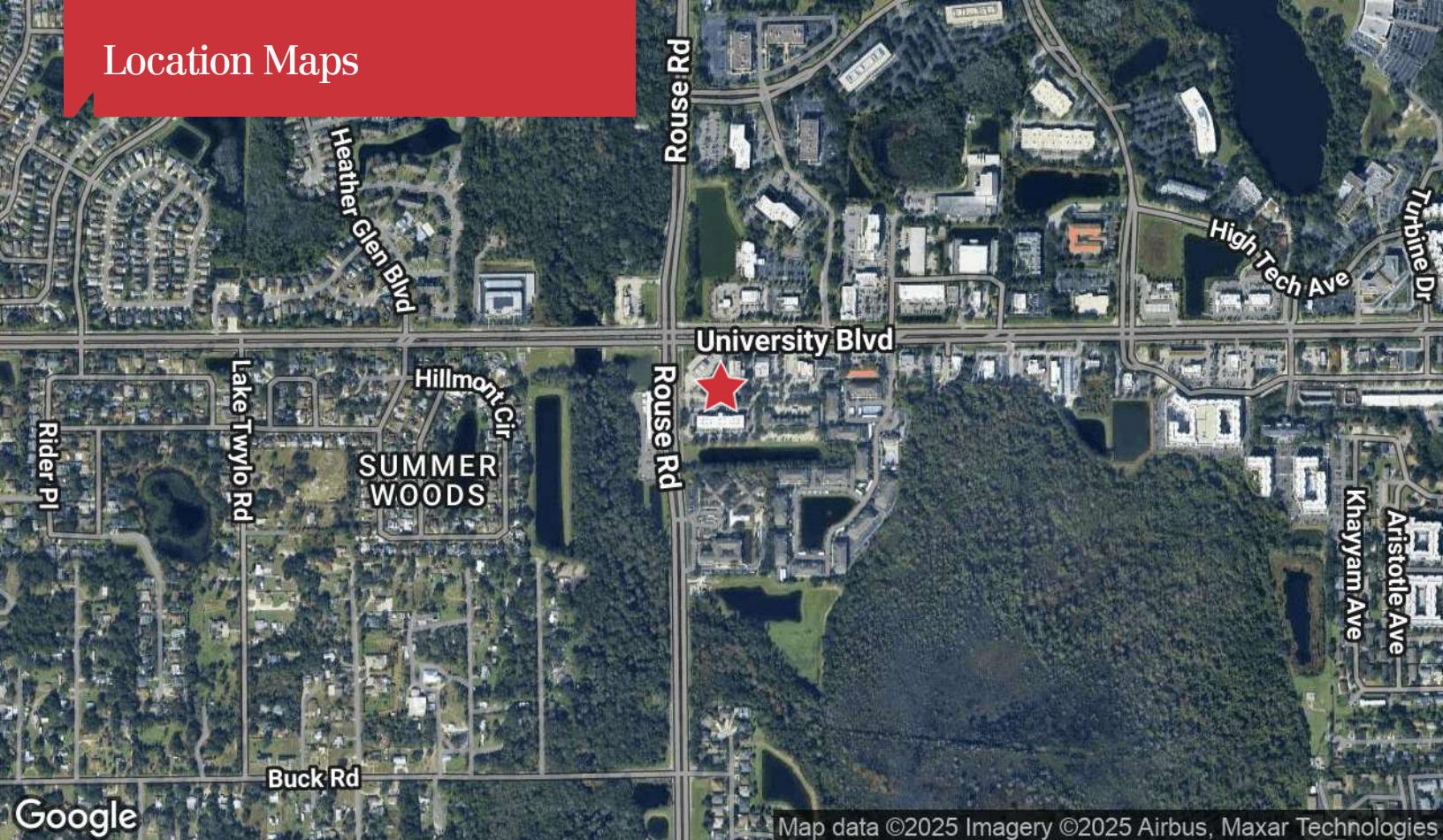
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Suite 245 - 2,670± SF



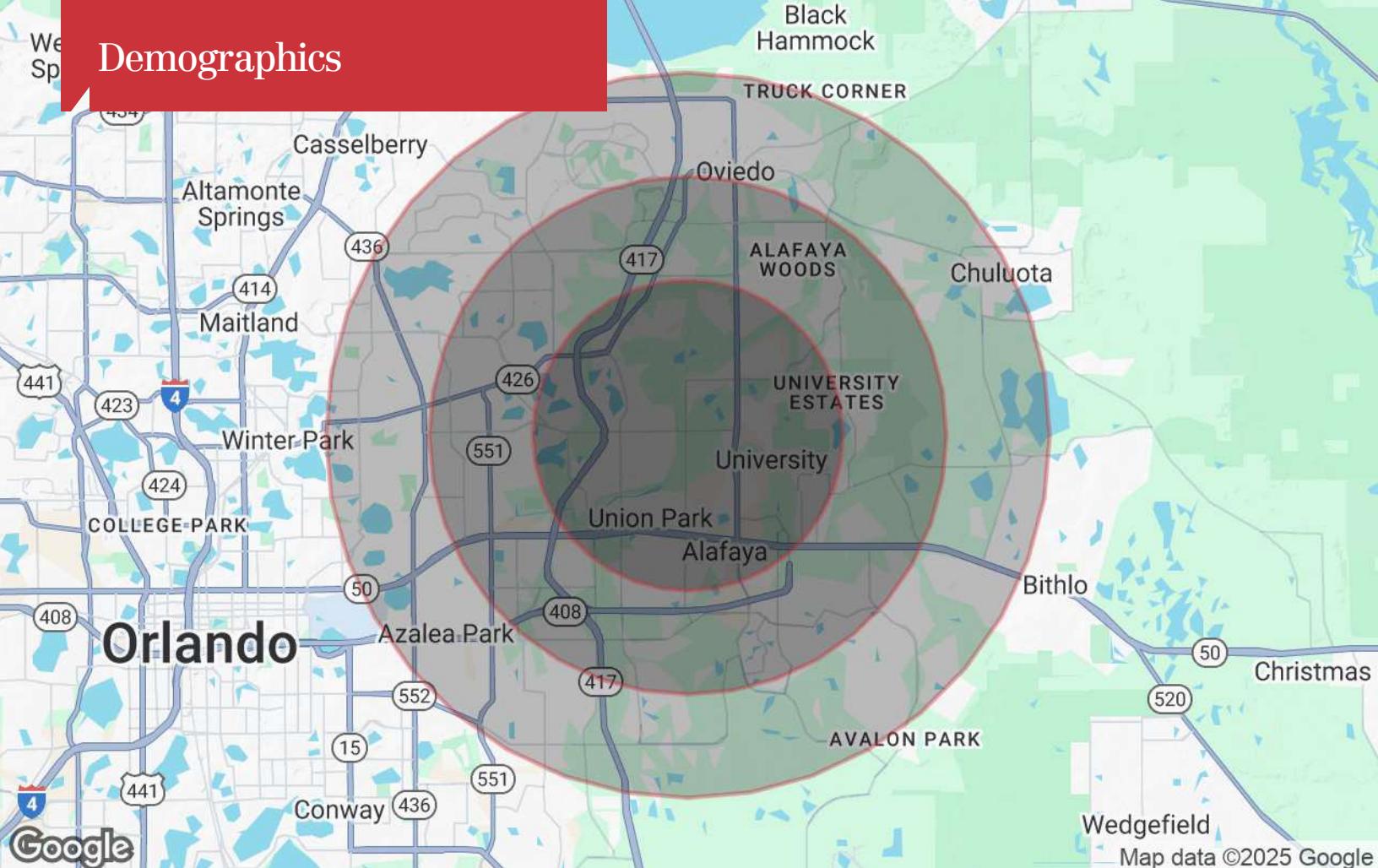
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Location Maps



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1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

**Population**

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	105,542	264,859	439,272
MEDIAN AGE	33	36	38
MEDIAN AGE (MALE)	32	35	37
MEDIAN AGE (FEMALE)	33	38	39

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	33,158	92,036	155,068
# OF PERSONS PER HH	3.2	2.9	2.8
AVERAGE HH INCOME	\$85,996	\$94,789	\$102,247
AVERAGE HOUSE VALUE	\$332,431	\$361,943	\$392,657

* Demographic data derived from 2020 ACS - US Census

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