

# FOR LEASE

**DEMETREE**  
GLOBAL

## 8,168 SF Class A Office Space For Lease

4798 NEW BROAD STREET, ORLANDO, FL 32814





# FOR LEASE

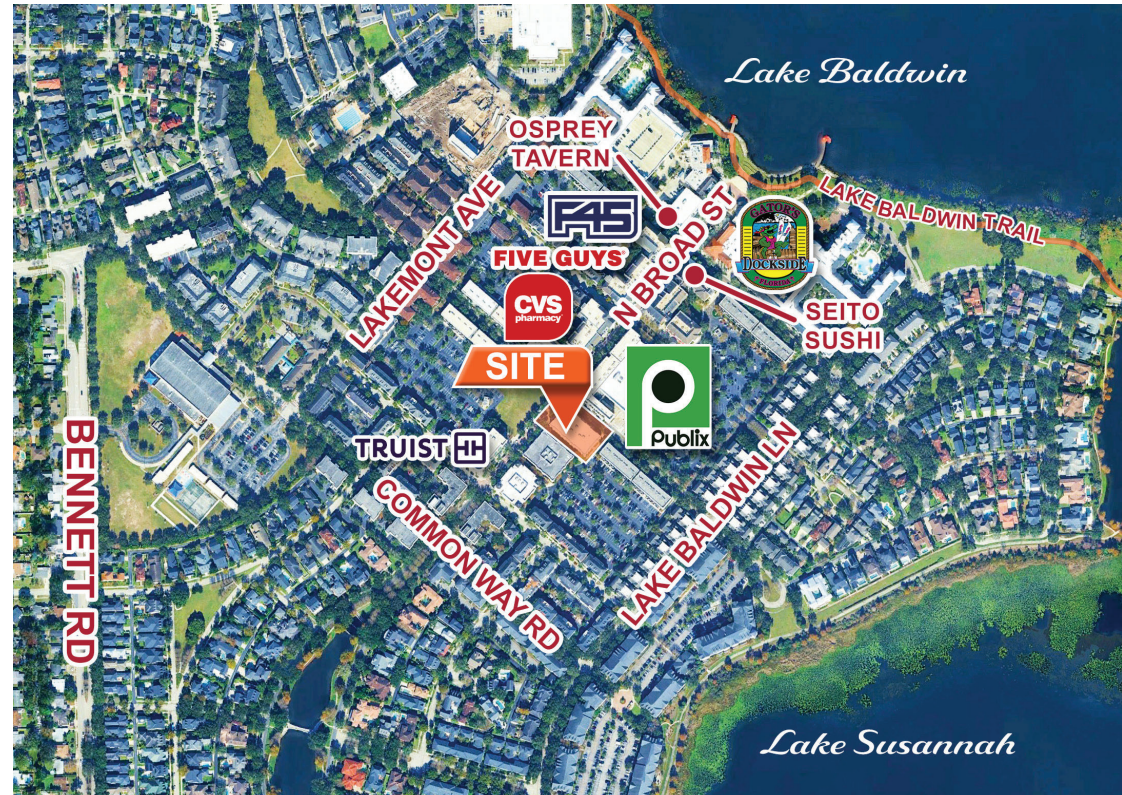
## Class A Office Space

### Features & Demographics

4798 New Broad Street  
Orlando, FL 32814

#### PROPERTY FEATURES:

- 8,168 SF available with upgraded finishes, direct elevator exposure, and move-in ready.
- Fully furnished office (negotiable) with modern furniture, including stand-up desks, cubicles, and conference tables.
- Class A office space in a 45,000 SF, 3-story building on prestigious New Broad Street in Baldwin Park - walkable to Town Center's shops, dining, and parks.
- Minutes from Downtown Orlando and Winter Park, with easy access to I-4, SR 408, SR 436, and SR 50.
- Surrounded by parks and trails, including Lake Baldwin Trail just steps away.
- Neighboring retailers: Publix, CVS, and Five Guys.
- Ample onsite parking with 4:1,000 ratio.



**119,729**

**Daytime Employees**  
in 3 miles



**\$112,538**

**HH Income**  
in 3 miles



**69.6%**

**College Degree**  
in 3 miles

#### 2024 DEMOGRAPHICS



Population

1 MILE

14,781

3 MILES

105,264

5 MILES

320,714



Daytime Population

24,857

190,897

508,313



Median Age

36.0

38.0

38.0



Average Household Income

\$142,888

\$112,538

\$102,424

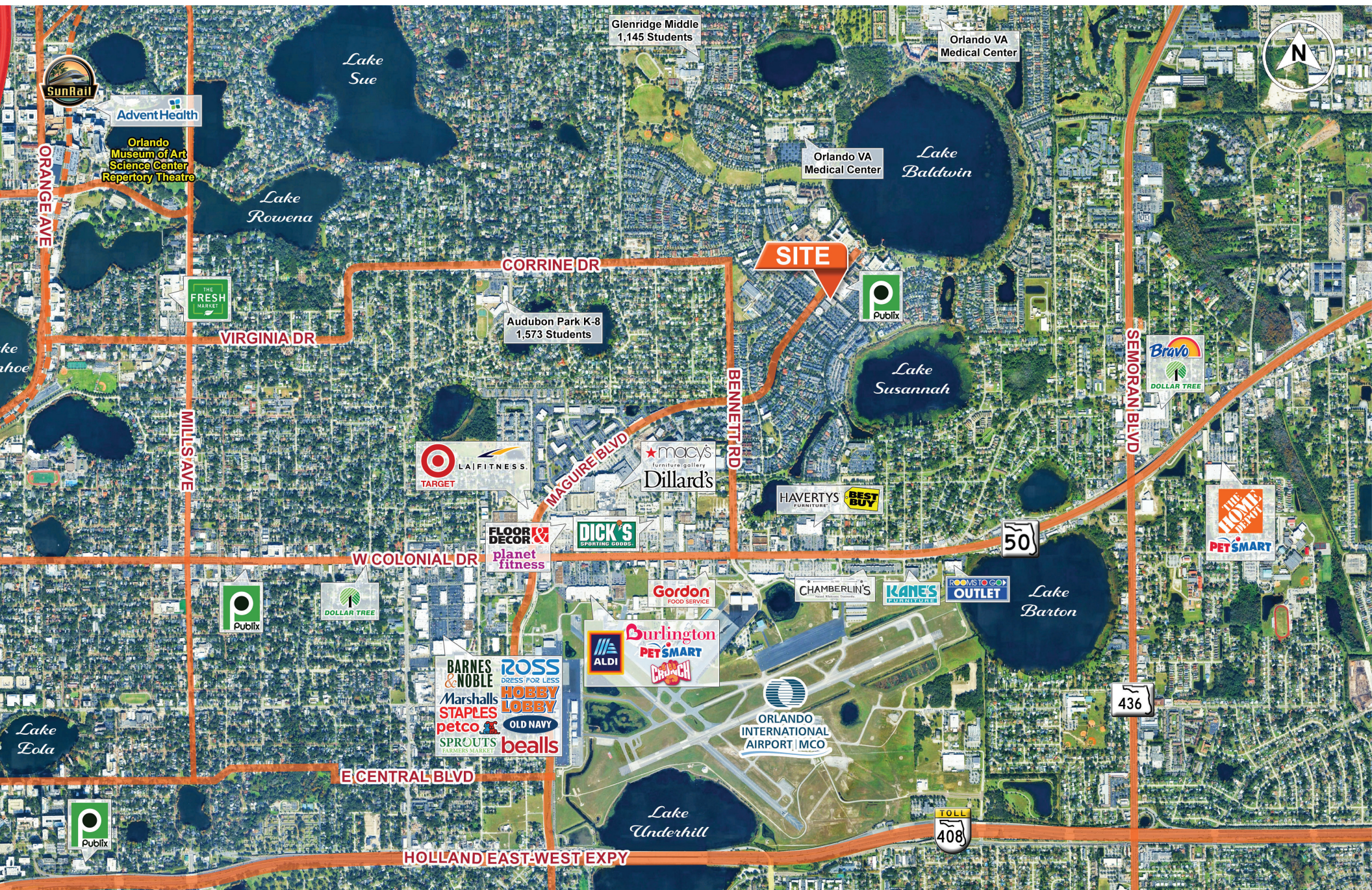


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## Market Aerial

### Class A Office Space

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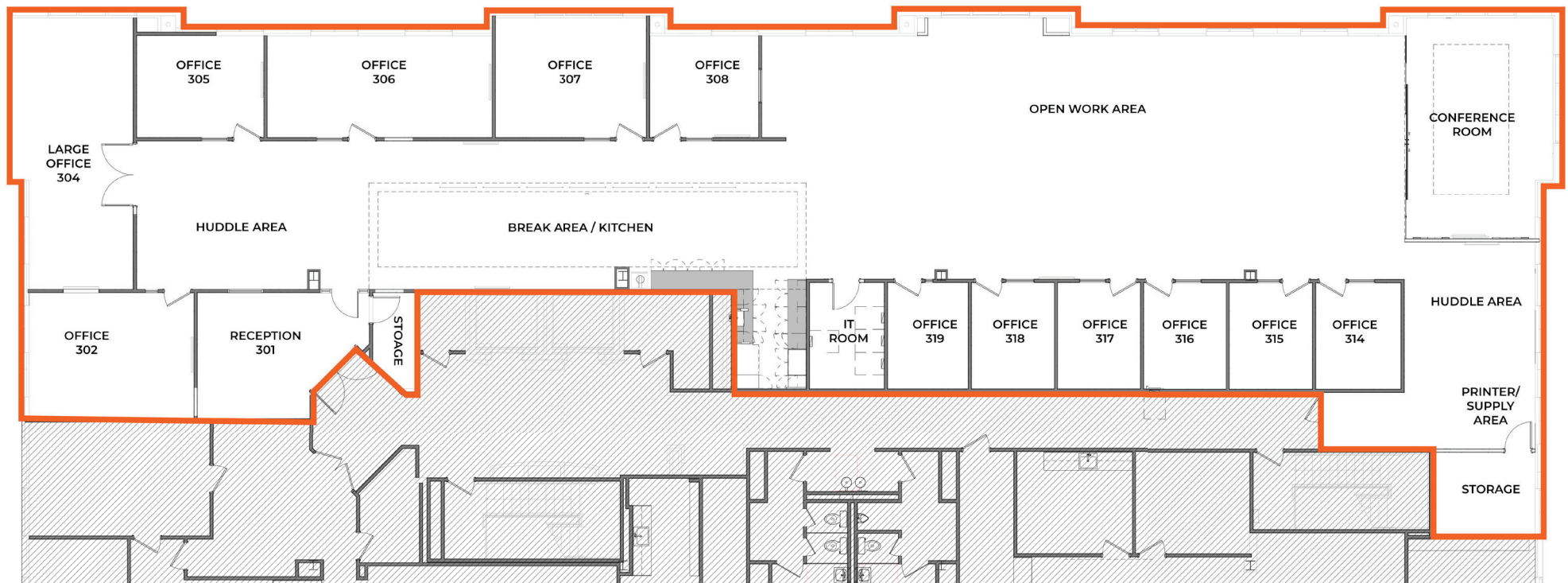


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## Site Plan

## Class A Office Space

4798 New Broad Street  
Orlando, FL 32814





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## Interior Photos

## Class A Office Space

4798 New Broad Street  
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## Interior Photos

## Class A Office Space

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# Contact Us Now For More Information

**DEMETREE**  
GLOBAL

**SARESKA BATISTA**

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