

FOR LEASE

AVAILABLE IMMEDIATELY

Cypress Park — Suite 120

9777 Satellite Boulevard · Orlando, FL 32837 · Orange County

INDUSTRIAL

FLEX WAREHOUSE

OFFICE

NNN SUBLEASE



AVAILABLE SF

4,300

+/- rentable SF

ASKING RENT

\$17.04

/SF/yr NNN

MONTHLY BASE

\$6,093

+ NNN ~\$1,345/mo

TERM REMAINING

~47 mo

Through Jan 2030

PROPERTY OVERVIEW

Exceptional sublease opportunity at Cypress Park, a professionally managed Class A industrial complex in Orlando's South Orange County corridor. Suite 120 offers 4,300 SF of move-in ready warehouse, manufacturing, assembly, and office space with 24/7 access.

Ideally positioned near S. John Young Pkwy and Florida's Turnpike — perfect for last-mile distribution, light manufacturing, or flex warehouse operations. Fixed 4% annual escalations provide cost predictability through January 2030.

PROPERTY HIGHLIGHTS

- 4,300 SF total warehouse / flex space
- 1,060 SF office buildout with 2 private offices, lobby, reception, breakroom & 2 restrooms
- 1 dock-high door & 1 grade-level ramp
- 19' clear height · 40' x 40' column spacing · Rear load
- 72,700 SF building · I-4 zoning, Orange County
- HVAC, electrical & plumbing operational
- 24/7 tenant access · Ample surface parking
- Exterior dusk-to-dawn lighting
- Near FL Turnpike & major arterials
- Professionally managed by Colliers International

LEASE SUMMARY

LEASE TYPE	NNN Sublease
MASTER LANDLORD	H 9500 Satellite, LLC
SUBLEASE EXPIRY	January 31, 2030
LEASE TERM	Negotiable
RENT ESCALATIONS	4% per year, fixed
LANDLORD CONSENT	Required
PROPERTY MANAGER	Colliers International
PERMITTED USE	Office, warehouse, mfg, assembly, distribution
SECURITY DEPOSIT	Negotiable

Lease Expiry: January 31, 2030
~47 months remaining

PROPERTY

Cypress Park · 9777 Satellite Blvd, Suite 120 · Orlando, FL 32837

Industrial / Flex · 4,300 SF · NNN Sublease · Available Immediately



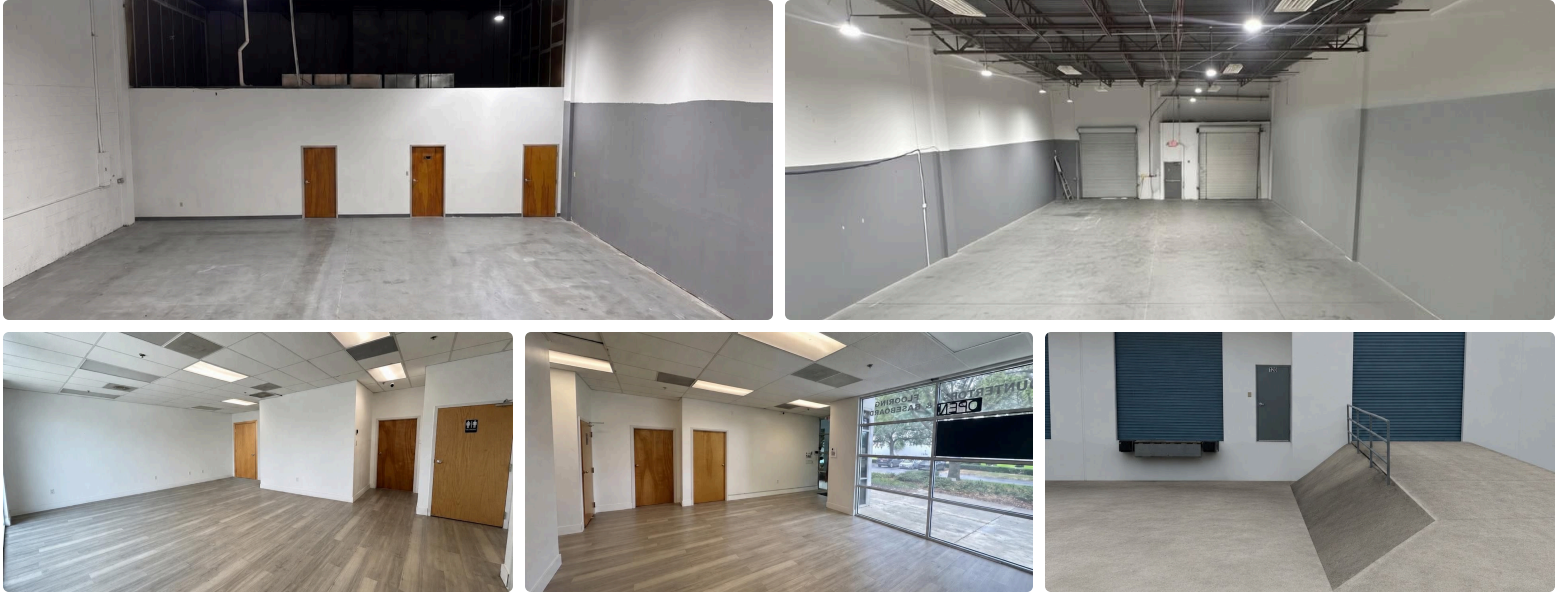
Rohini Bandaru

COMMERCIAL ADVISOR

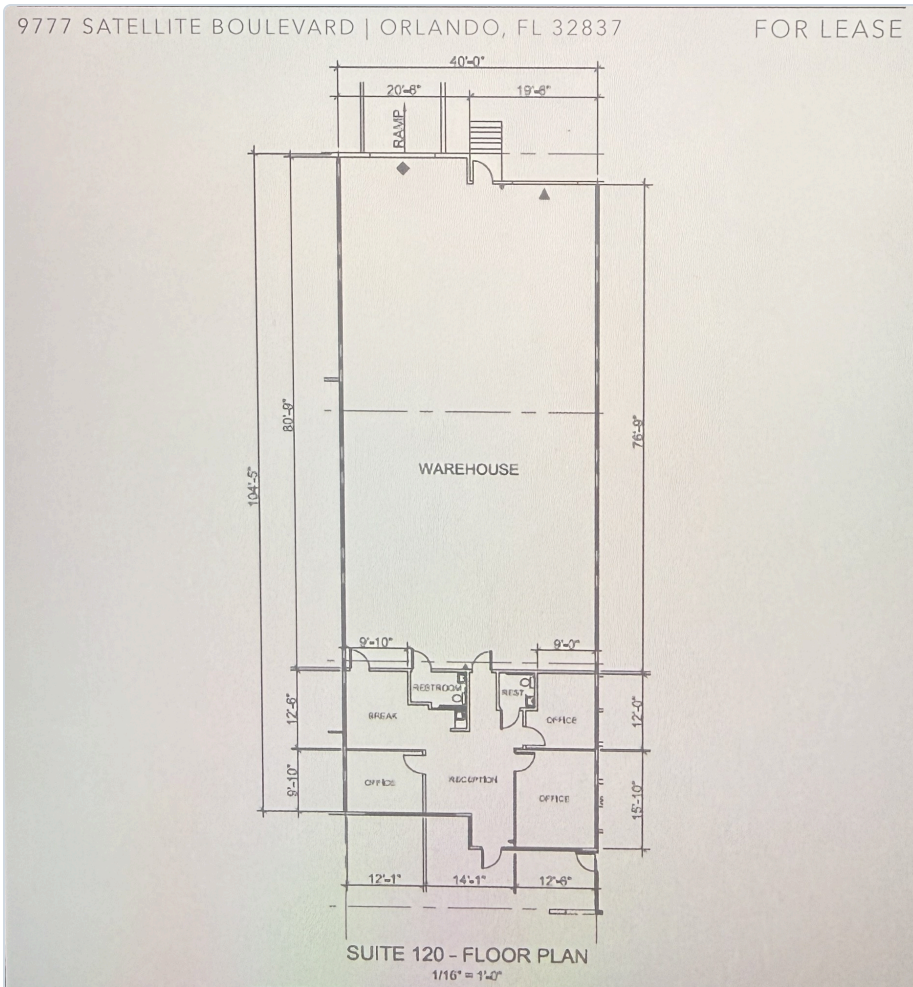
601-665-0717

La Rosa Realty Kissimmee

INTERIOR & EXTERIOR PHOTOS



SUITE 120 — FLOOR PLAN



TOTAL AREA	4,300 SF
OFFICE SF	1,060 SF
WAREHOUSE	~3,240 SF
CLEAR HEIGHT	19'
COLUMN SPACING	40' x 40'
LOADING	Rear
DOORS	1 Dock + 1 Ramp

OFFICE ROOMS

Reception	2 Offices
Breakroom	2 Restrooms

