



7751
KINGSPORTE
PARKWAY

\$25/SF
NNN



Spotlight Studios

Second Generation Performance Space near Universal Epic Universe

FOR LEASE | COMBINED SUITE AVAILABLE

101-103 | 6,975 SF TOTAL

7751
KINGSPOINTE
PARKWAY

SUITES
101-103

DETAILS

Lease Rate:	\$25.00/SF NNN
Building Size:	±230,916 SF
Available:	101-103 - 6,975
Zoning:	ORL-I-P
Type:	Office/Industrial
Ceiling Height	13' 6"
Parking:	3.33/1,000
Signage:	Building

HIGHLIGHTS

- Open Floor Plan
- Class A Space
- High Celings
- Performance/Training Flooring
- 100% Under HVAC
- 100% Sprinklered Space

VERSATILE 2ND GENERATION PERFORMANCE STUDIO SPACE

7751 Kingspointe, Suites 101-103, offers an exceptional opportunity for dance studios, athletic trainers, gyms, flex office users, showrooms, production studio/TV or entertainment, performance-based users and creative studios to establish themselves in the heart of Orlando's bustling entertainment and business corridor. Currently built out as a dance studio, the space features open floor areas, high ceilings, mirrored walls, and flexible layouts to accommodate both performance and training needs. Located just minutes from Universal Epic Universe theme park, the property benefits from incredible exposure to a rapidly growing area with strong tourism and business activity. Quick access to major highways—including I-4, Florida's Turnpike, and the Beachline Expressway—ensures easy connectivity to all parts of Central Florida.



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BACK ELEVATION

7751
KINGSPORTE
PARKWAY

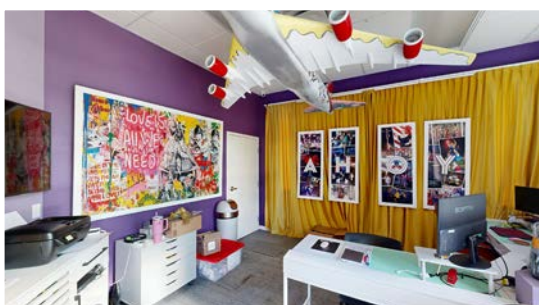


INTERIORS | MAIN AREA/BREAK ROOM

(Furniture for display purposes only)



MAIN AREA



OFFICE



RESTROOMS

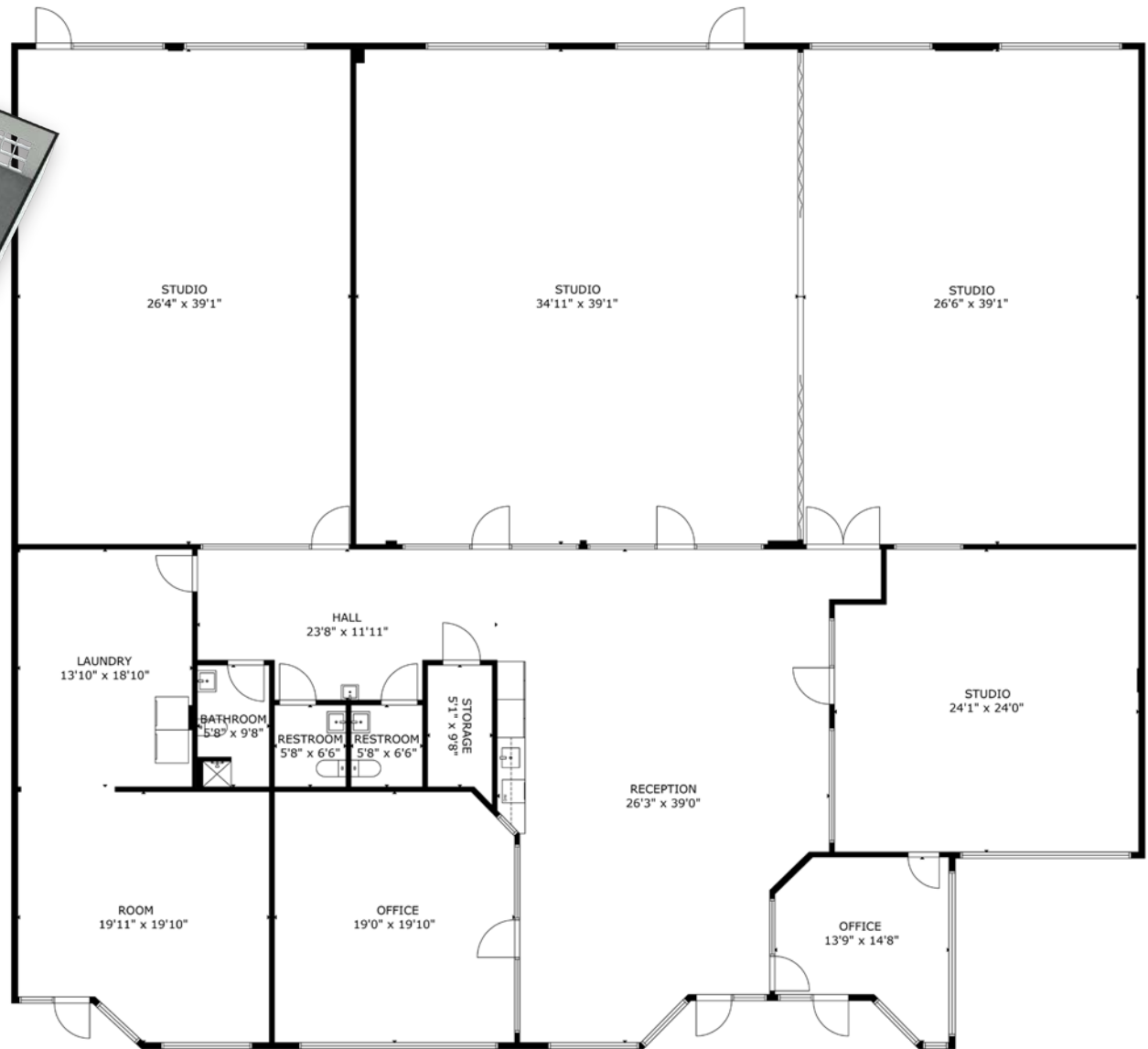
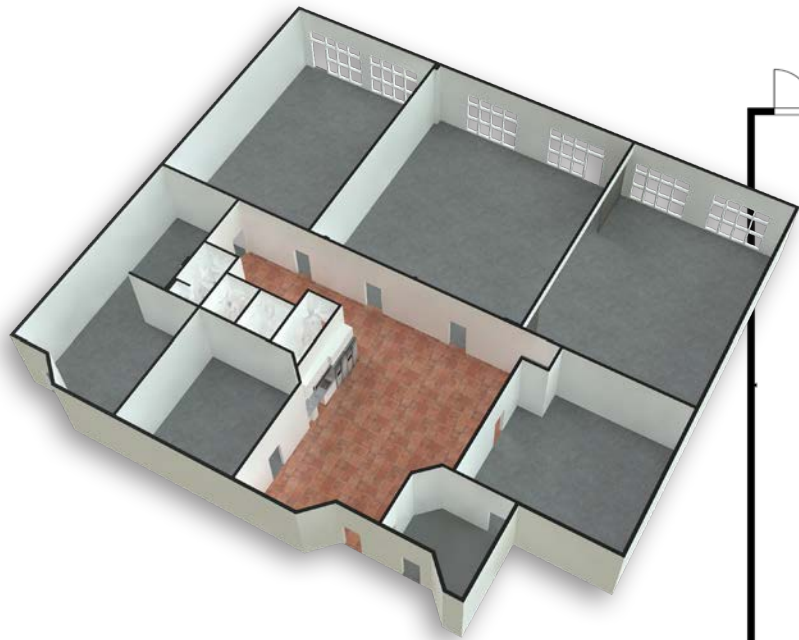
INTERIORS | STUDIO SPACES

7751
KINGSPORTE
PARKWAY



SUITE 101-103 LAYOUT | 6,975 SF COMBINED

7751
KINGSPORTE
PARKWAY



LOCATION

7751
KINGSPINTE
PARKWAY

Universal
Epic
Universe

Orlando
Convention
Center

Universal
Orlando

Prime Location:

Situated just minutes from Orlando's major highways, I-4, Florida's Turnpike, and the Beachline Expressway (SR 528), this property provides convenient access to key business hubs, the Orlando International Airport, and the bustling tourism and entertainment districts. Proximity to the theme parks makes this space highly desirable for businesses catering to the tourism industry or those looking to establish a presence in one of Orlando's most dynamic areas.

Sand Lake Rd

the property

KingspinTE Pkwy

LOCATION AERIAL

7751
KINGSPORTE
PARKWAY

Millenia
Mall

Downtown
Orlando



KINGSPORTE PKWY

PROPERTY LOCATION



7751
KINGSPORTE
PARKWAY



INTERNATIONAL DR



NEW EXIT



SAND LAKE RD

NEW EXIT

INTERNATIONAL DR

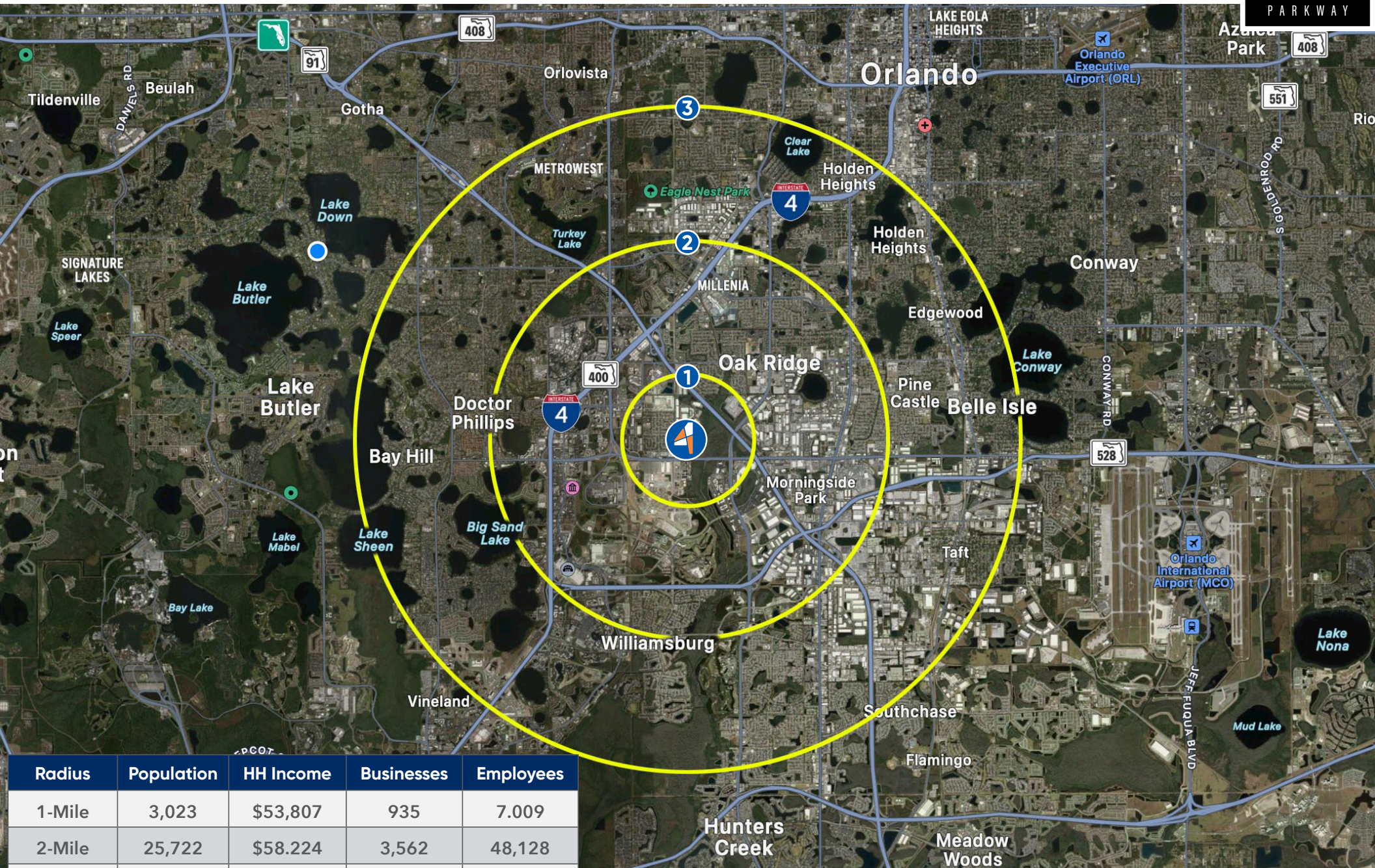


JOHN YOUNG PKWY



LOCATION & DEMOGRAPHICS

7751
KINGSPORTE
PARKWAY



Radius	Population	HH Income	Businesses	Employees
1-Mile	3,023	\$53,807	935	7,009
2-Mile	25,722	\$58,224	3,562	48,128
3-Mile	73,206	\$53,117	8,881	109,984



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