

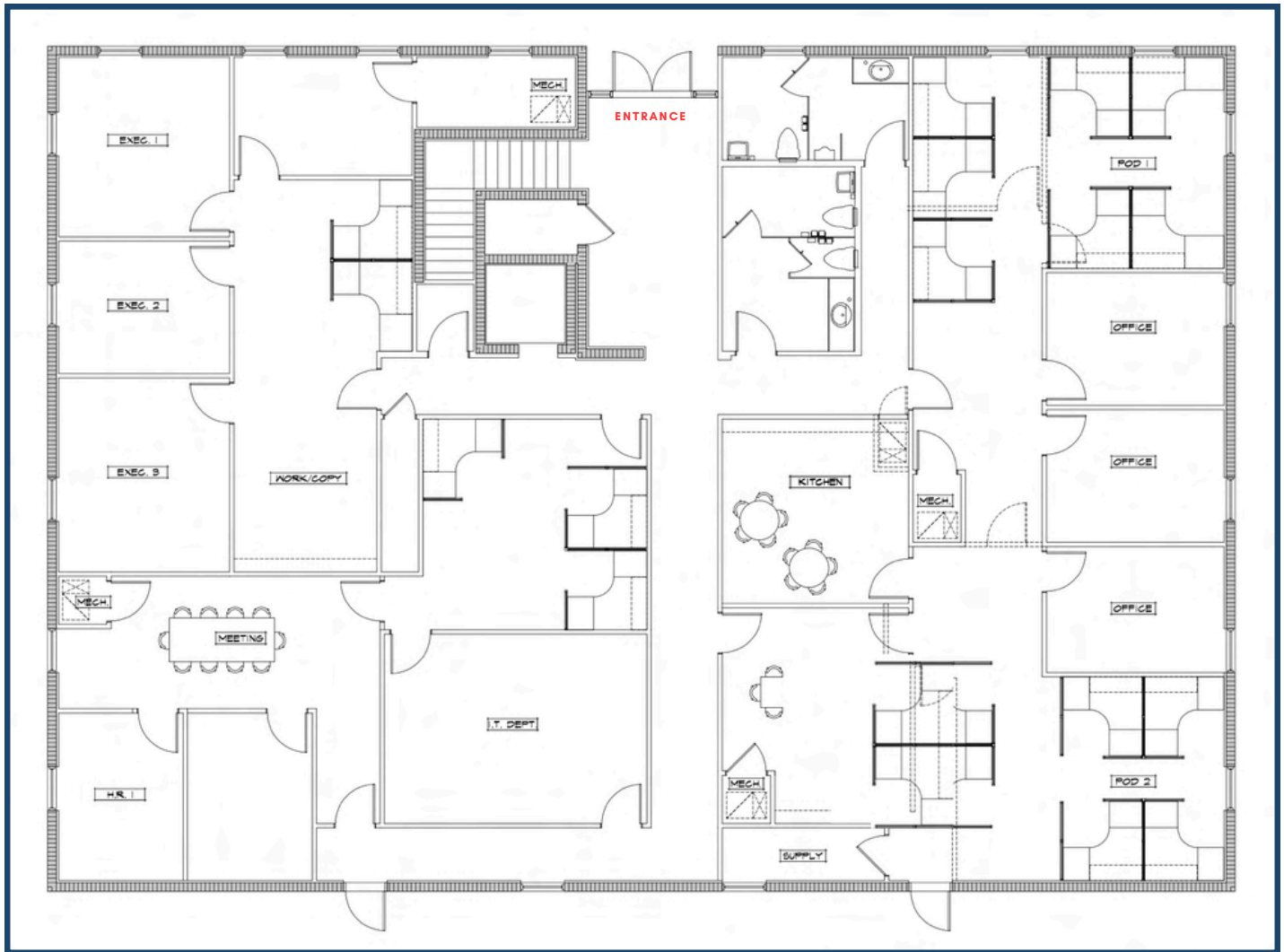


Orlando Industrial Real Estate proudly presents this exceptional two-story, concrete block construction, office building in the heart of Longwood, FL. A fantastic opportunity for an owner-user, the property features high-end finishes and modern amenities, including electric vehicle charging stations. The versatile first floor can conveniently accommodate two tenants. Located walking distance to the SunRail station, it offers full access off S Ronald Reagan Blvd and ample parking, making it ideal for establishing a strong company presence.

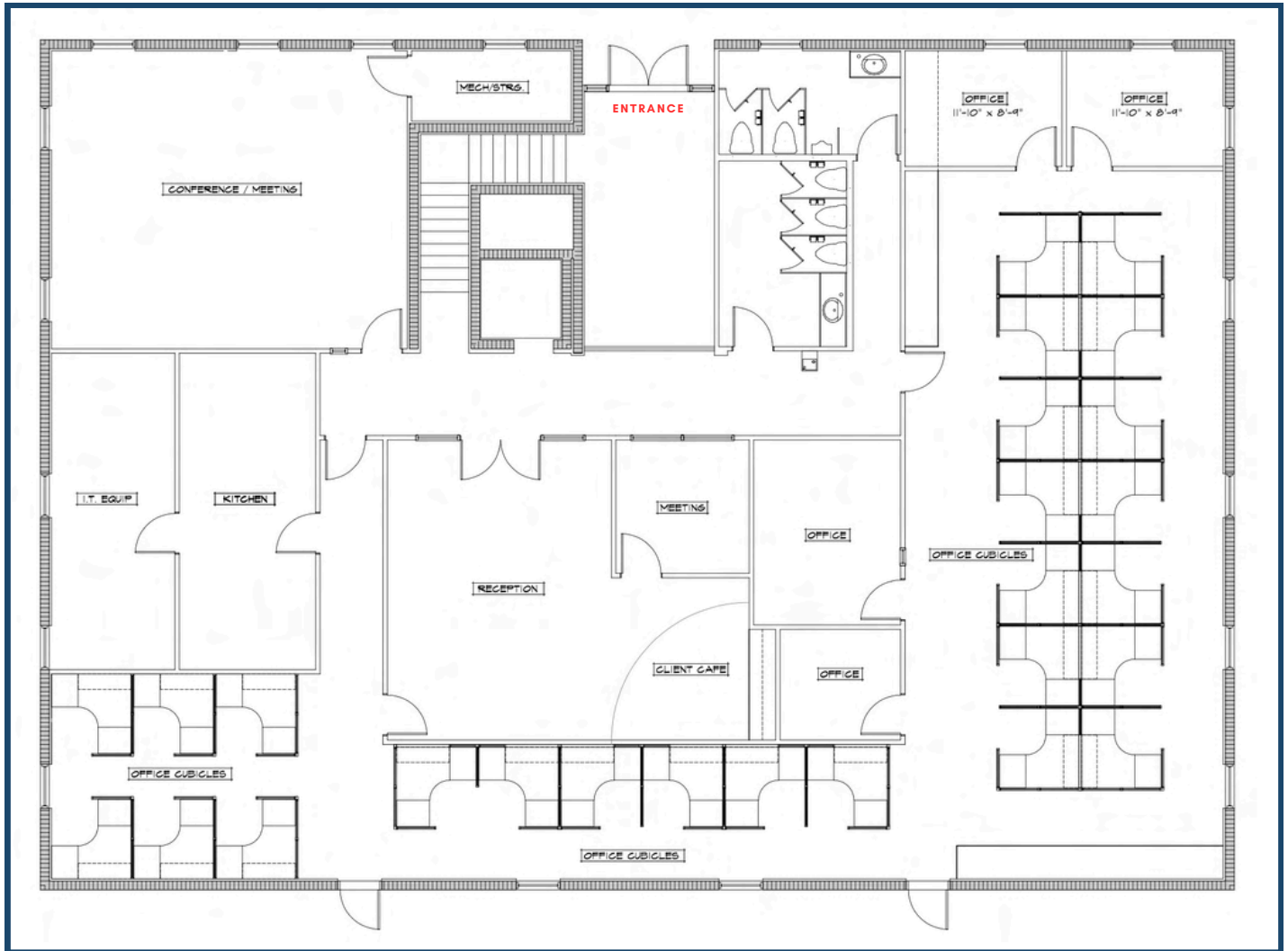
- **~11,460 SF BUILDING**
- **DIGITAL MONUMENT SIGN**
- **50 PARKING SPACES**
- **ELEVATOR (INSTALLED - 2016)**
- **TPO ROOF (INSTALLED - 2017)**
 - **(20 YEAR WARRANTY)**
- **TENANT IN PLACE UNTIL 12/2025**
 - **OPEN TO VACATING EARLY**
- **BUILDING GENERATOR**
- **FENCED LOT**
- **WALKABLE TO SUNRAIL STATION**
- **ELECTRIC VEHICLE CHARGING**



ARTERIAL MAP



FIRST FLOOR - FLOOR PLAN



SECOND FLOOR - FLOOR PLAN



PROXIMITY AERIAL

RECEPTION



CAFE & DEAL ROOM



TRAINING ROOM



CUBICLE WORKSPACE

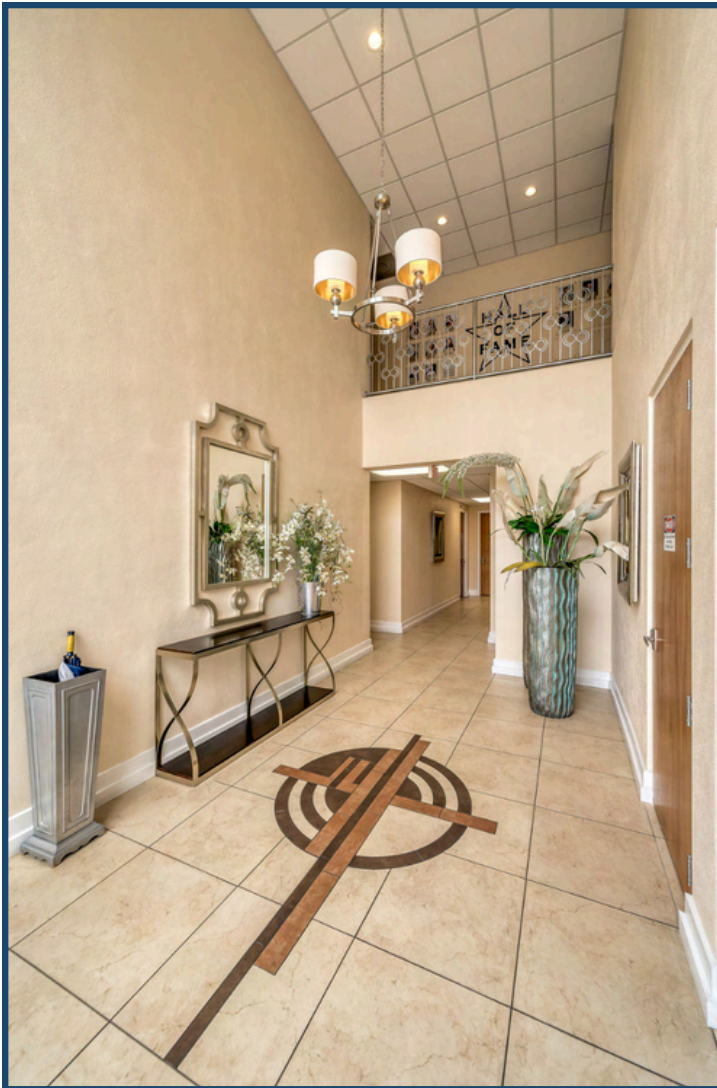


EXECUTIVE OFFICE



CONFERENCE ROOM



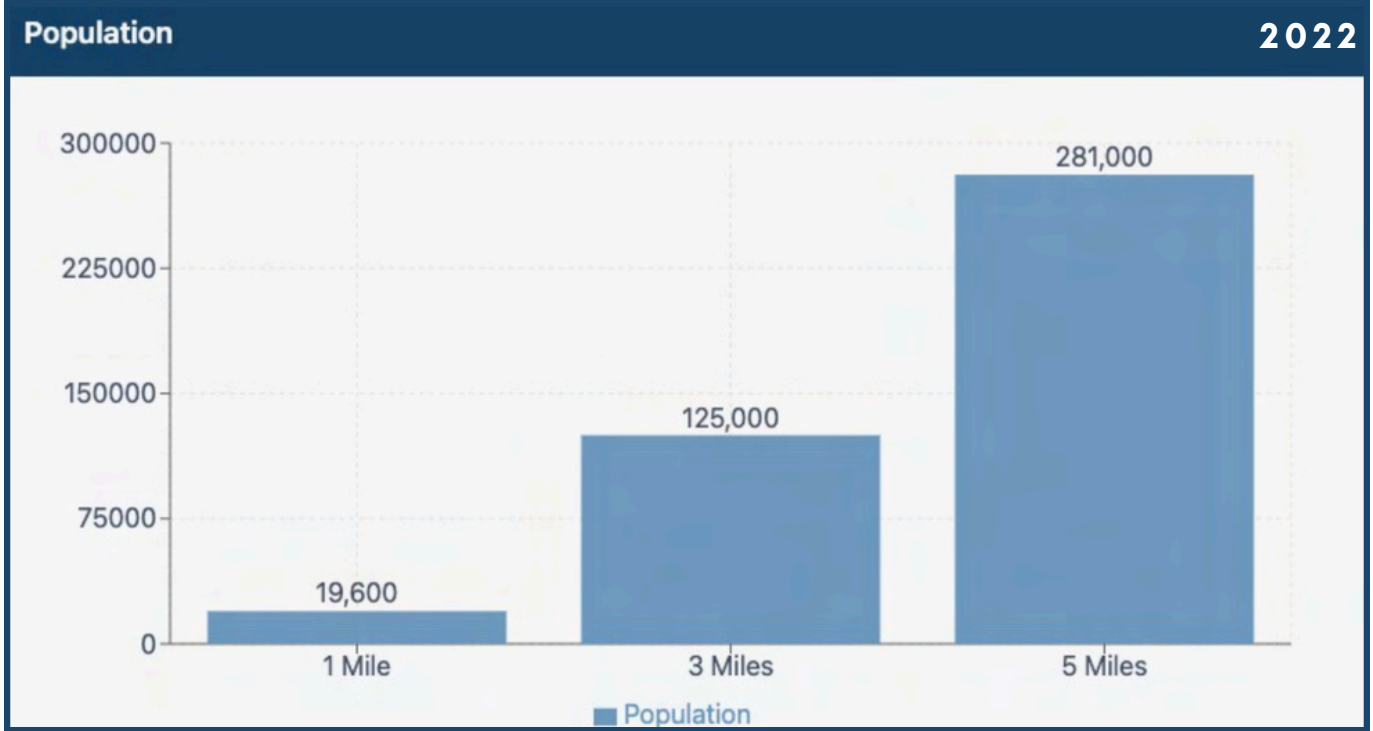


BUILDING ENTRANCE



BUILDING GENERATOR

DEMOGRAPHICS



DEMOGRAPHICS

