



## Pembroke Commons

1800 Pembroke Drive, Orlando, Florida 32810

### Building Features

- Class 'A', 4-story, 115,714± RSF office building with beautiful two-story atrium
- Great location in Maitland Center, Orlando's premier office park
- Ample surface parking: 5/1,000 RSF; Unwind Cafe on site; additional restaurants in close proximity
- Immediately adjacent to Maitland Boulevard (SR 414) and across from Orlando Sportsplex
- Very close to I-4 - approximately 1 mile via updated Maitland Boulevard - allows access to Downtown Orlando and the entire Orlando MSA
- Convenient access to SR 414 (Maitland Blvd), I-4, US Hwy 17-92, SR 436 (Semoran Blvd), SR 434 and other major roadways
- Well maintained and attractive property with on-site leasing and property management
- Fiber internet at building - provider is Lumen

Available Spaces		
Suite	RSF	Available
130	1,155	12/01/24
160	1,502	Now
285	2,865	Now

**BROKER BONUS:**  
1% Bonus to Co-Brokers\*

**FALL SPECIAL\***  
**Lease Rate**  
~~\$22.50/RSF Full Service~~  
**\$21.50/RSF Full Service\***

**\*Ends 12/31/24**  
\*3-Year Minimum Term for New, Qualified Credit Tenant

For more information:

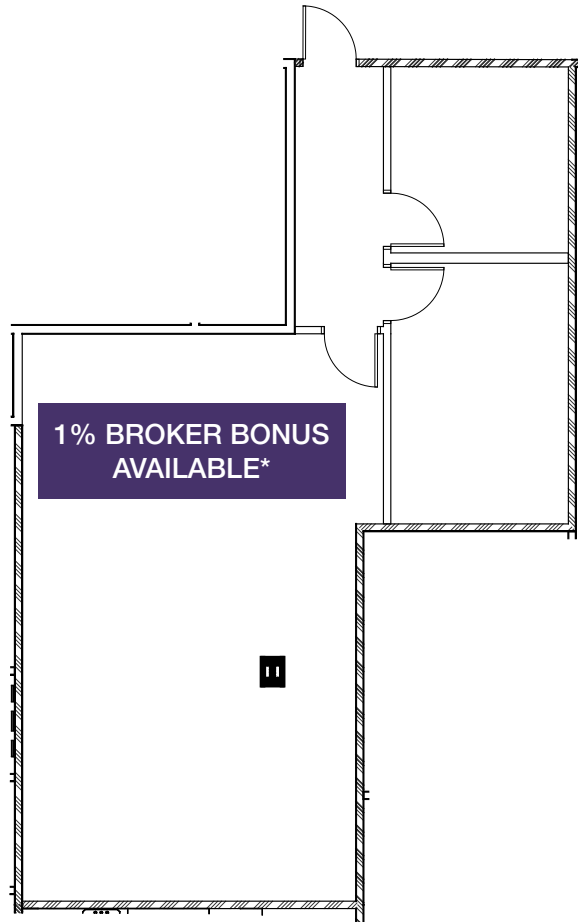
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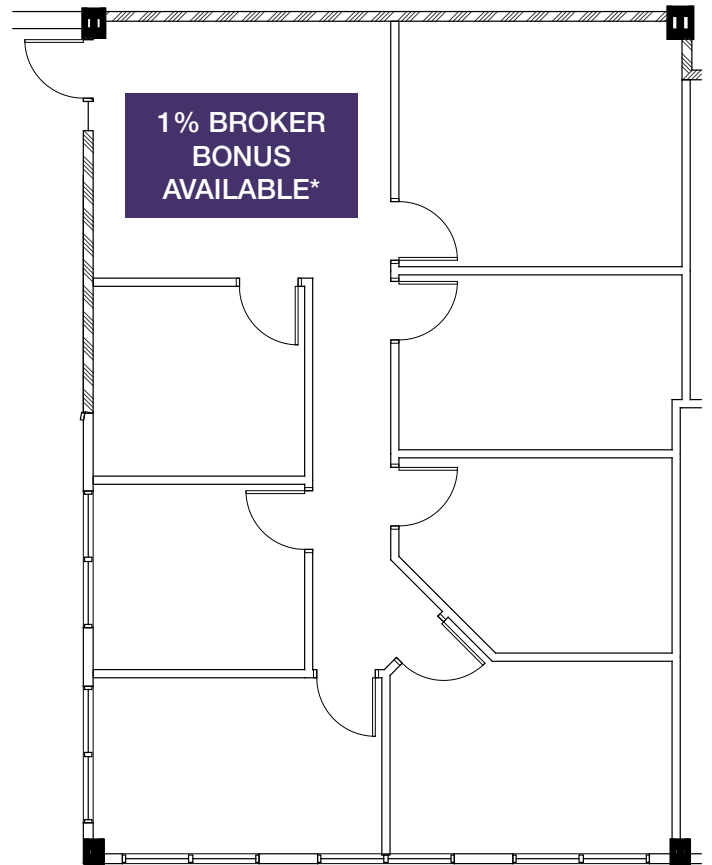
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Available Spaces  
Maitland Center Office Space  
Pembroke Commons

Suite 130 - 1,155± RSF



Suite 160 - 1,502± RSF

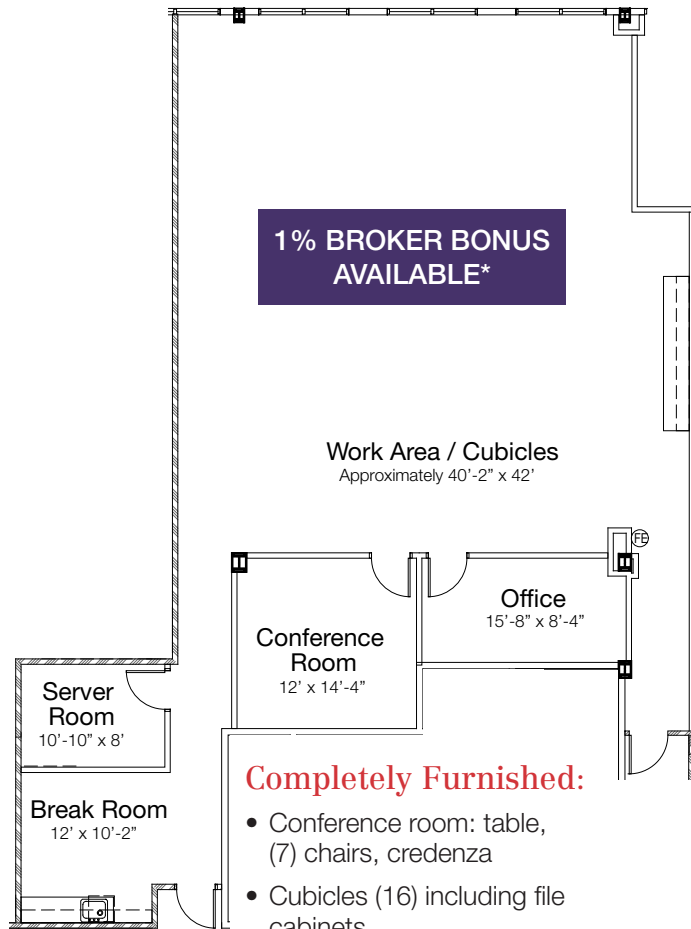




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## Available Spaces Maitland Center Office Space Pembroke Commons

Suite 285 - 2,865± RSF



### Completely Furnished:

- Conference room: table, (7) chairs, credenza
- Cubicles (16) including file cabinets
- Break room: table, (4) chairs, full-size refrigerator, water dispenser
- Office: desk, overhead cabinet, round table, (5) chairs



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Orlando MSA  
Maitland Center Office Space  
Pembroke Commons

