

*SAND  
LAKE IV*

---

CLASS-A OFFICE BUILDING | ORLANDO, FL

1,632 - 2,482 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 amenity 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

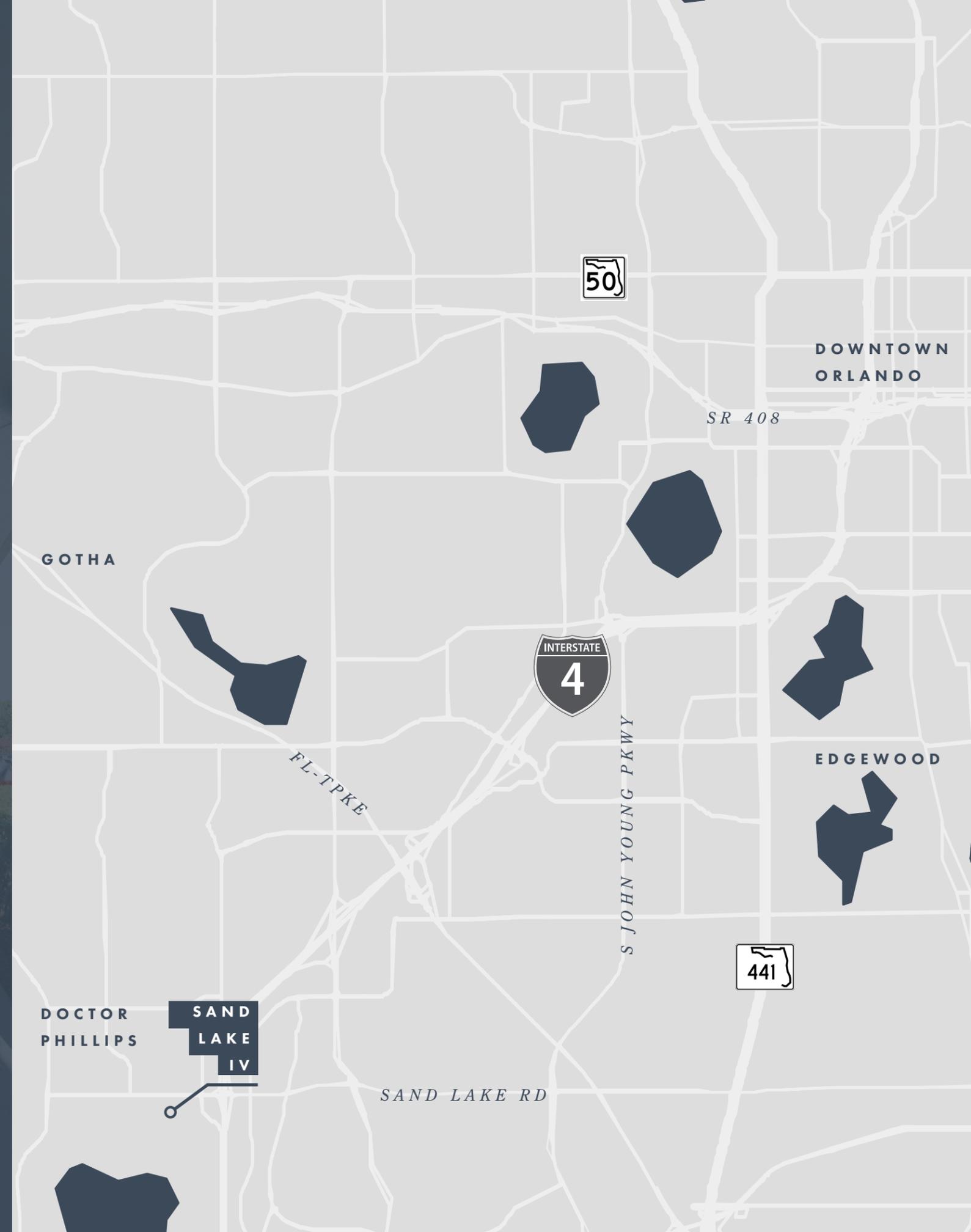
*No. of Stories* 6

*Building Size* 115,042 SF

*Parking* 400 covered spaces

*Year Built* 1987

*Typical Floor Size* 19,297 SF



NEARBY AMENITIES



*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

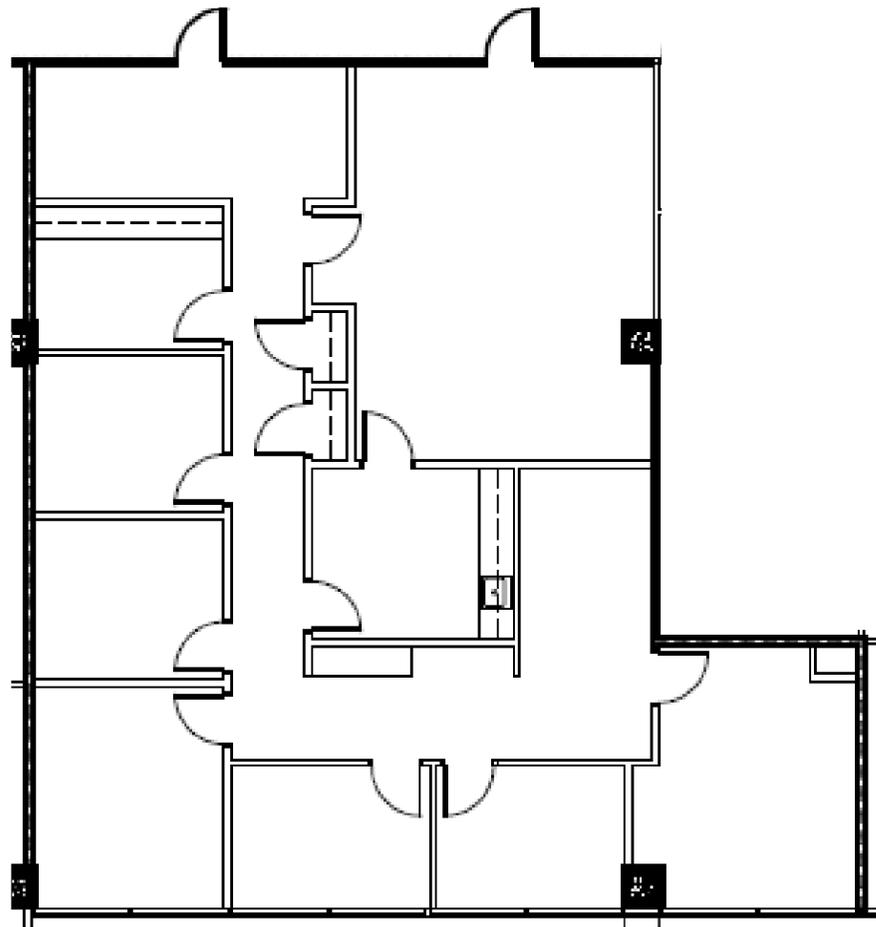
---

EXPECTED COMPLETION  
Q1 2026



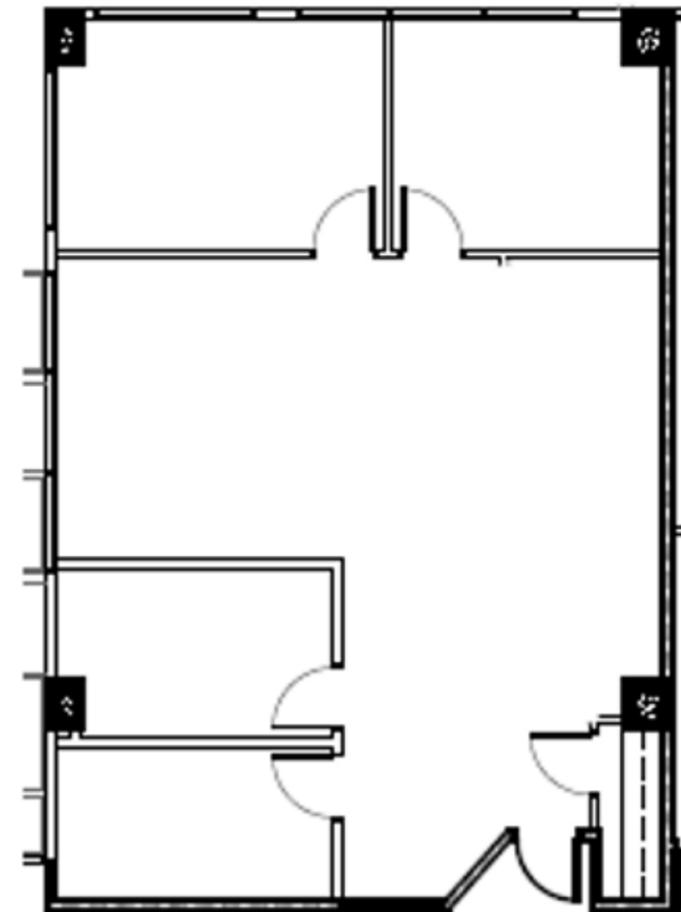
*Suite 135*

2,482 SF AVAILABLE



*Suite 400*

1,632 SF AVAILABLE 4/1/26



*Scan or click the  
QR code to see our  
virtual tour!*





LEASING  
INFORMATION

---

*kevin will*

KEVIN.WILL@FOUNDRYCOMMERCIAL.COM

**407.458.5888**

*alex rosario*

ALEX.ROSARIO@FOUNDRYCOMMERCIAL.COM

**407.540.7713**

*proudly leased & managed by*

**FOUNDRY**  
COMMERCIAL