



OFFICE BUILDING | ORLANDO, FL

OFFICE BUILDING FOR SALE

1800 PEMBROOK DR, ORLANDO

- + **PROPERTY TYPE**
Office/Building
- + **LOT SIZE**
7.57 ac
- + **NUMBER OF UNITS**
25
- + **BUILDING SIZE**
115,718 SF

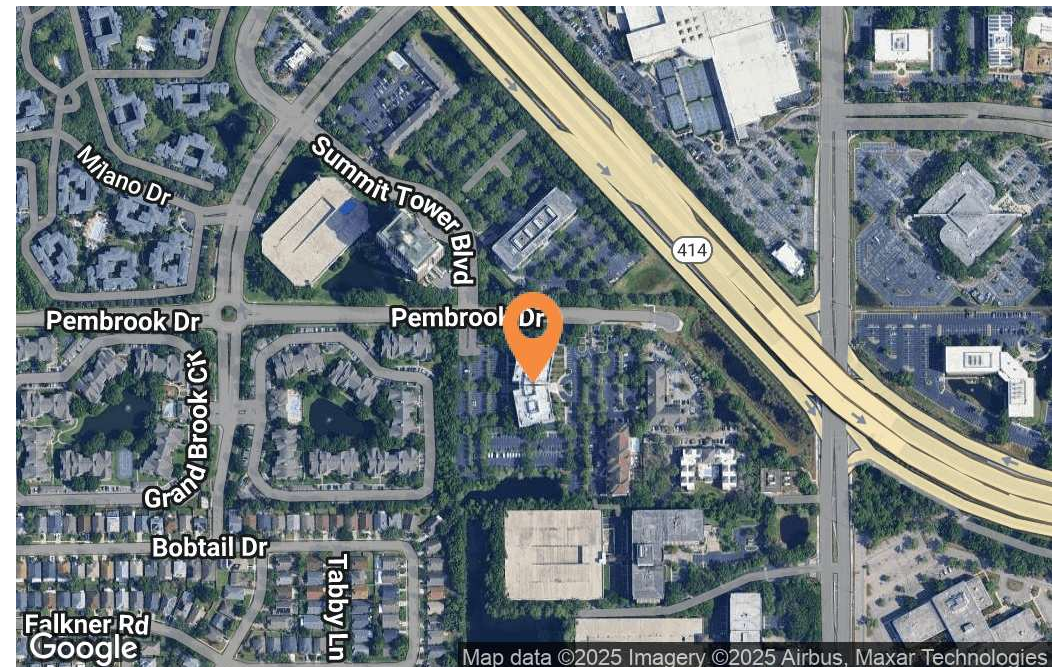
PROPERTY OVERVIEW

A **rare investment opportunity** in one of **Central Florida's fastest-growing markets**. Nestled on 7.57 acres and fully leased to **25 tenants**, this **115,718 SF office campus** delivers both stability and upside, with annual rent escalations of 3% to 4% and **100% NNN leases already in place**.

Just minutes from Maitland Boulevard and key commuter arteries, the location offers unbeatable connectivity in a high-demand corridor of Orlando. Whether you're seeking reliable cash flow, long-term appreciation, or a prime foothold in a thriving commercial hub, this asset is a proven performer.

PROPERTY HIGHLIGHTS

- **Tenants: 25**
- **All NNN Leases**
- Tenant pays operating expenses increases over their base year
- Interstate 4 and Maitland Boulevard provides convenient access to Downtown Orlando

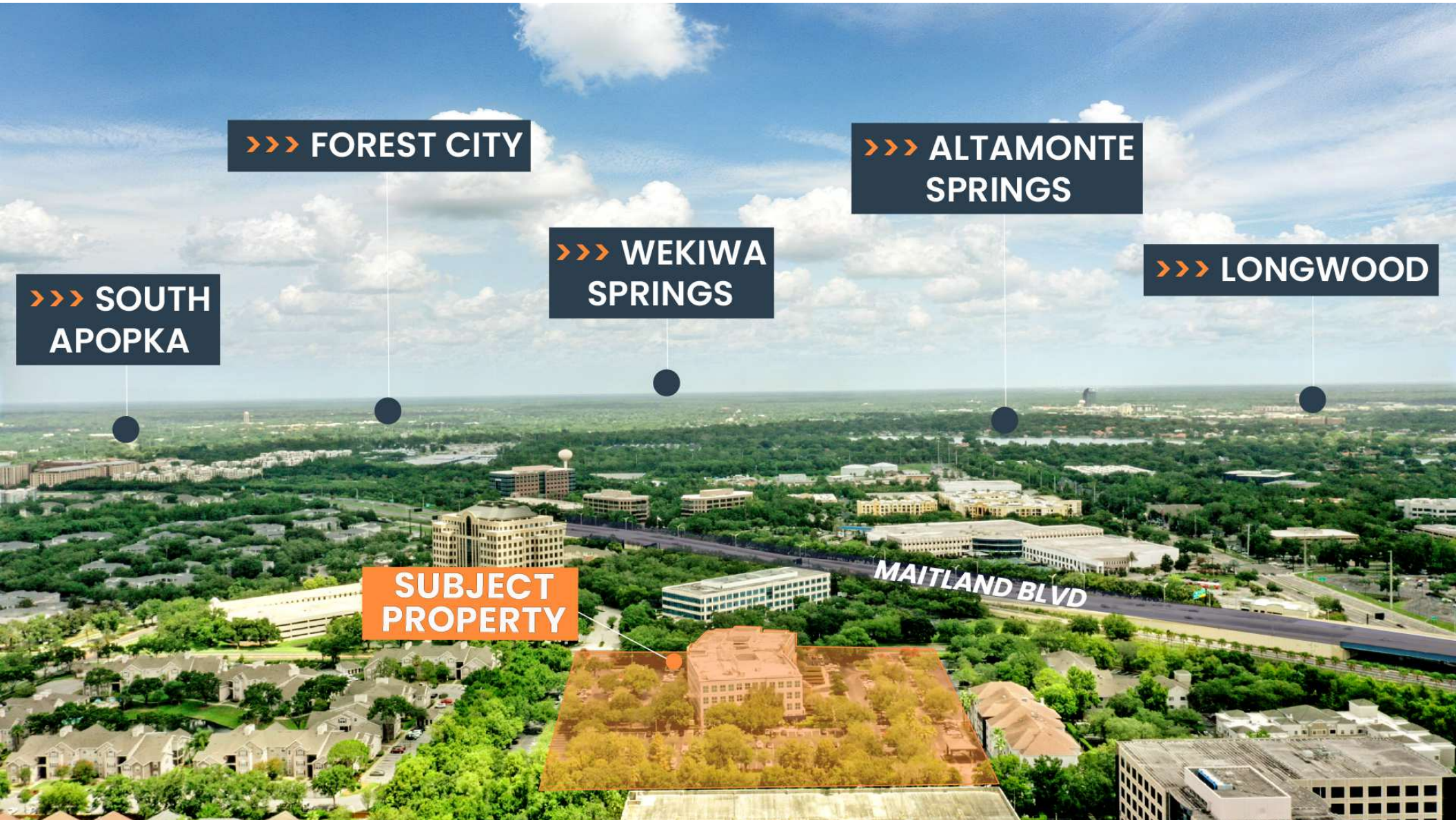


PROPERTY DETAILS & HIGHLIGHTS

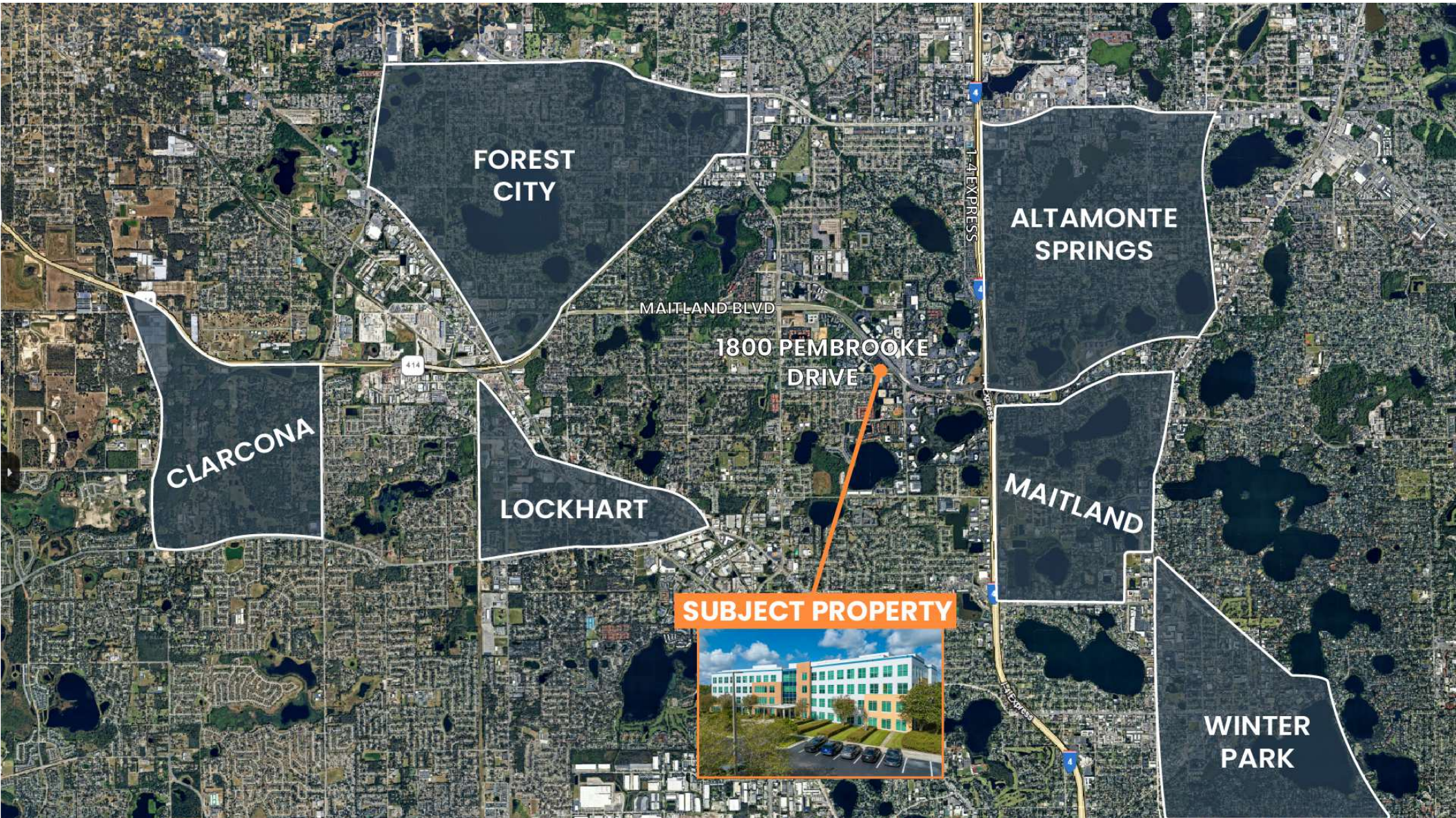
OFFICE BUILDING FOR SALE

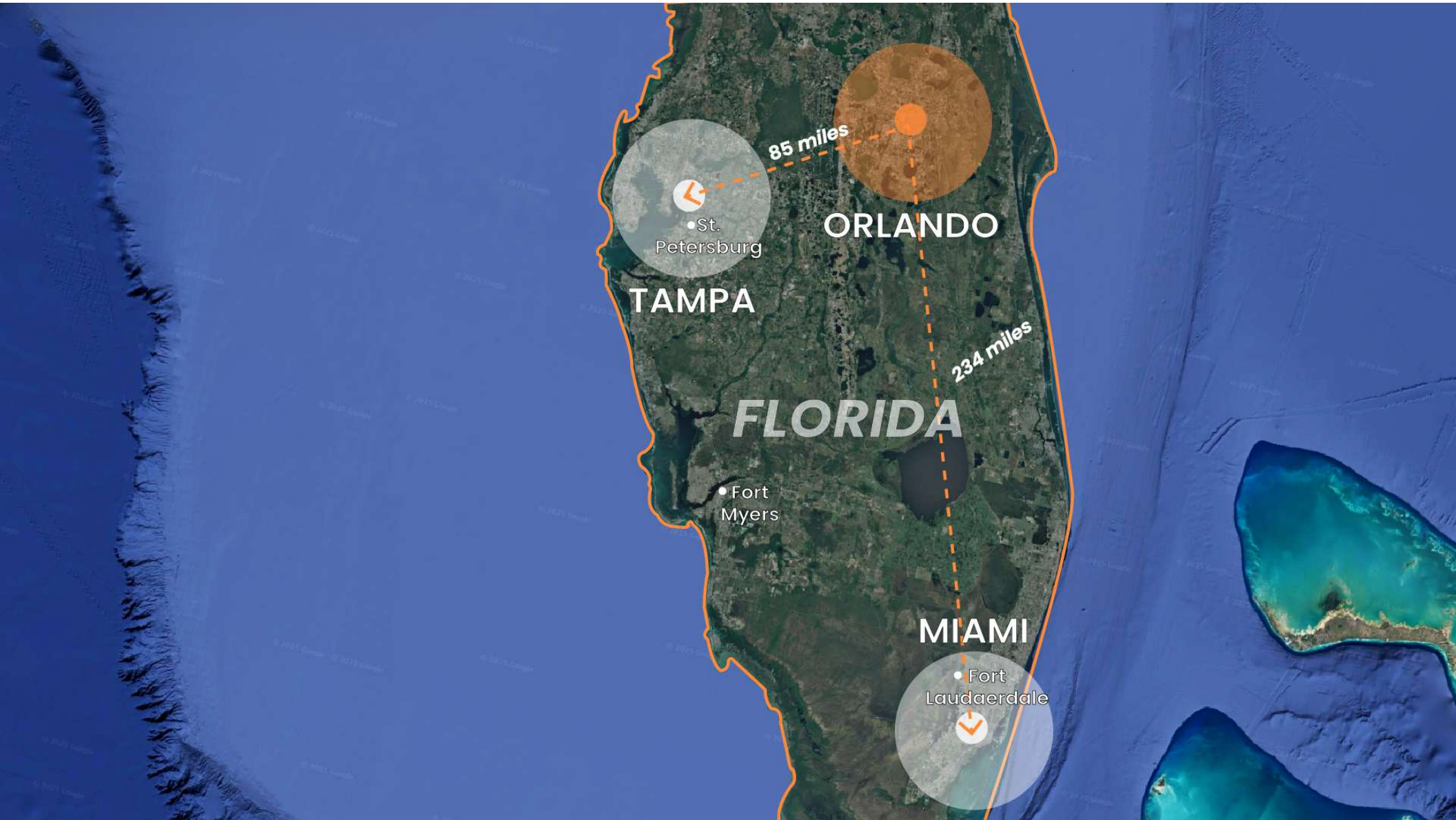
Building Type	Office
Year Built	1998
Building Height	4 Stories
Building Size	115,714 SF
Building Class	A
Typical Floor Size	28,928 SF
Unfinished Ceiling Height	13'
Parking	530 Surface Parking Spaces

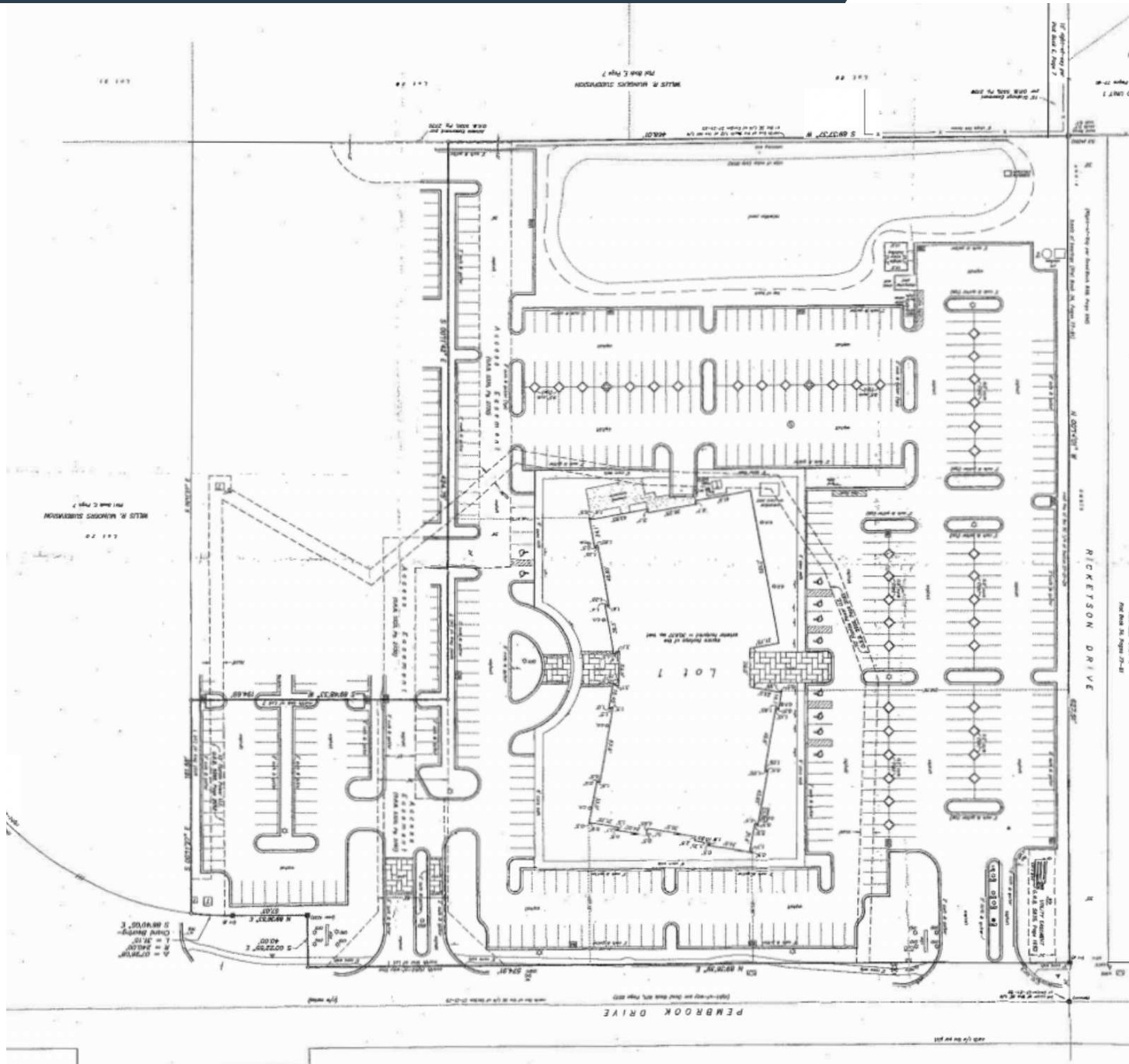












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**Pembroke Commons
Rent Projection**

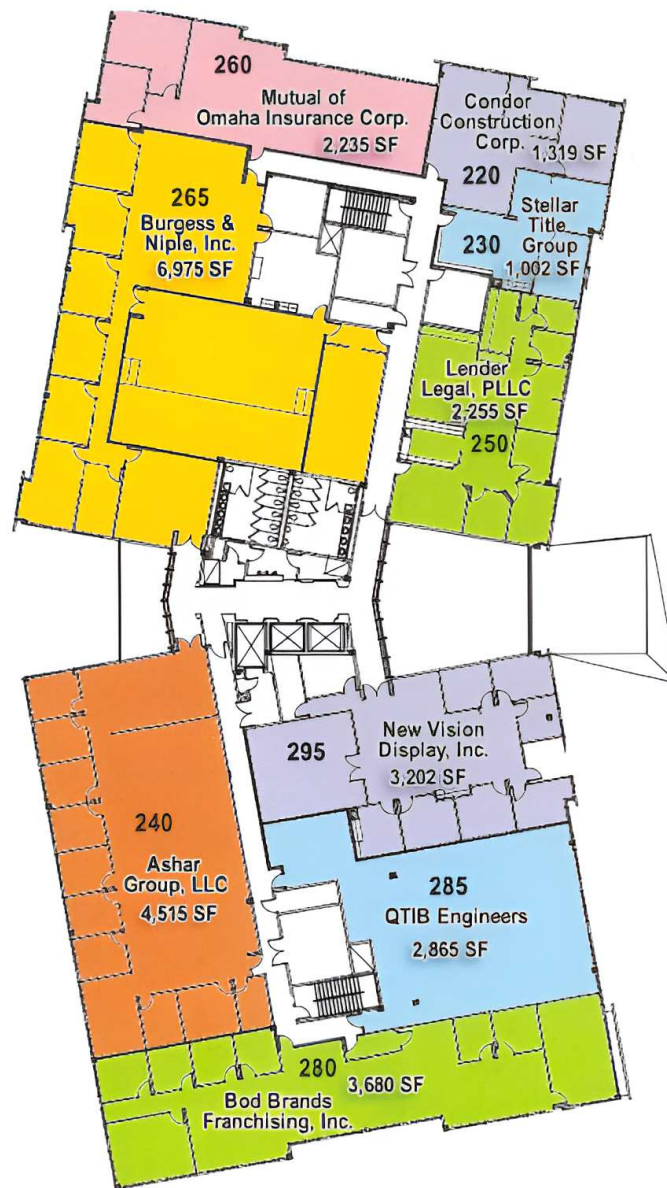
Unit(s)	Lease	Area	Lease From	Lease To	Renewal/ New Lease	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
100, 110	Insurance Masters FL, Inc(t0000524)	4,781	7/1/2024	7/31/2027	-	8,665.56	8,665.56	8,665.56	8,665.56	8,665.56	8,665.56	9,012.19	9,012.19	9,012.19	9,012.19	9,012.19	9,012.19	106,066.50
120	Kismet New Vision Holdings LLC(ts000010)	3,762	2/1/2021	1/31/2028	-	7,266.93	7,486.38	7,486.38	7,486.38	7,486.38	7,486.38	7,486.38	7,486.38	7,486.38	7,486.38	7,486.38	7,486.38	89,617.11
130	Payne, Train & Gain, LLC(t0000059)	1,155	1/1/2022	11/30/2025	New	1,834.53	1,834.53	1,834.53	1,834.53	1,834.53	1,834.53	1,834.53	1,834.53	1,834.53	1,834.53	1,834.53	0.00	20,179.83
150	Surveying and Mapping LLC(t0000086)	3,711	4/1/2022	5/31/2025	New	7,168.42	7,168.42	7,168.42	7,168.42	0.00	0.00	7,267.38	7,267.38	7,267.38	7,267.38	7,267.38	7,267.38	72,277.93
160	The Virga Law Firm Orlando PA(ts000015)	1,502	11/1/2017	10/31/2025	New	2,854.97	2,854.97	2,854.97	2,854.97	2,854.97	2,854.97	2,854.97	2,854.97	2,854.97	2,854.97	0.00	2,941.42	31,491.12
170	McDimit Davis, LLC(t0000527)	4,467	9/1/2024	11/30/2027	-	7,817.25	7,817.25	7,817.25	7,817.25	7,817.25	7,817.25	7,817.25	7,817.25	7,817.25	8,051.77	8,051.77	8,051.77	94,510.56
185	Moma's Unwind Caff�, Inc(ts000144)	1,292	12/1/2018	5/31/2025	Renewal	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	2,122.11	25,465.32
190	Whitestone Construction Group, LLC(t0000508)	5,556	1/1/2024	12/31/2028	-	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	9,389.64	112,675.68
195	Stage Door II, Inc(t0000528)	602	10/1/2024	3/31/2026	New	1,078.58	1,078.58	1,078.58	1,078.58	1,078.58	1,078.58	1,078.58	1,078.58	1,078.58	1,111.19	1,111.19	1,111.19	13,040.79
220	Condor Construction, Corp.(t0000509)	1,319	10/1/2023	9/30/2026	Renewal	2,572.05	2,572.05	2,572.05	2,572.05	2,572.05	2,572.05	2,572.05	2,572.05	2,572.05	2,674.93	2,674.93	2,674.93	31,173.24
230	Stellar Title Group LLC(t0000513)	1,002	10/1/2023	9/30/2026	Renewal	1,935.11	1,935.11	1,935.11	1,935.11	1,935.11	1,935.11	1,935.11	1,935.11	1,935.11	1,993.17	1,993.17	1,993.17	23,395.50
240	Ashar Group LLC(ts000008)	4,515	3/1/2009	12/31/2025	Renewal	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	7,754.57	93,054.84
250	Lender Legal, PLLC(t0000481)	2,255	5/1/2023	7/31/2026	New	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	4,216.85	50,602.20
260	Mutual of Omaha Insurance Comp(ts000011)	2,235	4/1/2009	5/31/2028	-	4,432.75	4,432.75	4,432.75	0.00	0.00	4,181.31	4,181.31	4,181.31	4,181.31	4,181.31	4,181.31	4,181.31	42,567.42
265	Burgess & Niple, Inc(ts000089)	6,975	9/1/2006	9/30/2032	-	15,414.75	15,414.75	15,414.75	15,414.75	15,414.75	15,414.75	15,414.75	15,414.75	15,414.75	15,879.75	15,879.75	15,879.75	186,372.00
280	Bod Brands Franchising Inc(t0000505)	3,680	9/1/2023	10/31/2025	Renewal	7,301.73	7,301.73	7,301.73	7,301.73	7,301.73	7,301.73	7,301.73	7,301.73	7,301.73	7,301.73	7,520.78	7,520.78	88,058.86
295	New Vision Display, Inc(t0000464)	3,202	6/1/2023	5/31/2028	-	6,185.20	6,185.20	6,369.31	6,369.31	6,369.31	6,369.31	6,369.31	6,369.31	6,369.31	6,369.31	6,369.31	6,369.31	76,063.50
300	RGN-Orlando III(ts000119)	20,117	4/1/2004	8/31/2026	Renewal	42,453.49	42,453.49	0.00	43,727.10	43,727.10	43,727.10	43,727.10	43,727.10	43,727.10	43,727.10	43,727.10	43,727.10	478,450.88
350	Realvest Equity Partners, LLC(ts000166)	7,115	8/1/2013	2/28/2030	-	11,265.42	11,265.42	11,603.38	11,603.38	11,603.38	11,603.38	11,603.38	11,603.38	11,603.38	11,603.38	11,603.38	11,603.38	138,564.64
360	Primera Home Loans(t0000491)	2,990	5/1/2023	4/30/2025	Renewal	5,803.09	5,803.09	5,803.09	5,803.09	5,977.18	5,977.18	5,977.18	5,977.18	5,977.18	5,977.18	5,977.18	5,977.18	71,029.82
400	CBS Radio(ts000122)	10,214	3/1/1999	5/24/2025	New	46,085.00	47,237.00	47,237.00	47,237.00	36,570.58	0.00	0.00	0.00	19,576.83	19,576.83	19,576.83	19,576.83	302,673.91
450	Nixer Comp, Inc(ts000148)	3,127	10/31/2019	6/30/2026	New	6,184.69	6,184.69	6,184.69	6,184.69	6,184.69	6,184.69	6,370.23	6,370.23	6,370.23	6,370.23	6,370.23	6,370.23	75,329.52
490	Barry-Wehmiller Design Group(ts000091)	942	10/1/2015	3/31/2026	New	1,778.81	1,778.81	1,778.81	1,832.19	1,832.19	1,832.19	1,832.19	1,832.19	1,832.19	1,832.19	1,832.19	1,832.19	21,826.14
ROOF	FPL FiberNet, LLC(ts000018)	0	6/1/2013		Renewal	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
ROOF1	Verizon Global Real Estate(t0000485)	0	11/1/2023	10/31/2026	Renewal	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
ROOF2	CenturyLink Communications, LLC(t0000529)	0	10/1/2024	9/30/2029	Renewal	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
400	Prospect	15,508	9/1/2025	5/24/2025	New						0.00	0.00	0.00	29,723.67	29,723.67	29,723.67	29,723.67	118,894.67
285	VACANT	2,865	7/1/2025		New	0.00	0.00	0.00	0.00	0.00	0.00	5,252.50	5,252.50	5,252.50	5,252.50	5,252.50	5,252.50	31,515.00
114,889						212,781.50	214,152.95	172,221.53	211,569.26	193,908.51	161,519.24	174,571.29	174,571.29	223,871.79	224,764.86	222,128.94	223,235.83	2,409,296.98

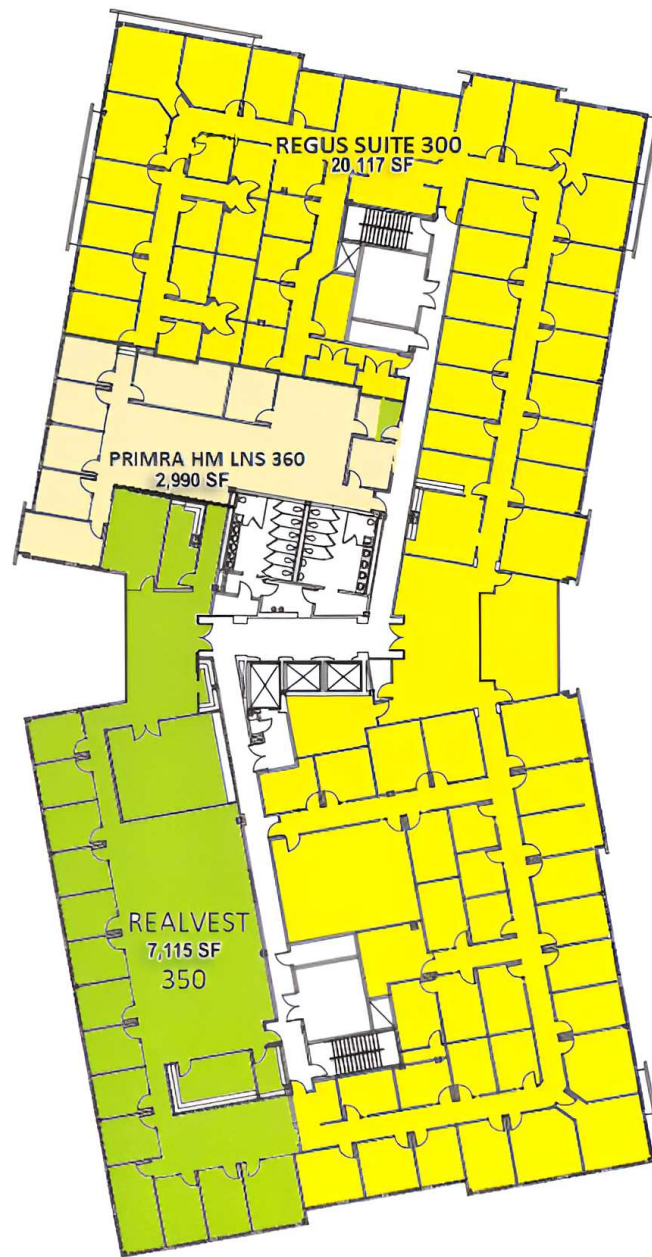
Pembroke Maitland, LLC
Budget
2025

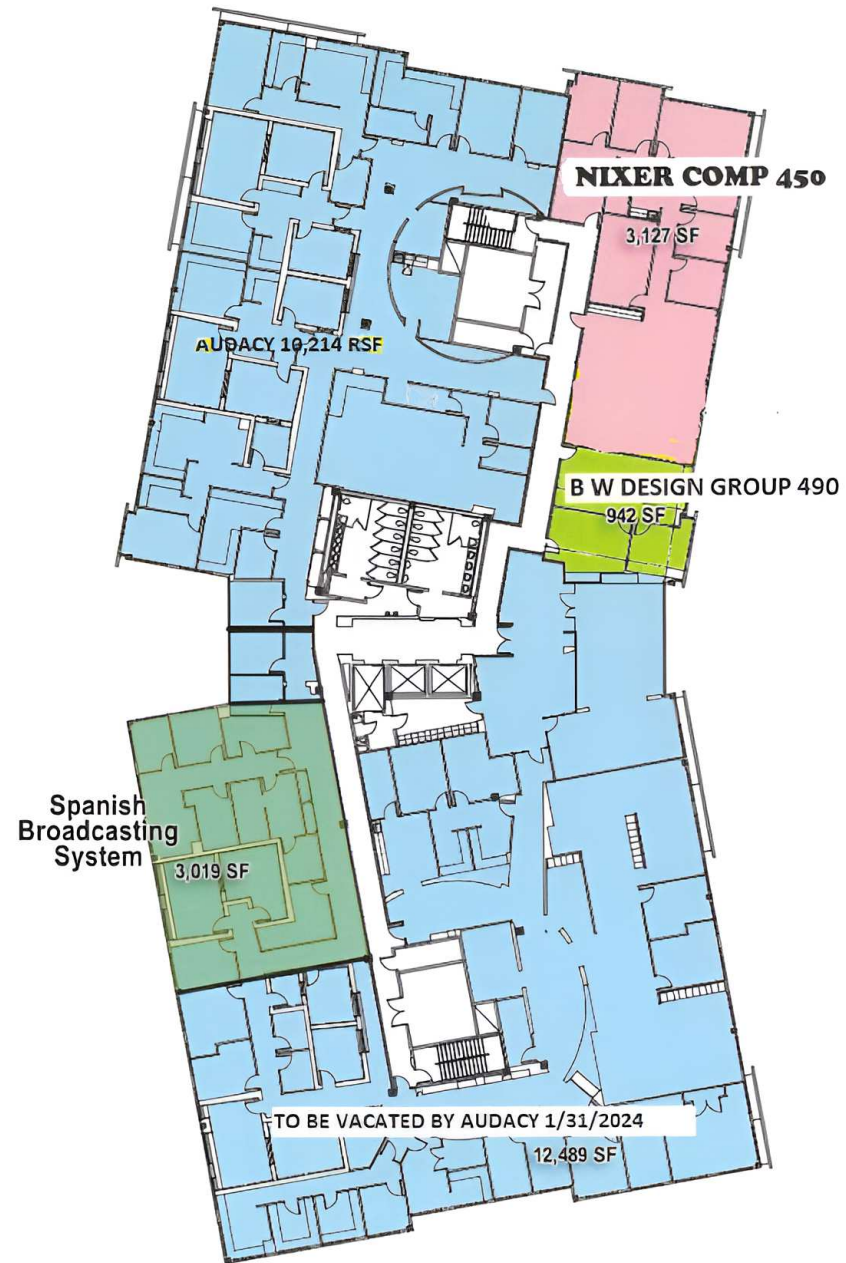
	Budget
	31-Dec-25
<i>Income</i>	
Rental Income	2,409,297
Vacancy Factor 5%	-120,465
Operating Expense Escalations	265,000
Roof Rent	12,600
Sales Tax Collection Comm.	330
Tenant Services	10,000
<i>Total Gross Income</i>	<u>2,576,762</u>
<i>Escalatable Expenses</i>	
Employee Expenses	54,900
Janitorial Services	129,797
Grounds and Landscaping	32,761
Elevator Maintenance	23,783
Building Repairs and Maintenance	126,305
Utilities	314,309
Office and Administrative	15,500
Management Comm & Fees	49,389
Insurance Expense	186,000
Real Estate Taxes	188,265
Other Expenses	500
<i>Total Escalatable Expenses</i>	<u>1,121,509</u>
<i>Net Operating Income (Loss)</i>	<u>1,455,253</u>

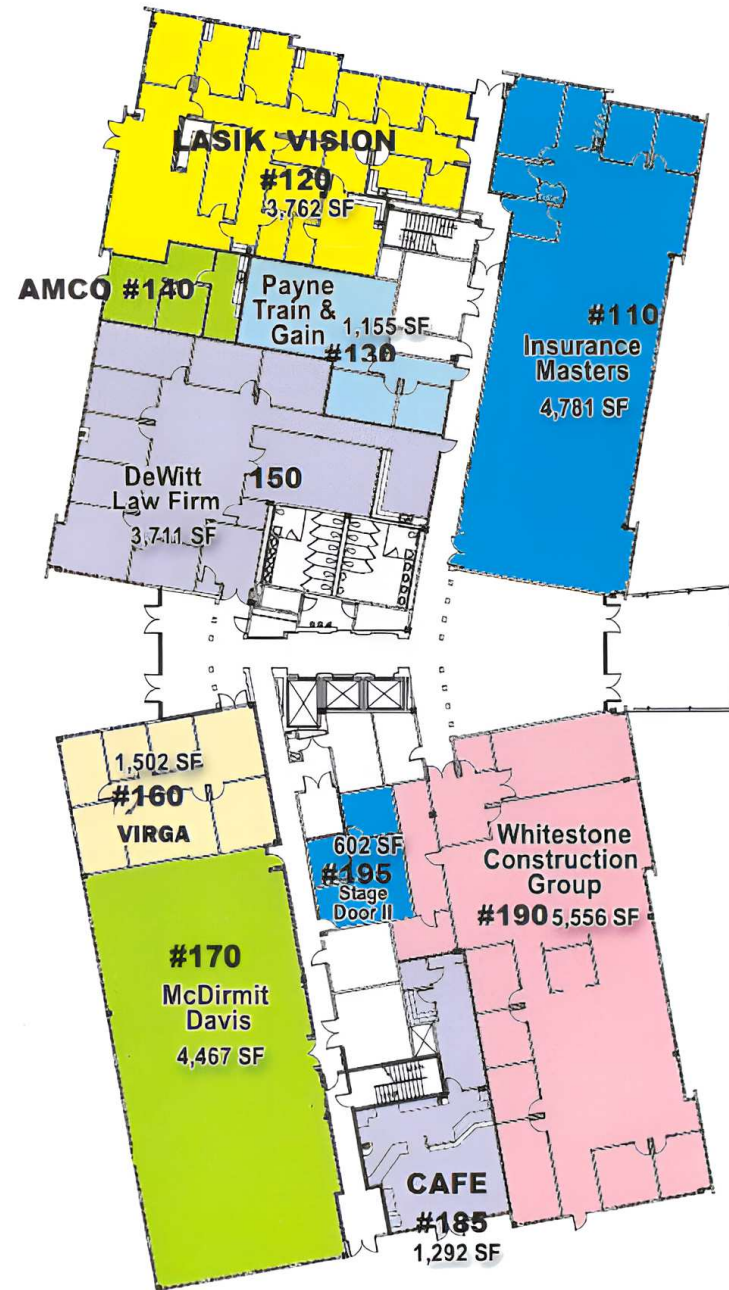
Pembroke Maitland, LLC
Budget
2026

	Budget
	31-Dec-26
<i>Income</i>	
Rental Income	2,742,714
Vacancy Factor 5%	-137,136
Operating Expense Escalations	272,950
Roof Rent	14,400
Sales Tax Collection Comm.	330
Tenant Services	15,000
<i>Total Gross Income</i>	<i>2,908,258</i>
<i>Escalatable Expenses</i>	
Employee Expenses	56,547
Janitorial Services	133,691
Grounds and Landscaping	33,744
Elevator Maintenance	24,496
Building Repairs and Maintenance	130,094
Utilities	323,738
Office and Administrative	15,965
Management Comm & Fees	50,871
Insurance Expense	191,580
Real Estate Taxes	193,913
Other Expenses	515
<i>Total Escalatable Expenses</i>	<i>1,155,155</i>
<i>Net Operating Income (Loss)</i>	<i>1,753,104</i>











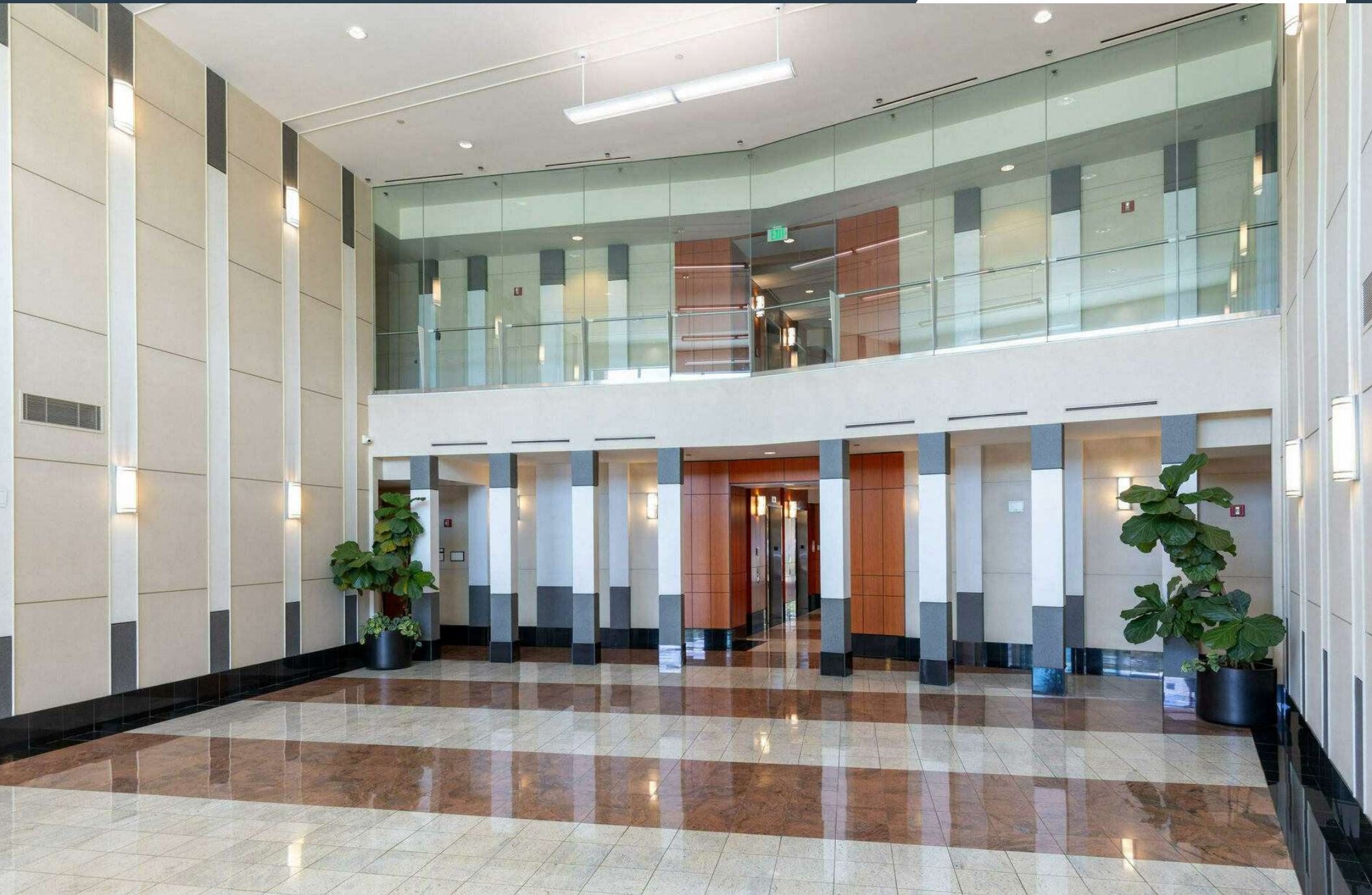


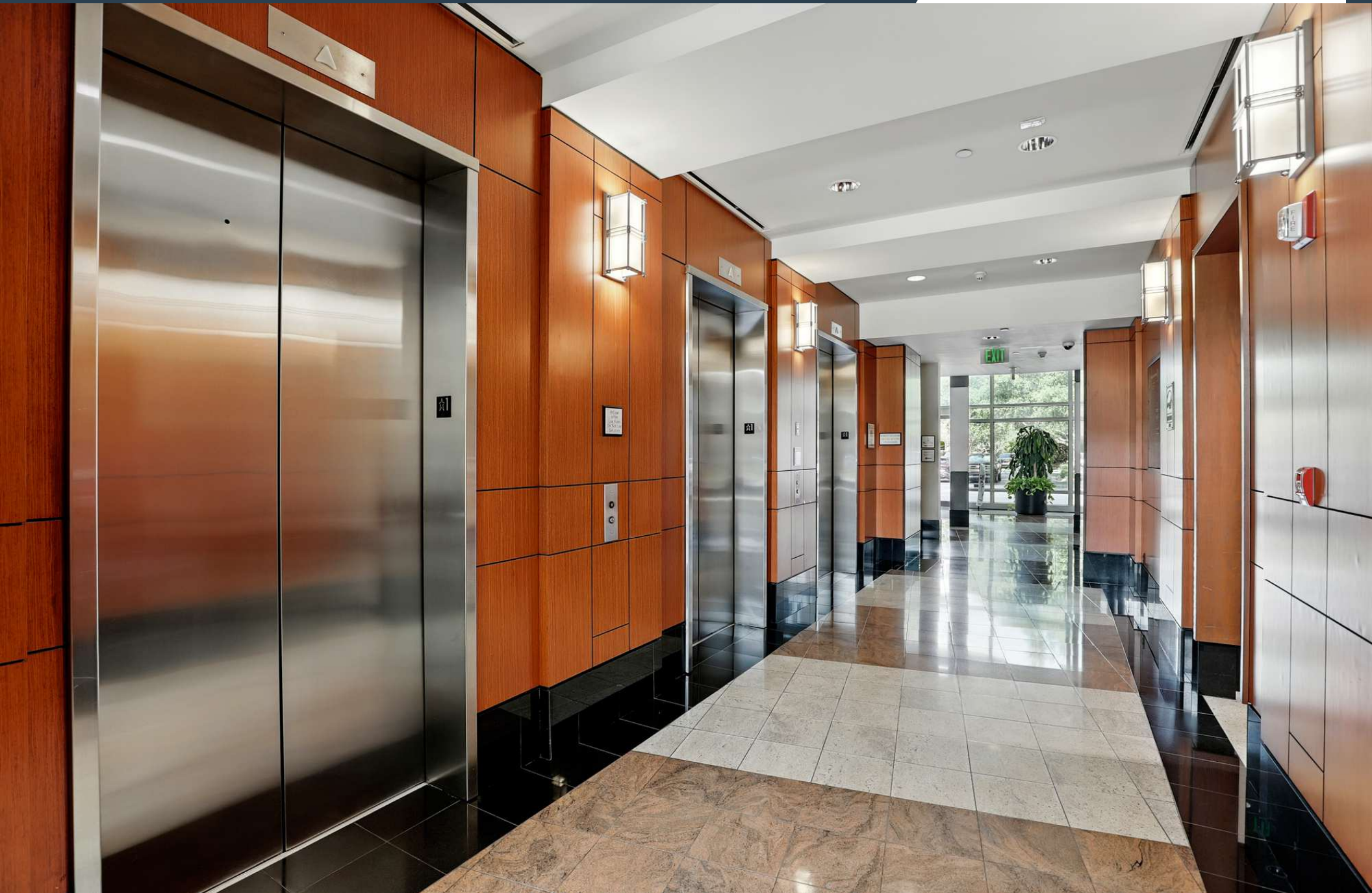


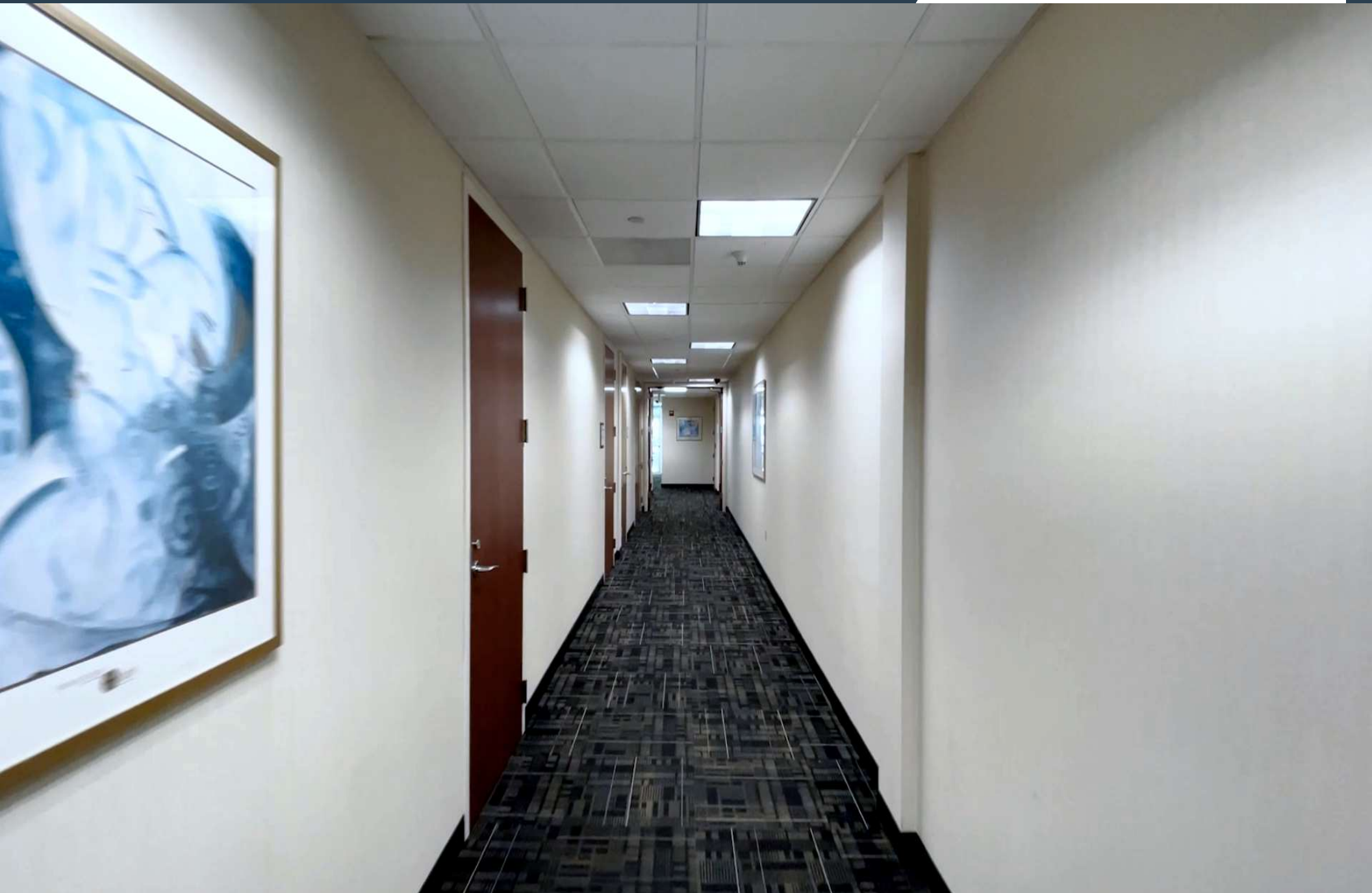






















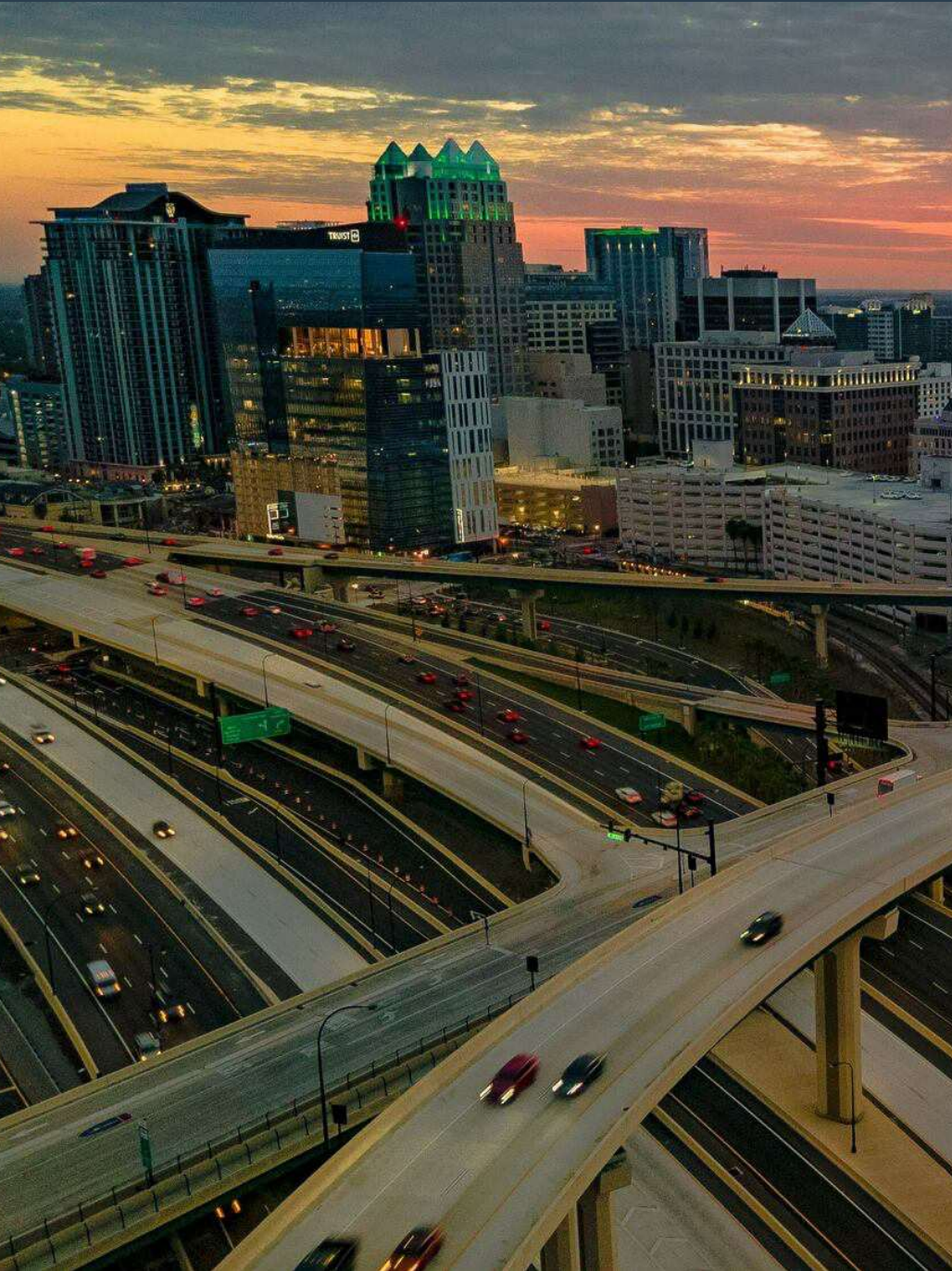
13 MINUTES FROM THE HEART OF ORLANDO

OFFICE BUILDING FOR SALE

DOWNTOWN ORLANDO: THE CITY IS CLOSER THAN YOU THINK

Downtown Orlando is **one of the fastest-growing urban areas in Florida**. With continued **investment in infrastructure, transportation, and green spaces**, the area is attracting top employers, entrepreneurs, and creatives alike. Being minutes away means you're part of a thriving, forward-moving community with **rising property values, new developments, and endless potential**.

A vibrant hub for **culture, dining, business, and entertainment**, from world-class restaurants and rooftop bars to art galleries, concert venues, downtown offers the perfect blend of city living and natural charm. **Living just 13 minutes from Downtown Orlando means you get the best of both worlds:** the **peace and space of a residential neighborhood** with quick, **easy access to the city's most dynamic offering**.





TEXT HEADLINE

UPSCALE LIFESTYLE: RESIDENCES, OFFICES AND SHOPS

Set your sights on a slice of Maitland with a one-of-a-kind dwelling place wholly reimagined. **Maitland City Centre is the area's preeminent residential and commercial space.** Designer details add extra touches so you can relax in luxury and genuine style. Make your mark on Maitland by calling Maitland City Centre home. At the heart of Maitland, near Winter Park in North Orlando, your location doesn't get much better.

High-end amenities, elegant interiors, and an excellent location in the North Orlando area blend together to create a carefree experience.



TEXT HEADLINE

THE EPICENTER OF LUXURY AND CONVENIENCE

Fine shopping, dining, and entertainment await right outside your front door. With eateries like Bam Barre, Boku Sushi & Grill, Houndstooth Kitchen & Eatery, and Outpost Kitchen, Bar & Provisions in our open-air community, you will have your choice of the best food the area has to offer! Give us a call to learn more about our luxury apartment homes, retail spaces, and offices for rent! Discover quality life at Maitland City Centre.

Where convenience meets community. Live, shop, and thrive in the heart of the city.

WELCOME TO WINTER PARK VILLAGE!

Originally **redeveloped** from a former enclosed mall in 1999, **Winter Park Village** now spans nearly **525,000 sqft of thoughtfully arranged spaces**, retail, office, residences and green plazas, all designed to foster connection and discovery.

Winter Park Village is more than a shopping center, it's a lifestyle hub, designed for everyday moments and memorable gatherings. Here, curated dining, boutique discoveries, wellness spaces, and entertainment come together in an elegant, open-air environment.

Anchored by national brands and enhanced by local flair, Winter Park Village is where every visit feels like an escape.



ELEVATED LIVING AT THE ADELINE

The Adeline offers more than just a place to live; it's a place to belong. **With spacious layouts, modern finishes, and thoughtful community** features like pet-friendly green spaces and a relaxing clubhouse, you'll enjoy a lifestyle designed around you. **Perfectly located in Orlando**, close to shopping, dining, and entertainment,

1, 2, and 3-bedroom apartments in a quiet Orlando neighborhood. You'll get clean design, practical layouts, and useful amenities — like a gym, pool, and pet-friendly spaces. Easy living, no extras you don't need.





The Aston at Uptown



CenterPointe Apartments



University of Central Florida



The Mall at Millenia



Walt Disney World

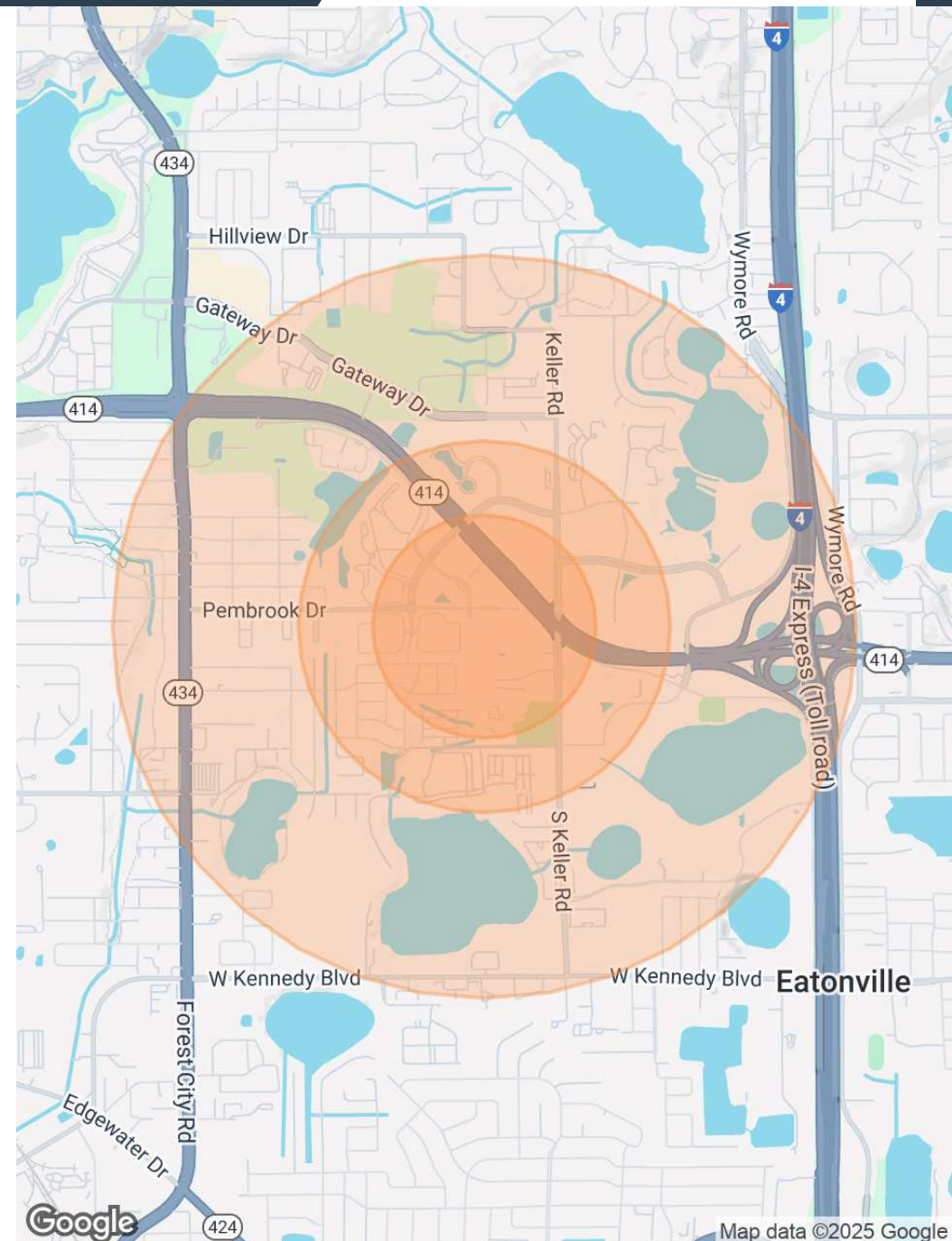


Port Canaveral



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,469	4,250	10,675
Average Age	36	36	38
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	616	2,020	4,950
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$86,924	\$85,138	\$83,778
Average House Value	\$311,576	\$282,528	\$304,256
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	22.5%	23.1%	24.6%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	536	1,805	4,867
Total Population - Black	438	1,101	2,586
Total Population - Asian	169	376	672
Total Population - Hawaiian	1	2	4
Total Population - American Indian	6	20	53
Total Population - Other	133	408	982

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

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