



4901 VINELAND RD #650, ORLANDO, FL 32811

CLASS A OFFICE

BUILDING CLASS

A+

TOTAL AVAILABLE

4,836± RSF

TERM

NOW-7/31/29

DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

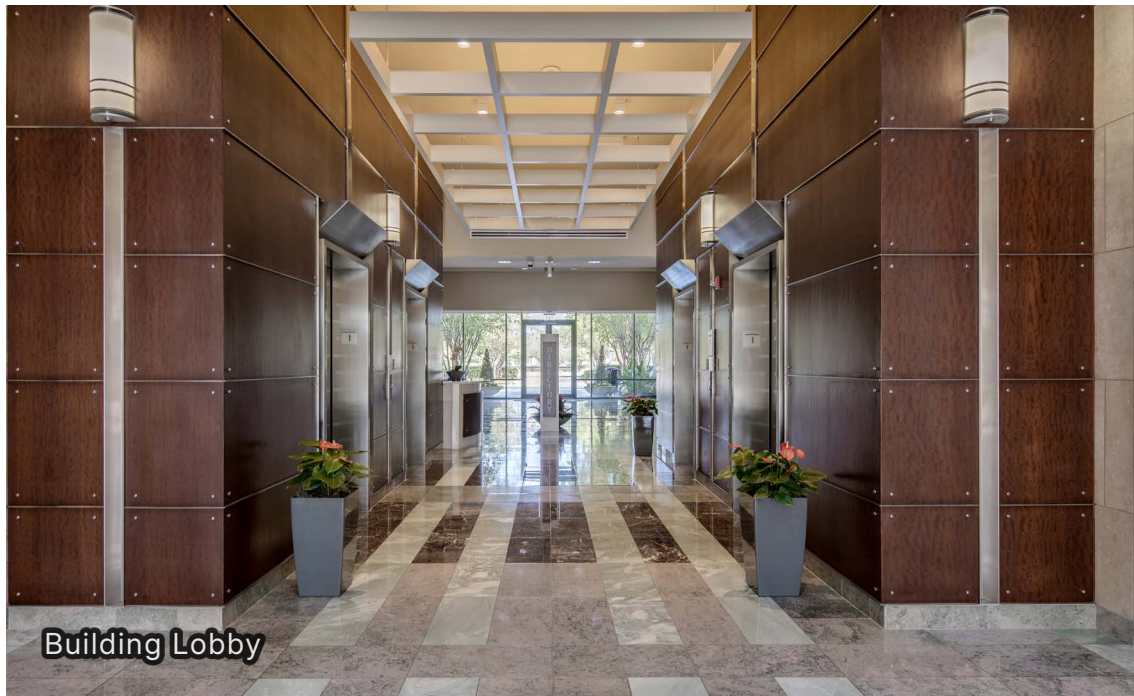
For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- **Breathtaking Views:** The 6th floor offers the building's best vantage point, flooded with natural sun-light to boost team productivity and morale.
- **Parking & Security:** Enjoy ample available surface parking, plus 24/7 on-site security and property management.
- **Unrivalled Accessibility:** Situated at the nexus of I-4, the Florida Turnpike, and the Beachline Expressway (SR 528), ensuring an effortless commute from Downtown or Windermere.
- **Premier Class A Environment:** Impress clients with a modern, 6-story glass facade building that holds an Energy Star certification

- Excellent I-4 visibility
- Class A Office space with modern finishes
- Ample parking available
- 24/7 on-site security and property management.
- Spacious 10' ceilings

SUITE	SIZE	RATE	AVAILABLE
650	4,836± RSF	Contact Broker	Now - 7/31/29

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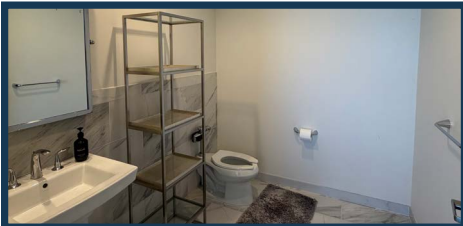
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02 AVAILABILITY

6TH FLOOR SUBLEASE:

4,836± RSF

Available May 1, 2026 through July 31, 2029



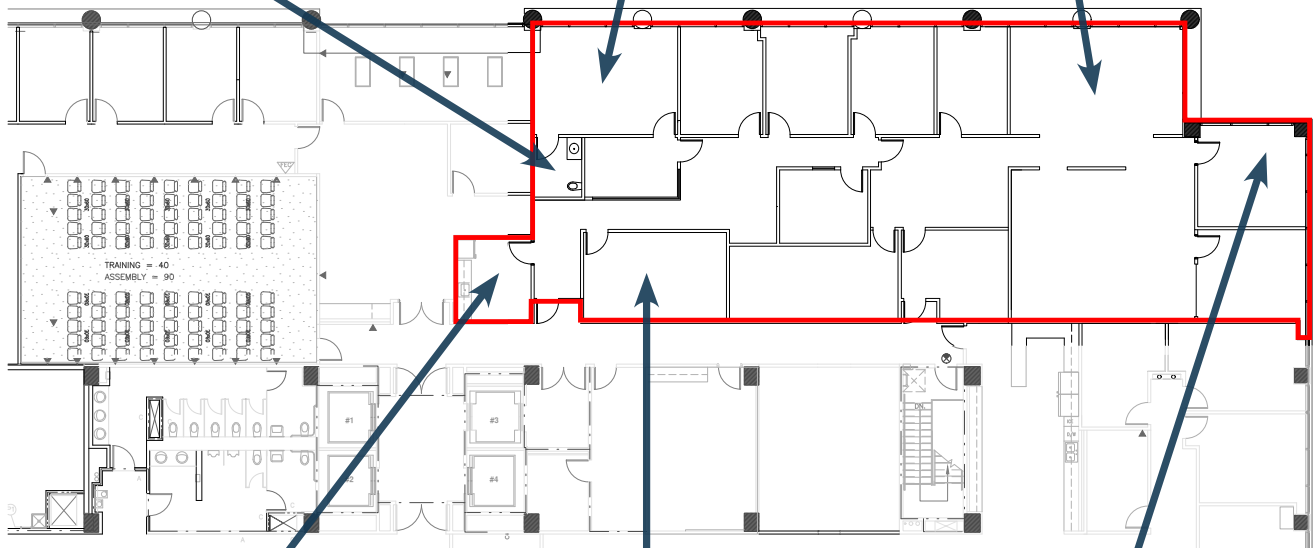
PRIVATE EXECUTIVE RESTROOM



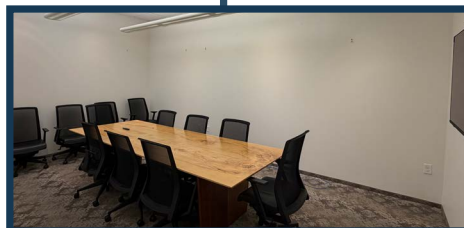
EXECUTIVE OFFICE



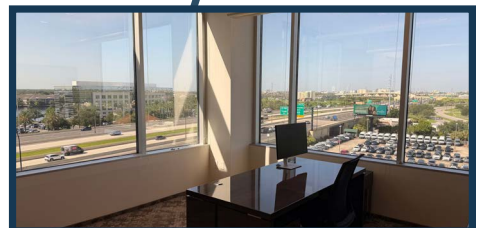
OPEN WORK SPACE



BREAKROOM



CONFERENCE ROOM



OFFICE

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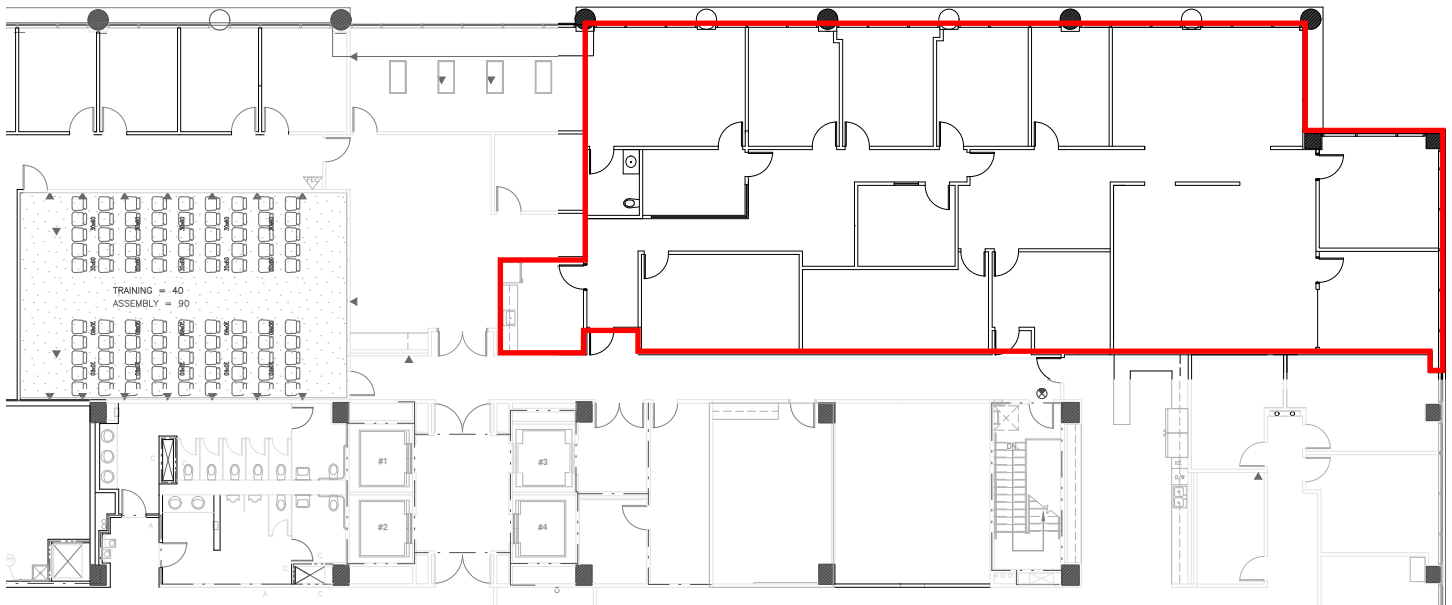
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03 PHOTOGRAPHY



6th Floor Elevator Lobby



Building Lobby

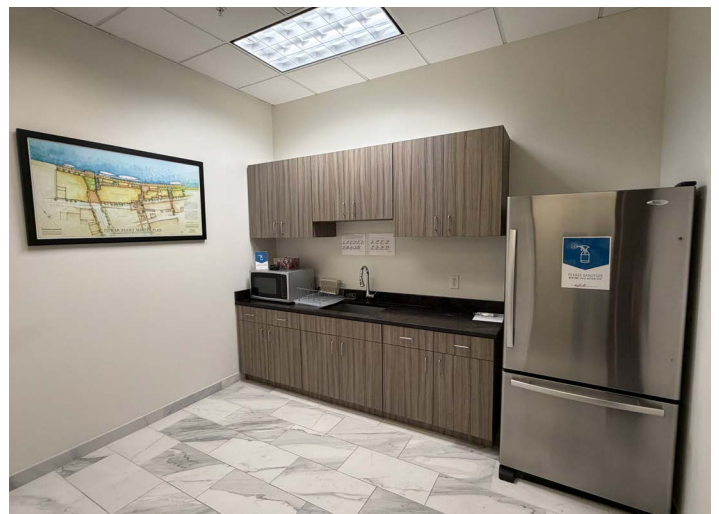


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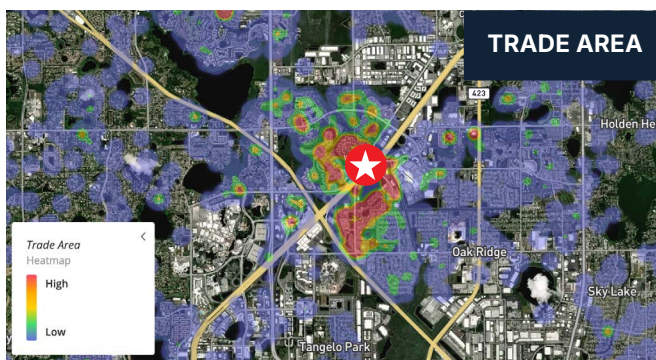
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04 LOCATION



Estimated Home locations of visitors within 1000 ft

12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	283.5K
Visitors	127.5K
Visit Frequency	2.22x
Avg Dwell Time	71 minutes
Visitor Income	\$68.7K Median HH Income

POPULATION

1 Mile	3 Miles	5 Miles
24,211	134,178	264,139

EMPLOYEES

1 Mile	3 Miles	5 Miles
10,860	73,482	195,081

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$80,328	\$78,117	\$96,470

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