

PROPOSAL

Alexandre Office Plaza

425 NORTH KIRKMAN ROAD

Orlando, FL 32808

PRESENTED BY:

LANCE COBB

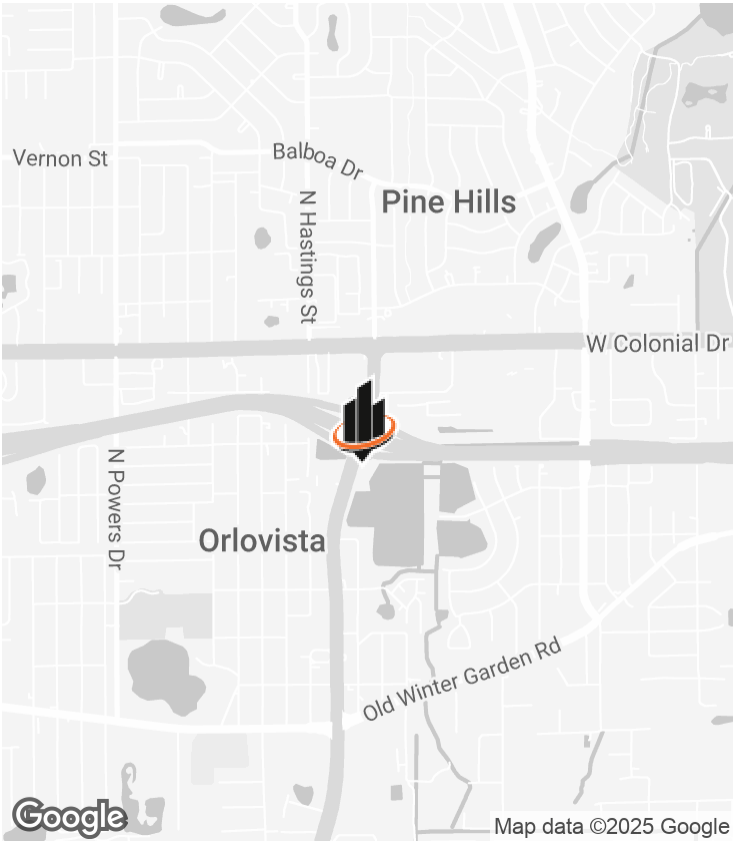
O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

**453 N KIRKMAN RD
ORLANDO, FL**

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.40 SF/month (NNN)
AVAILABLE SF:	984 - 4,016 SF
LOT SIZE:	0.89 Acres
BUILDING SIZE:	13,744 SF

Property Description

Discover a premier leasing opportunity at Alexandre Office Plaza in Orlando. Positioned with great amenities and flexible floor plans, the property offers an ideal setting for businesses of all sizes. With ample parking, high visibility, and easy accessibility from major roadways, this location ensures convenience for tenants and clients alike. The well-designed interior spaces are showcased with natural light, creating a welcoming and productive environment. Tenants will have access to professional property management services and on-site maintenance, providing peace of mind and support as they focus on their business success. Elevate your business presence with the exceptional features and prime location at Alexandre Office Plaza.

PROPERTY HIGHLIGHTS

- Flexible floor plans to accommodate various business needs
- Ample parking for tenants and visitors
- High visibility from North Kirkman Road
- Easy accessibility from major roadways
- On-site amenities for added convenience

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at Alexandre Office Plaza in Orlando. Positioned with great amenities and flexible floor plans, the property offers an ideal setting for businesses of all sizes. With ample parking, high visibility, and easy accessibility from major roadways, this location ensures convenience for tenants and clients alike. The well-designed interior spaces are showcased with natural light, creating a welcoming and productive environment. Tenants will have access to professional property management services and on-site maintenance, providing peace of mind and support as they focus on their business success. Elevate your business presence with the exceptional features and prime location at Alexandre Office Plaza.

LOCATION DESCRIPTION

Looking for your next office space within the vibrant surroundings of State Rd 408 in Orlando? Look no further it is here! The Alexandre Office Plaza is situated in the heart of the city Beautiful, the plaza is just minutes away from exciting attractions like the Orlando Science Center, Amway Center, and Camping World Stadium. With convenient access to dining hotspots, including the renowned Restaurant Row on Sand Lake Road, tenants will find a plethora of culinary delights to explore. Shopping enthusiasts will appreciate the proximity to the Mall at Millenia and Orlando International Premium Outlets. The area also offers easy access to major highways and public transportation, ensuring seamless connectivity for your business and employees. Experience the best of Orlando from this prime location.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

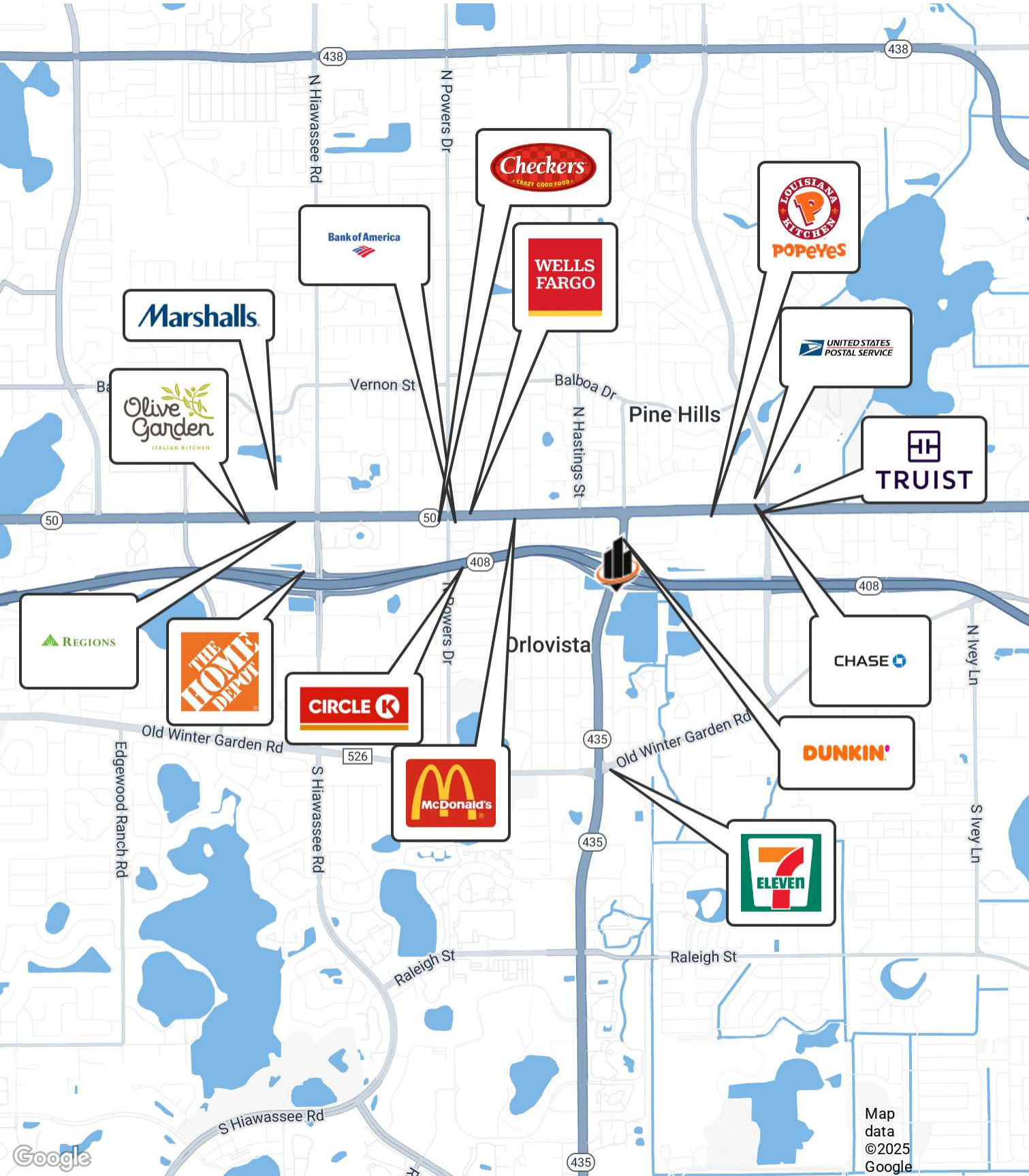
- Flexible floor plans to accommodate various business needs
- Ample parking for tenants and visitors
- High visibility from North Kirkman Road
- Easy accessibility from major roadways
- On-site amenities for added convenience
- Prime location in the heart of Orlando
- Convenient access to dining, shopping, and entertainment options
- Close proximity to Orlando's major attractions and venues.



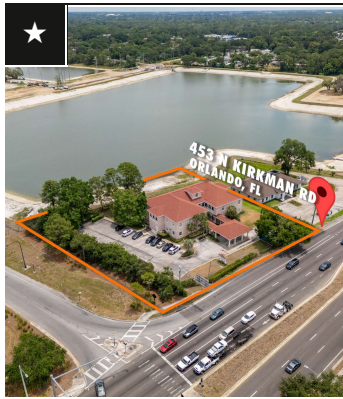
ADDITIONAL PHOTOS



RETAILER MAP



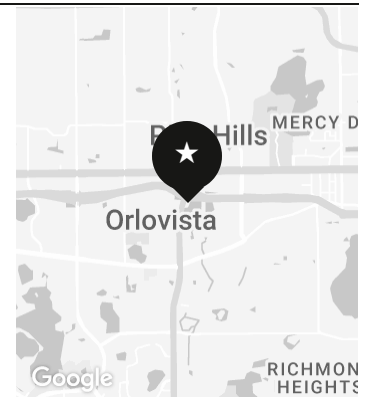
LEASE COMPS



ALEXANDRE OFFICE PLAZA

453 North Kirkman Road, Orlando, FL 32808

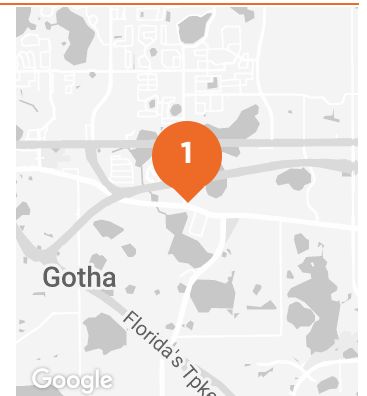
LEASE RATE	\$2.40 /SF/m	LEASE TYPE:	NNN
SPACE SIZE:	5,000 SF	OCCUPANCY:	64%



98 TERRA MANGO LOOP

Orlando, FL 32835

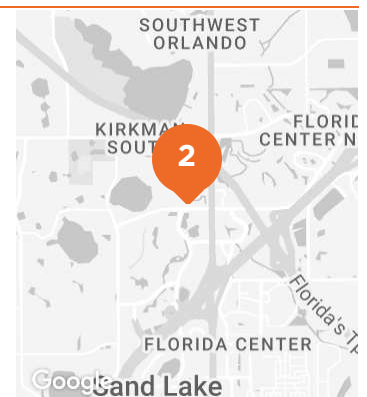
LEASE RATE	\$2.08 /SF/m	LEASE TYPE:	NNN
SPACE SIZE:	1,672 SF		



6001 VINELAND RD

Orlando, FL 32819

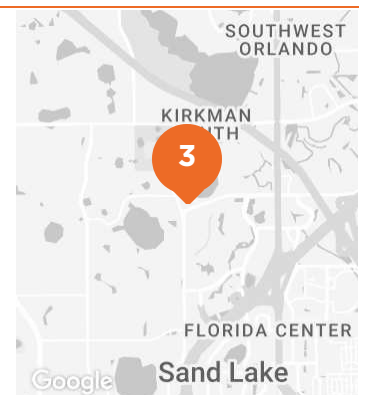
LEASE RATE	\$2.00 /SF/m	LEASE TYPE:	Modified Gross
SPACE SIZE:	1,728 SF		



6645 VINELAND BLVD

Orlando, FL 32819

LEASE RATE	\$1.92 /SF/m	LEASE TYPE:	NNN
SPACE SIZE:	951 SF		



LEASE COMPS



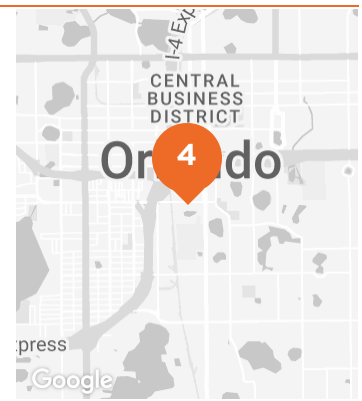
80 W GORE ST

Orlando, FL 32806

LEASE RATE \$2.63 /SF/m

LEASE TYPE: Full Service

SPACE SIZE: 15 SF



1118 S ORANGE AVE

Orlando, FL 32806

LEASE RATE \$2.42 /SF/m

LEASE TYPE: Full Service

SPACE SIZE: 1,450 SF

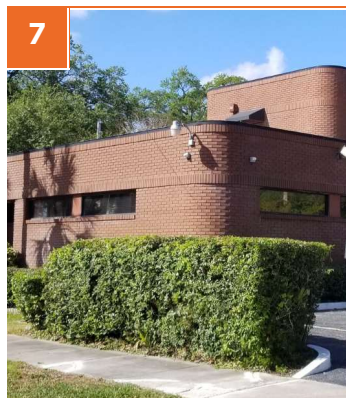
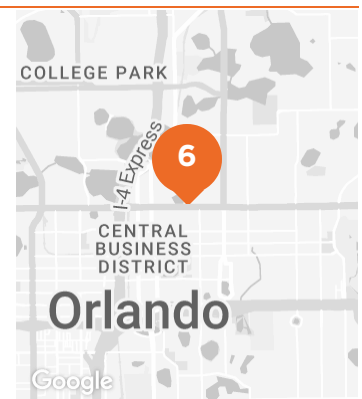


601 E COLONIAL DR

Orlando, FL 32803

LEASE RATE \$1.96 /SF/m

LEASE TYPE: NNN

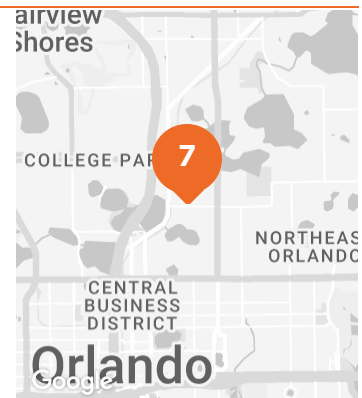


609 VIRGINIA DR

Orlando, FL 32803

LEASE RATE \$2.50 /SF/m

LEASE TYPE: NNN



LEASE COMPS

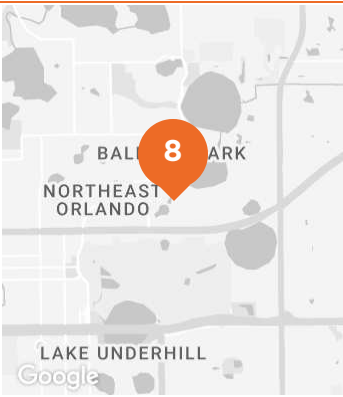


8

871 OUTER RD

Orlando, FL 32814

LEASE RATE \$2.50 /SF/m LEASE TYPE: Full Service
SPACE SIZE: 500 SF

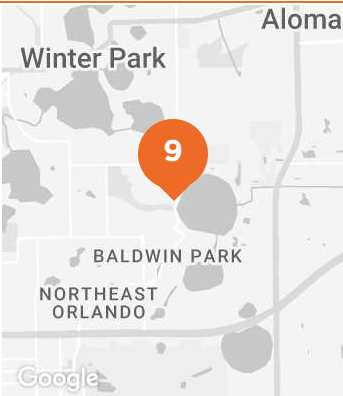


9

2420 S LAKEMONT AVE

Orlando, FL 34814

LEASE RATE \$2.42 /SF/m LEASE TYPE: Full Service
SPACE SIZE: 1,736 SF

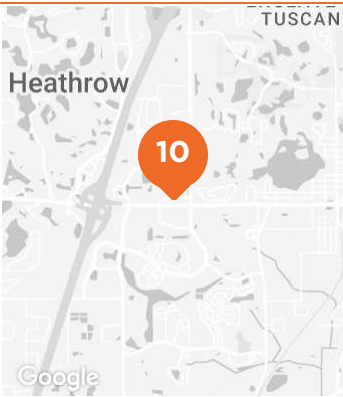


10

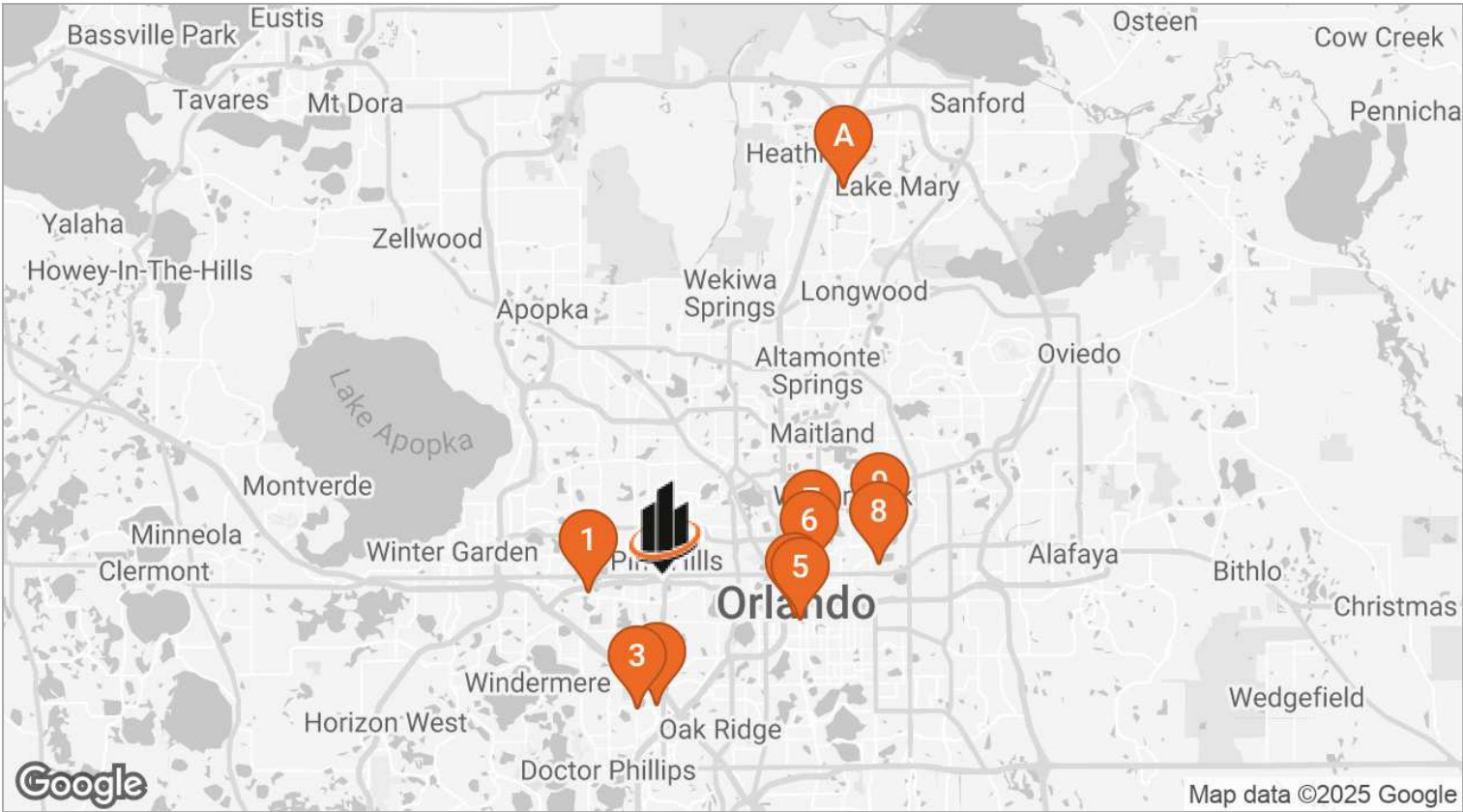
4106 W LAKE MARY BLVD

Lake Mary, FL 32746

LEASE RATE \$1.92 /SF/m LEASE TYPE: Modified Gross
SPACE SIZE: 1,563 SF

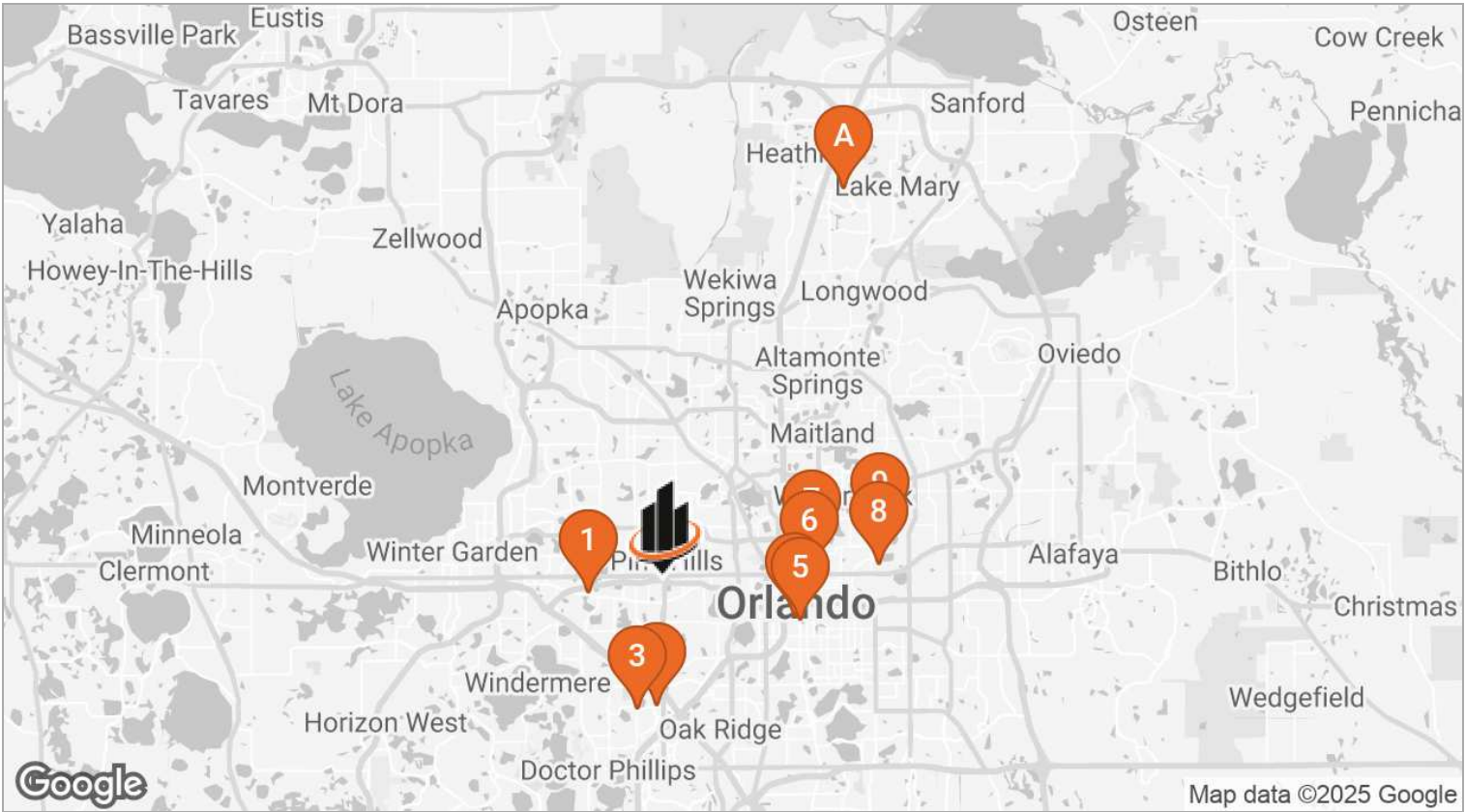


LEASE COMPS MAP & SUMMARY



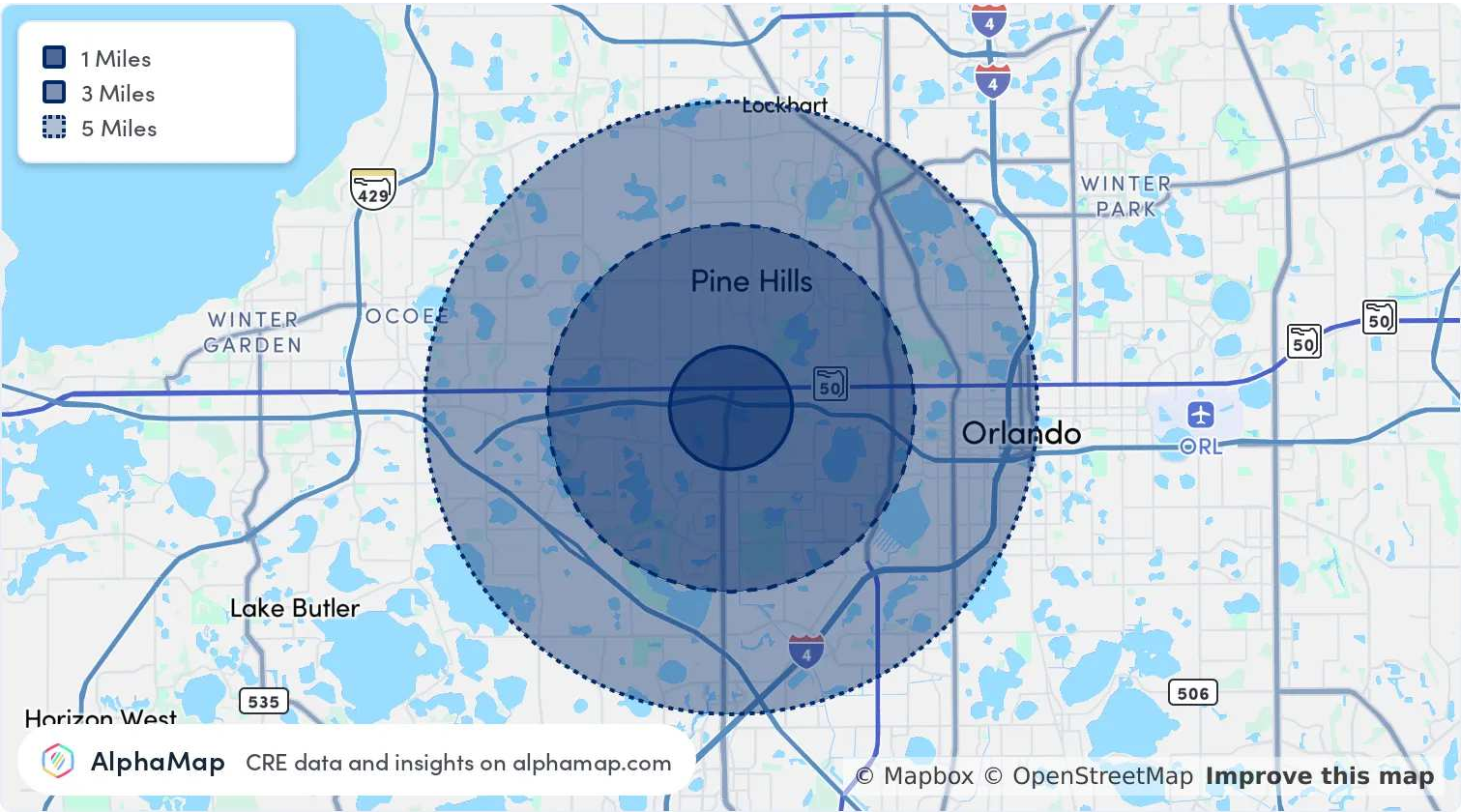
NAME/ADDRESS		LEASE RATE	SPACE SIZE	OCCUPANCY
★	Alexandre Office Plaza 453 North Kirkman Road Orlando, FL	\$2.40 /SF/m	5,000 SF	64%
1	98 Terra Mango Loop Orlando, FL	\$2.08 /SF/m	1,672 SF	-
2	6001 Vineland Rd Orlando, FL	\$2.00 /SF/m	1,728 SF	-
3	6645 Vineland Blvd Orlando, FL	\$1.92 /SF/m	951 SF	-
4	80 W Gore St Orlando, FL	\$2.63 /SF/m	15 SF	-
5	1118 S Orange Ave Orlando, FL	\$2.42 /SF/m	1,450 SF	-
6	601 E Colonial Dr Orlando, FL	\$1.96 /SF/m	-	-
7	609 Virginia Dr Orlando, FL	\$2.50 /SF/m	-	-
8	871 Outer Rd Orlando, FL	\$2.50 /SF/m	500 SF	-

LEASE COMPS MAP & SUMMARY



NAME/ADDRESS		LEASE RATE	SPACE SIZE	OCCUPANCY
9	2420 S Lakemont Ave Orlando, FL	\$2.42 /SF/m	1,736 SF	-
A	4106 W Lake Mary Blvd Lake Mary, FL	\$1.92 /SF/m	1,563 SF	-
AVERAGES		\$2.24 /SF/M	1,202 SF	NAN%

AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,279	129,238	323,674
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	38	36	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,406	45,264	119,691
PERSONS PER HH	3	2.9	2.7
AVERAGE HH INCOME	\$55,753	\$66,031	\$80,570
AVERAGE HOUSE VALUE	\$223,239	\$292,434	\$341,786
PER CAPITA INCOME	\$18,584	\$22,769	\$29,840

Map and demographics data derived from AlphaMap



LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)
REALTOR® Association of Sarasota and Manatee, Inc.
Asian American Hotel Owners Association (AAHOA)

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200