

FOR LEASE

DEMETREE
GLOBAL

8,168 SF Class A Office Space For Lease

4798 NEW BROAD STREET, ORLANDO, FL 32814



FOR LEASE

Features & Demographics

Class A Office Space

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

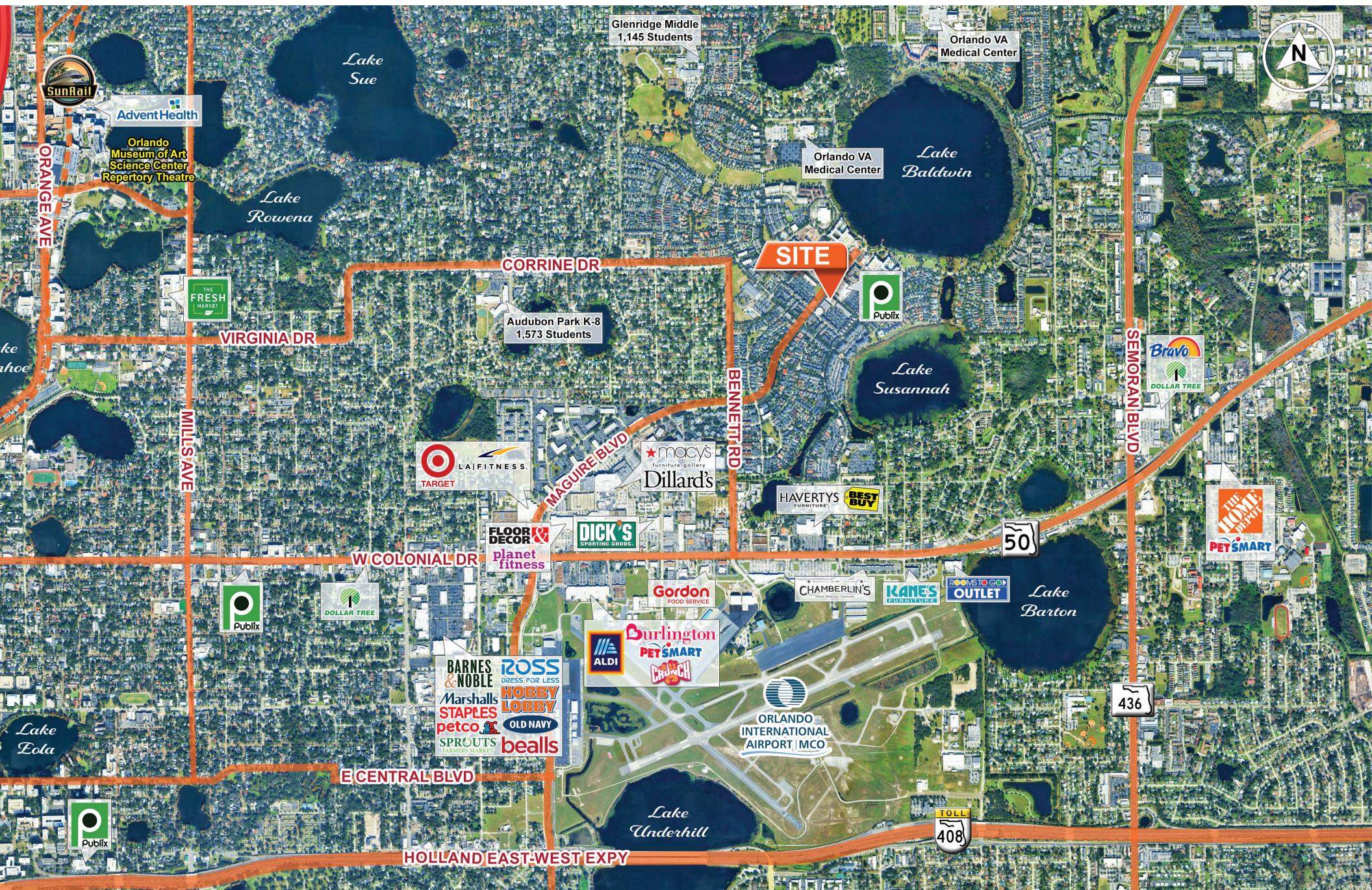
2024 DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	14,781	105,264	320,714
	Daytime Population	24,857	190,897	508,313
	Median Age	36.0	38.0	38.0
	Average Household Income	\$142,888	\$112,538	\$102,424

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Class A Office Space

Market Aerial

4798 New Broad Street
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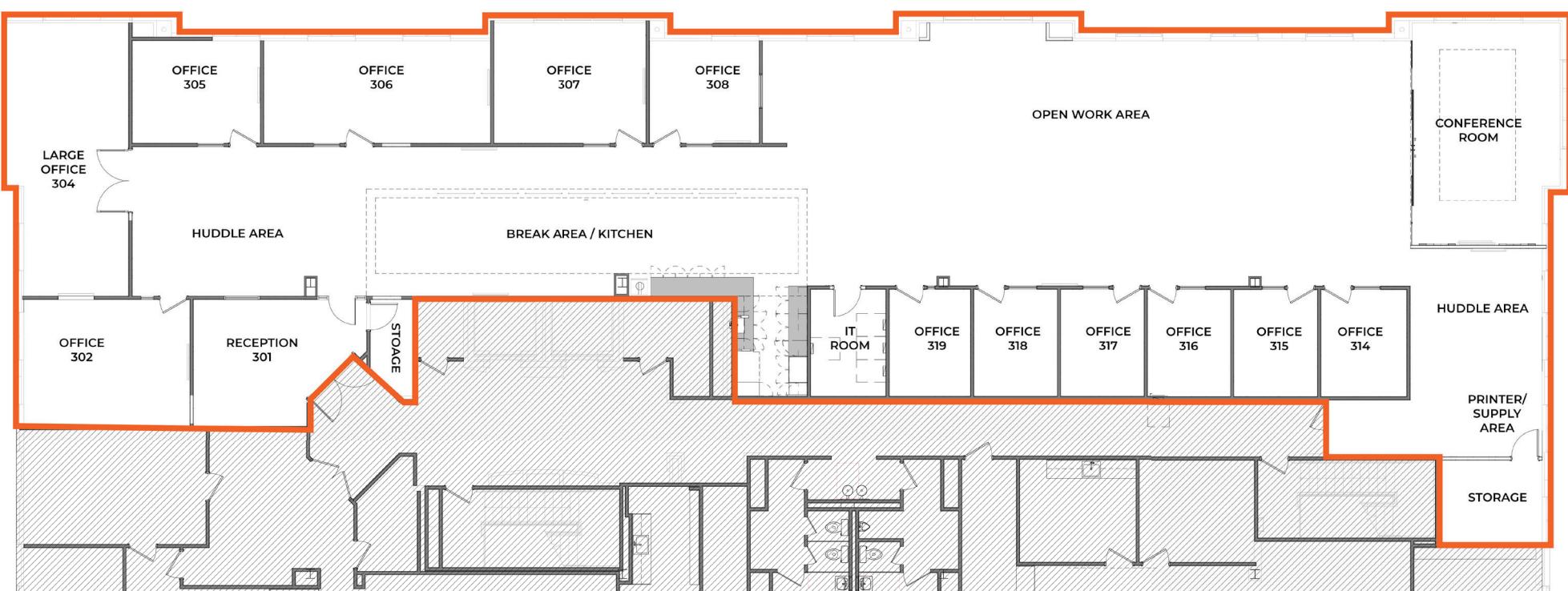


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Site Plan

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Interior Photos

Class A Office Space

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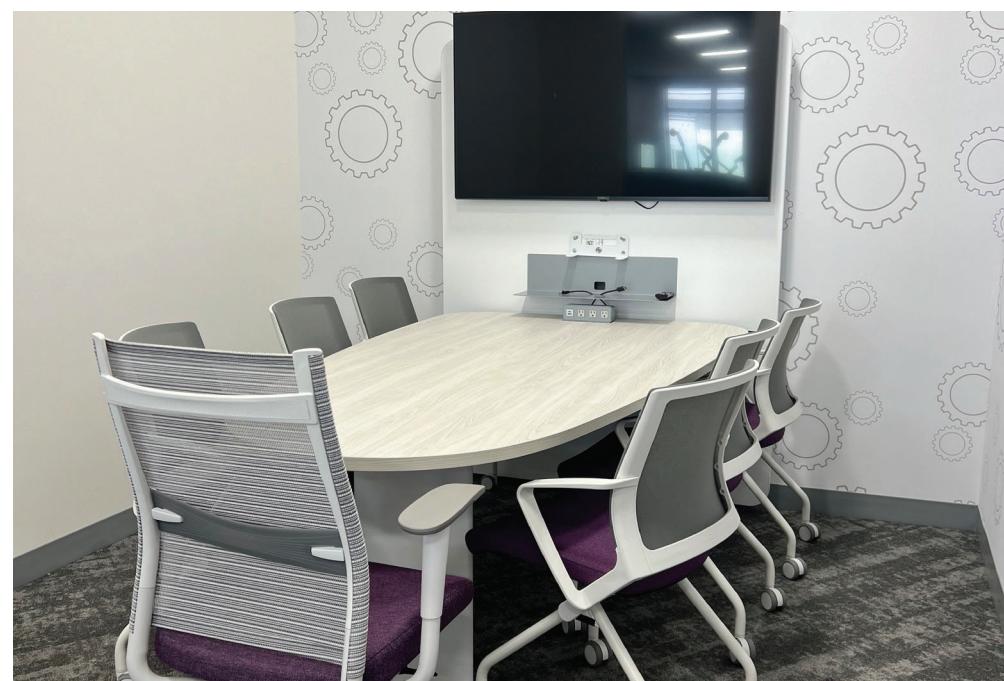


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Interior Photos

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Contact Us Now For
More Information

DEMETREE
GLOBAL

SARESKA BATISTA

BROKER ASSOCIATE

786-640-0689

sbatista@demetreeglobal.com

Demetree Global

941 W. Morse Blvd, Suite 315

Winter Park, FL 32789

DemetreeGlobal.com

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