

An aerial photograph of a modern, multi-story office building with a white facade and blue-tinted glass windows. The building is situated behind a line of green trees. In the foreground, there is a body of water with lily pads. The sky is blue with scattered white clouds. The text 'SAND LAKE IV' is overlaid in a large, white, serif font. There are decorative white diagonal lines in the top-left and bottom-right corners.

SAND LAKE IV

CLASS-A OFFICE BUILDING | ORLANDO, FL

2,482 - 7,664 SF AVAILABLE

7380 SAND LAKE ROAD



SAND LAKE IV

PROPERTY OVERVIEW

Sand Lake IV is a Class-A office building located in South Orlando with visibility from I-4, and nearby Turnpike & Beachline Expressway (to airport). This is an Energy Star certified building with 360° lake views.

- Four levels of FREE covered parking
- 24/7 card key access
- New dedicated traffic light
- Ingress/egress from Turkey Lake Rd. or Sand Lake Rd.
- Regus on the 5th floor provides numerous amenities and tenant flexibility
- Close to The Mall at Millenia, Bay Hill, Windermere, Dr. Phillips, Universal Studios
- On-site management & security guard
- Common break/meeting room in Lobby

PROPERTY
OVERVIEW

location

Directly off Sand Lake Rd. with many neighboring restaurants, hotels, banking, within walking distance.

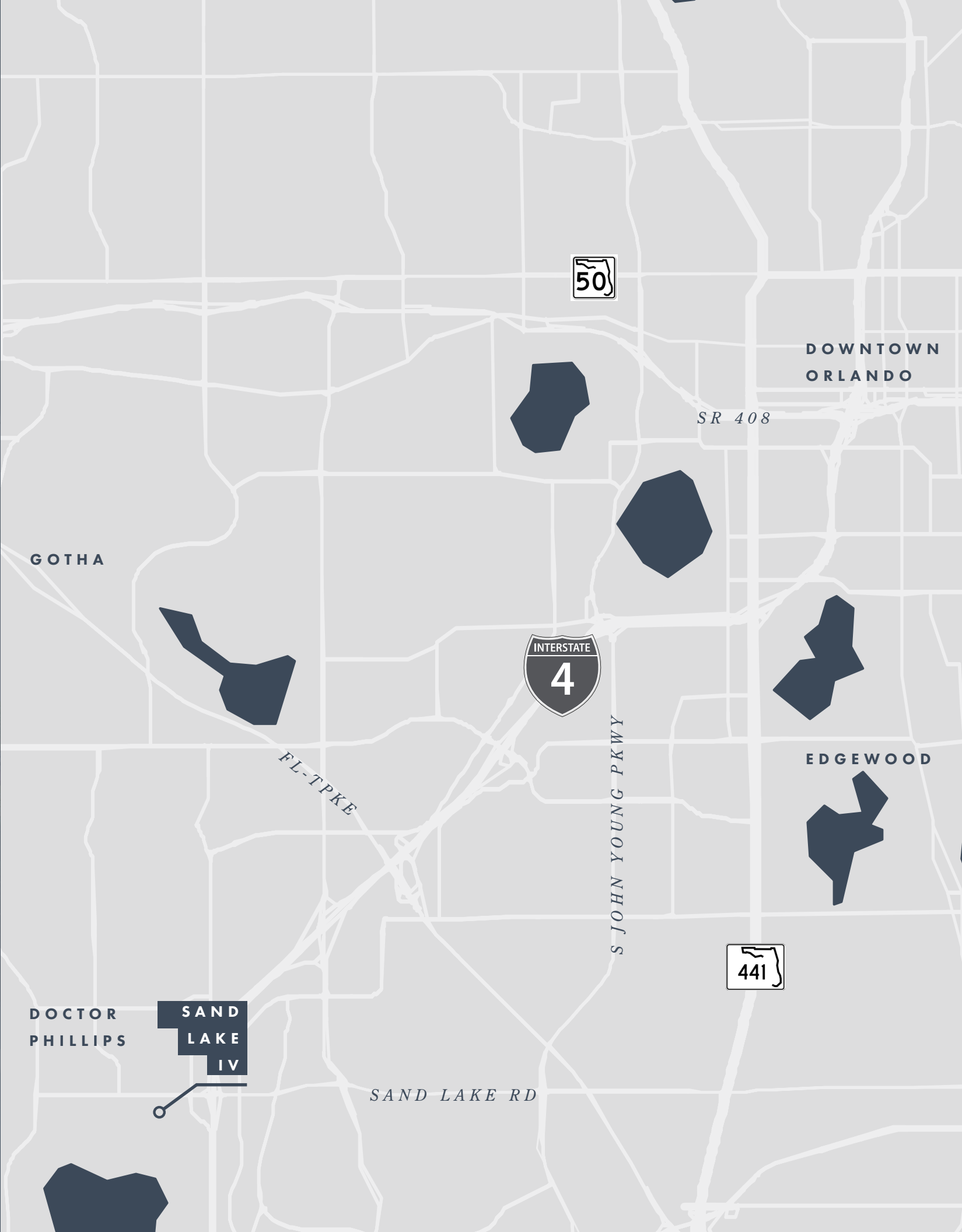
renovations underway

Coming Q1 2026, there will be lobby/common area renovations, and an outdoor amenitiy with seating/tables/putting green.

access

The building has lighted access off of Sand Lake Rd.

Property Address	7380 Sand Lake Rd.
Submarket	South Orlando
No. of Buildings	1
No. of Stories	6
Building Size	115,042 SF
Parking	400 covered spaces
Year Built	1987
Typical Floor Size	19,297 SF





restaurants

- | | |
|-----------------------------------|----------------------------|
| 1. Eddie V's Prime Seafood | 13. monsonori Japanese |
| 2. Rocco's Tacos & Tequila Bar | 14. The Whiskey |
| 3. First Watch | 15. Mochinut |
| 4. Chick-fil-A | 16. Seasons 52 |
| 5. American Social Bar & Kitchen | 17. Madras Cafe |
| 6. North Italia | 18. Saffron Indian Cuisine |
| 7. Ocean Prime | 19. Sixty Vines |
| 8. Flippers Pizza | 20. Akasaka Sushi |
| 9. Melt N dip | 21. Panera Bread |
| 10. Ruth's Chris Steak House | 22. Chima Steakhouse |
| 11. Voodoo Bayou | 23. Kabooki Sushi |
| 12. Mister O1 Extraordinary Pizza | 24. Seito Sushi |

convenience

- 25. Whole Foods
- 26. Sprouts
- 27. Publix

gym/personal training

- 28. Pure Barre
- 29. StretchLab
- 30. Orangetheory
- 31. Body20
- 32. F45 Training
- 33. JETSET Pilates
- 34. Club Pilates



LOCATED ON
RESTAURANT
ROW



CLOSE ACCESS
TO UNIVERSAL
ORLANDO



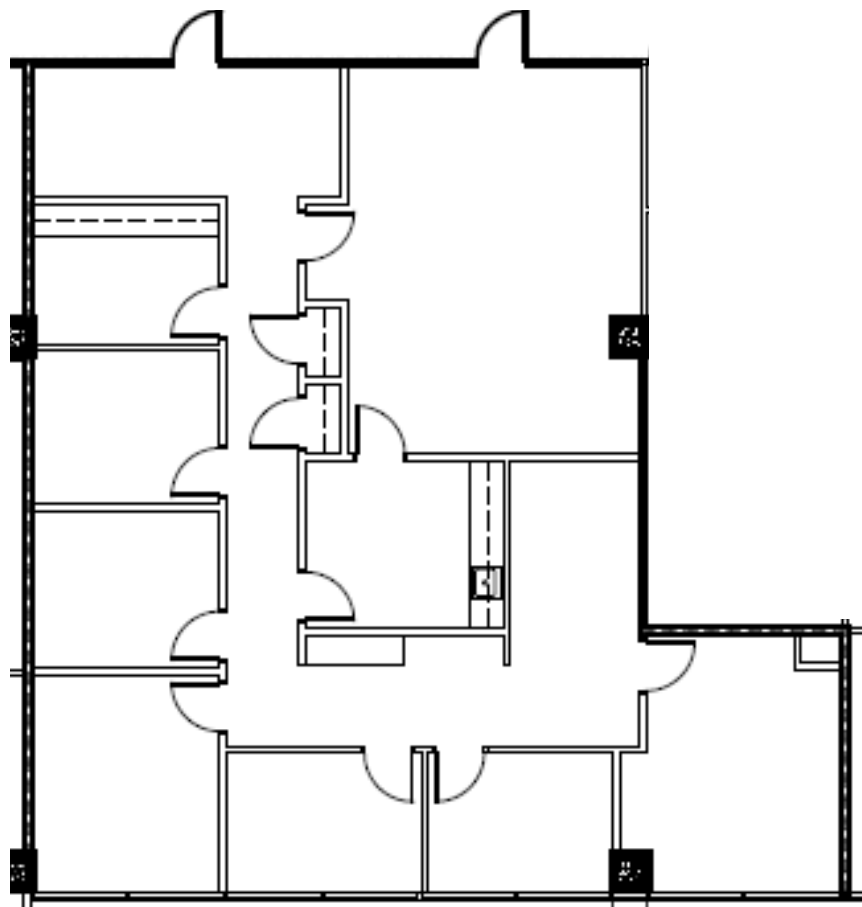
QUALITY
NEARBY
LODGING

UPCOMING
RENOVATIONS

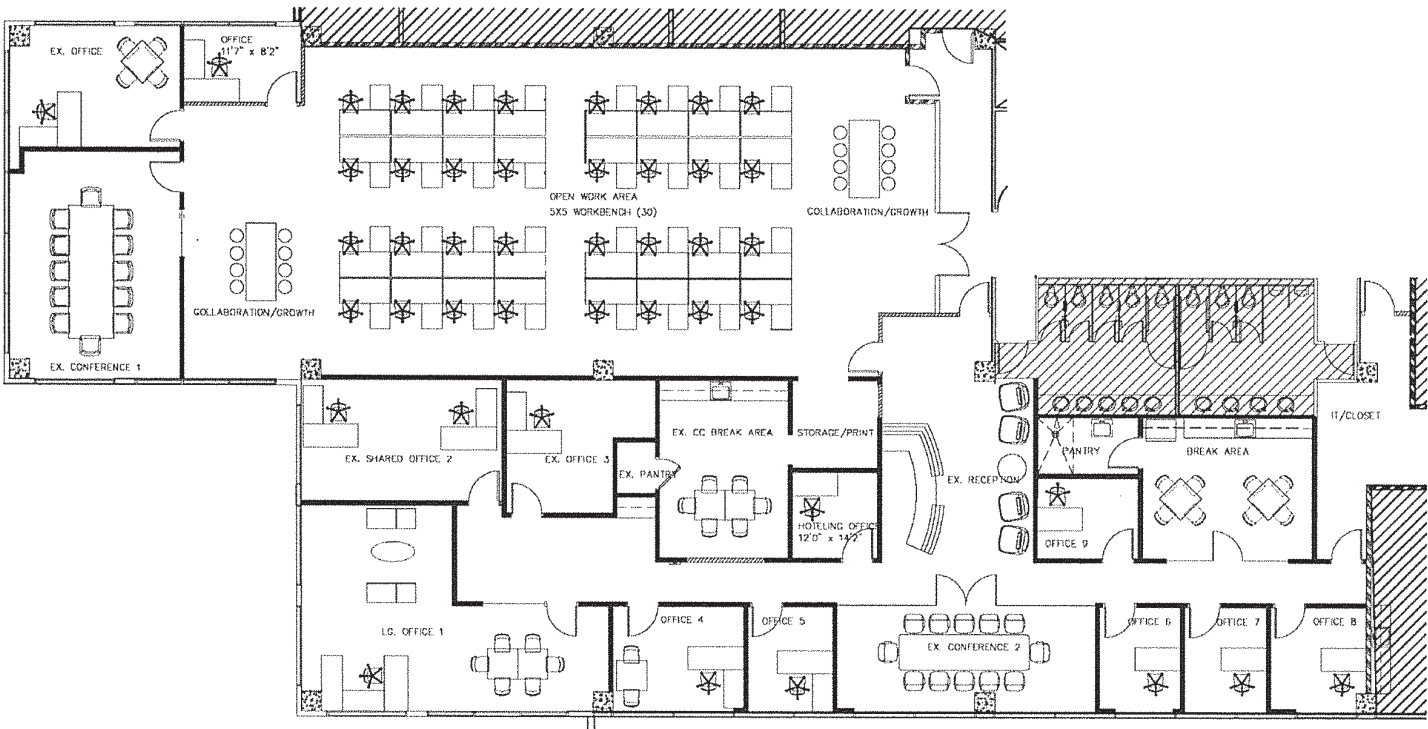
EXPECTED COMPLETION
Q1 2026



Suite 135
2,482 SF AVAILABLE



Suite 420/430
7,664 SF AVAILABLE



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QR code to see our
virtual tour!



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virtual tour!



LEASING
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