

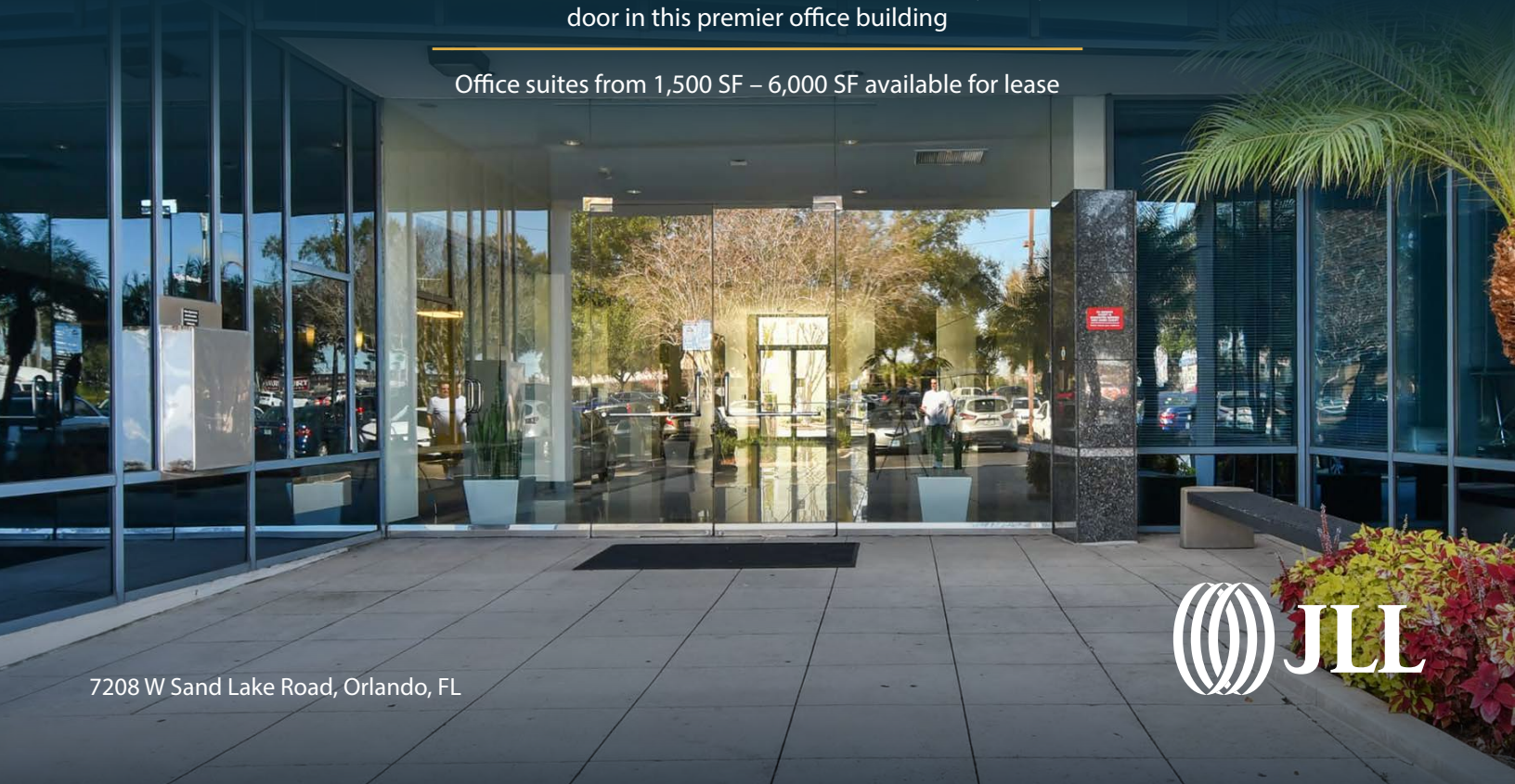
THE OFFICES @ DR. PHILLIPS



An Address for Success

The best of Orlando's world class amenities just beyond your door in this premier office building

Office suites from 1,500 SF – 6,000 SF available for lease



7208 W Sand Lake Road, Orlando, FL




Introducing The Offices at Dr. Phillips: an impressive 3-story commercial office building in affluent Dr. Phillips, Orlando. Boasting spacious +/- 14,000 SF floorplates, this property offers 42,277 SF of leasable space on 1.91 acres. With easy access to


I-4, Downtown Orlando, and popular attractions, it's a prime opportunity for businesses seeking visibility. The contemporary glass façade, ample parking, security access, and monument signage options add to the property's appeal.


Don't miss this rare chance to position your business in this thriving locale!



Building Highlights

 Located in the Dr. Phillips submarket, one of Orlando's most affluent neighborhoods


 Convenient access to I-4 and SR 408

 Adjacent to Phillips Crossing, popular shopping center anchored by Whole Foods Market

KEY INFORMATION


 **LEASE RATE**
Upon request


 **SF AVAILABLE**
1,400-6,000 SF

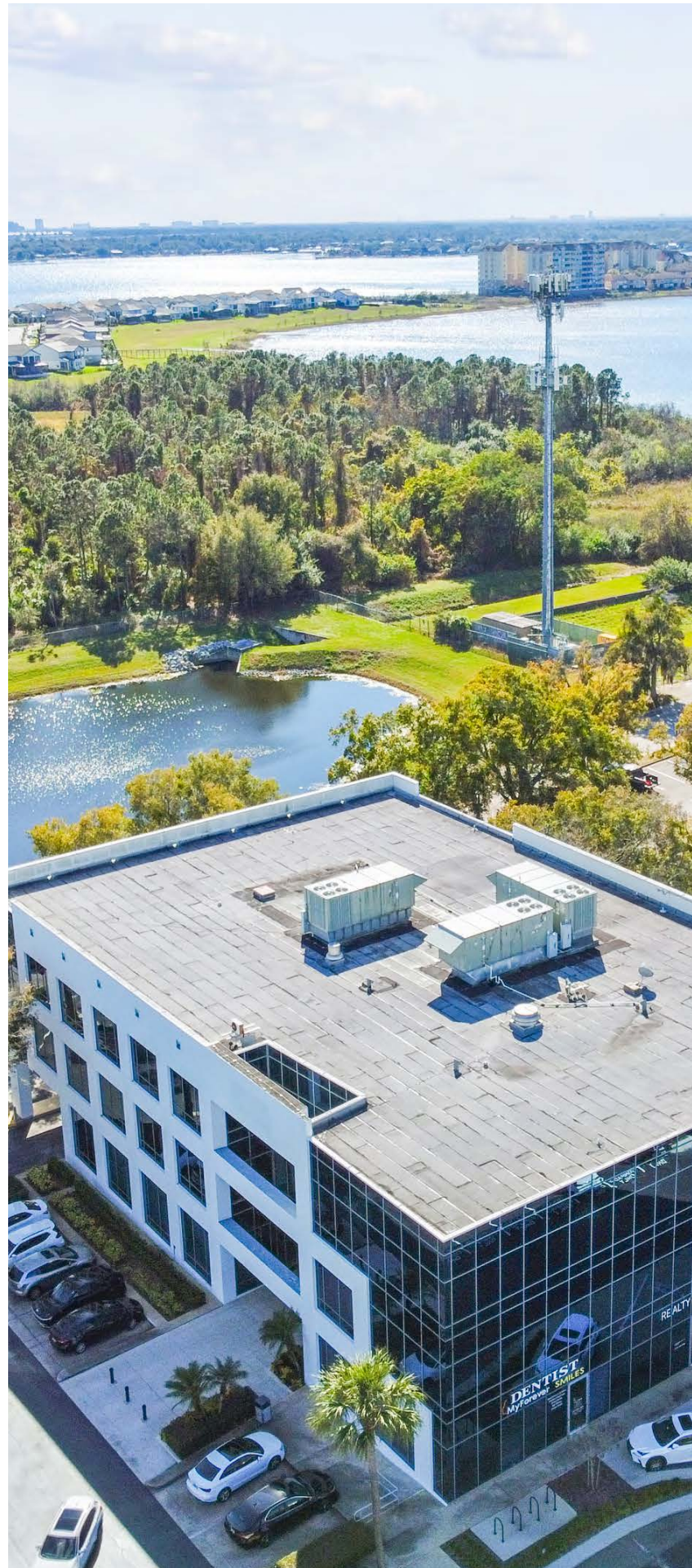
 **BUILDING SF**
42,277 SF

 **FLOORS**
3

 **FLOOR PLATES**
+14,000 SF

 **PARKING SPACES**
139

 **YEAR BUILT**
1988 (Renovated 2015)



Drive Through Bank Space

Unique leasing opportunity - 2-lane bank drive through and ground floor space available immediately



Office Space For Every Need



Endless Amenities In Every Direction

The Dr. Phillips neighborhood of bustling Orlando is the epicenter of great eats, refreshing drinks, and entertainment galore! No matter which direction you go, there will be many options to suit every taste and budget.





Exceptional Regional Connectivity And Access



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

For more information and to arrange a private tour, please contact

Micah Strader
Managing Director
+1 407 982 8688
micah.strader@jll.com

Madison Kimbell
Vice President
+1 407 982 8580
madison.kimbell@jll.com

THE OFFICES @
DR. PHILLIPS

