

Prime Medical/Professional Office
in South Orlando

8809
COMMODITY
CIRCLE



One Suite For Lease | Suite 3: 1,225 SF

8809 COMMODITY CIRCLE, ORLANDO, FL 32819



DETAILS

Lease Rate:	\$27.50/SF NNN
Building Size:	±7830 SF
Available:	STE 3 - 1,225 SF
Zoning:	ORG-IND-2/IND-3
Type:	Office
Parking:	4.5/1,000
Signage:	Building/Monument

HIGHLIGHTS

- Quality Office Space
- Turn-Key Ready
- 100% Under HVAC
- 100% Sprinklered Space

OVERVIEW

Commodity Circle offers a great opportunity to lease a 1,225 SF office suite. This space is thoughtfully built out with a reception area, multiple large work areas, private offices, and a restroom. Ideal for a professional service user seeking a plug-and-play solution. Positioned within a professional office park with ample parking, the property enjoys excellent accessibility from I-4, the Beachline (SR 528), and John Young Parkway. Surrounded by national retailers, dining options, and a strong office community, this space provides a strategic and convenient location for patient-driven businesses looking to expand or relocate in Orlando.



TREY DYER

TREY@4ACRE.COM

407.797.7767



NICHOLAS FOURAKER CCIM

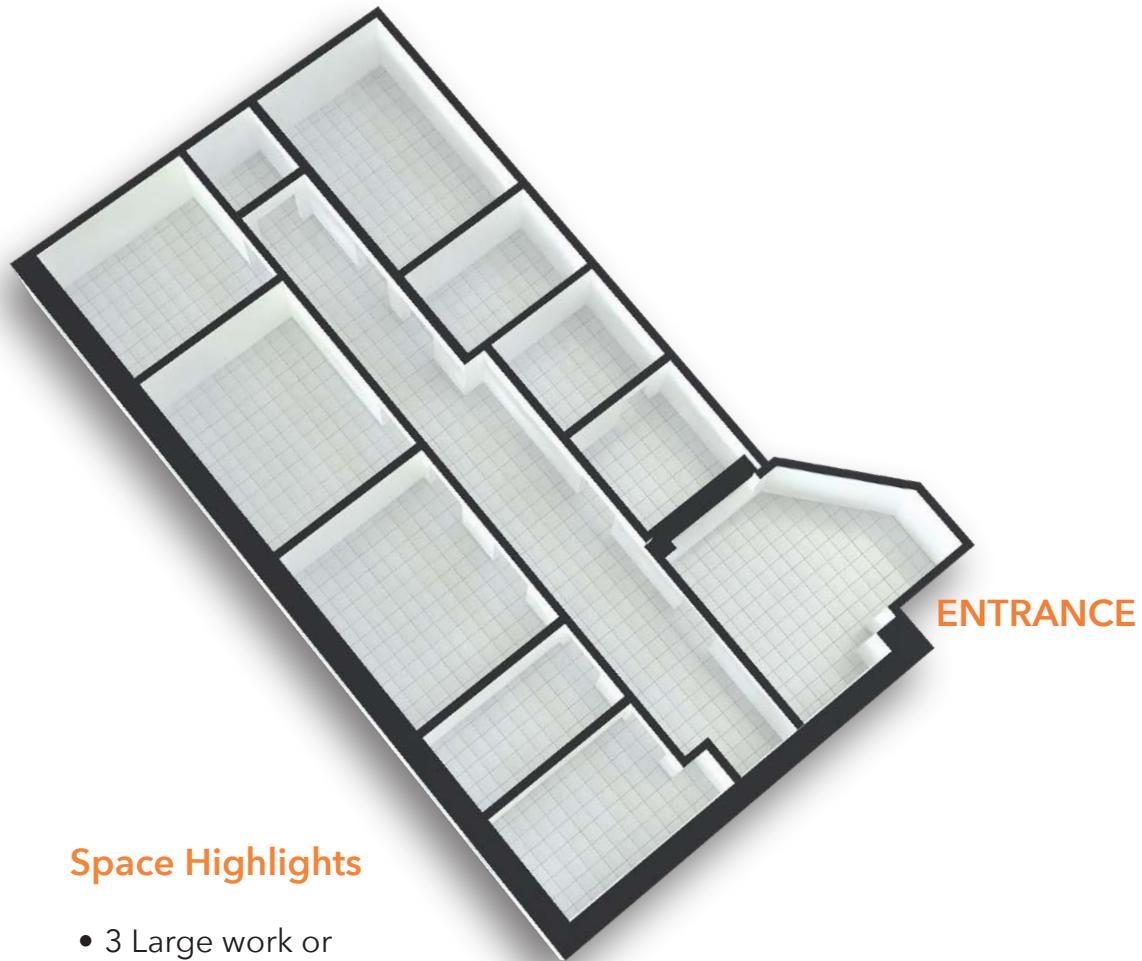
NICK@4ACRE.COM

407.601.1466

BUILDING ELEVATION

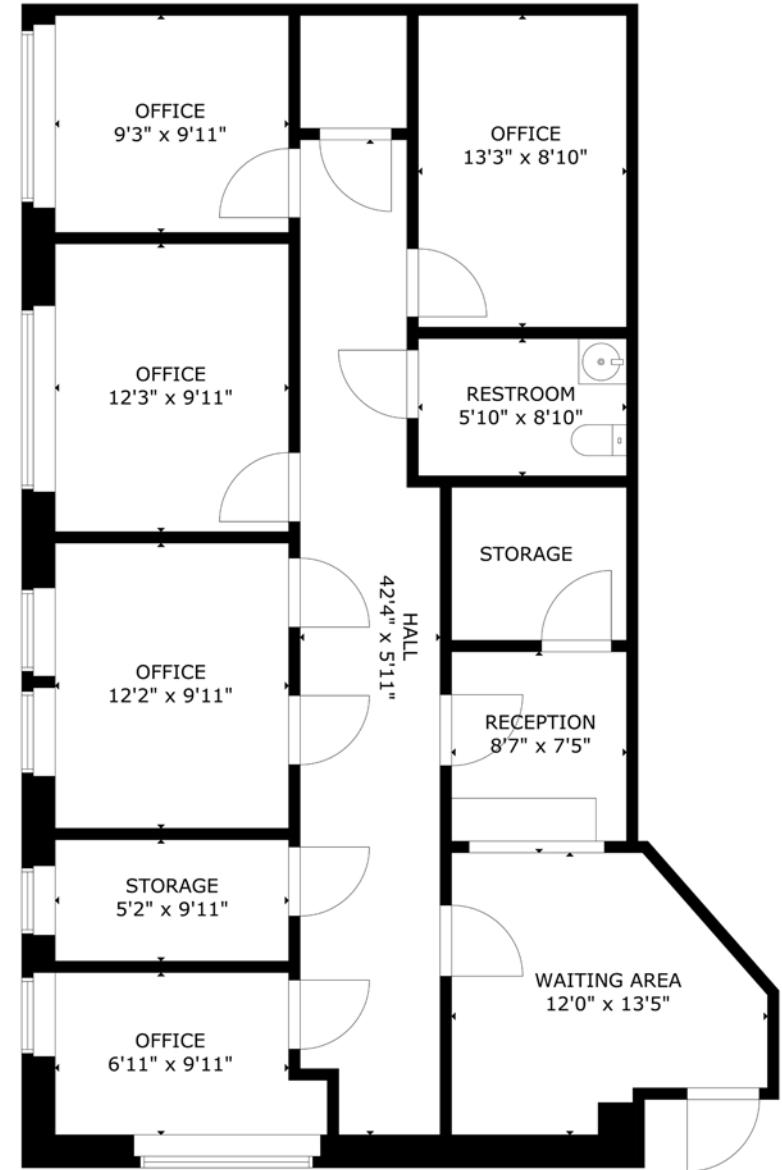


SUITE 3 FLOOR PLAN



Space Highlights

- 3 Large work or conference rooms
- Large reception area
- 2 large offices
- Restroom



ENTRANCE

INTERIORS

8809
COMMODITY
CIRCLE



RECEPTION/WAITING



WORK AREA

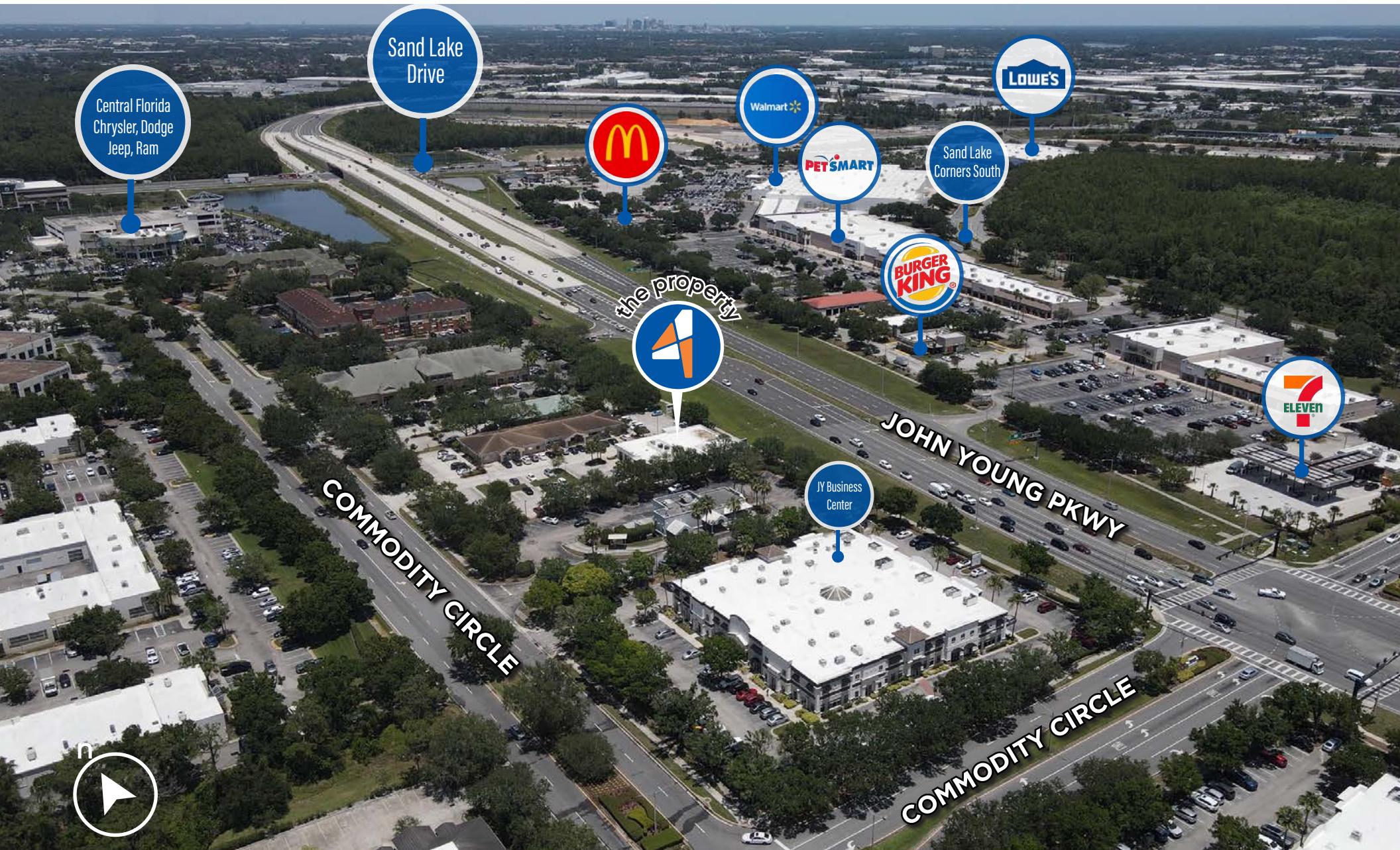


WORK AREA



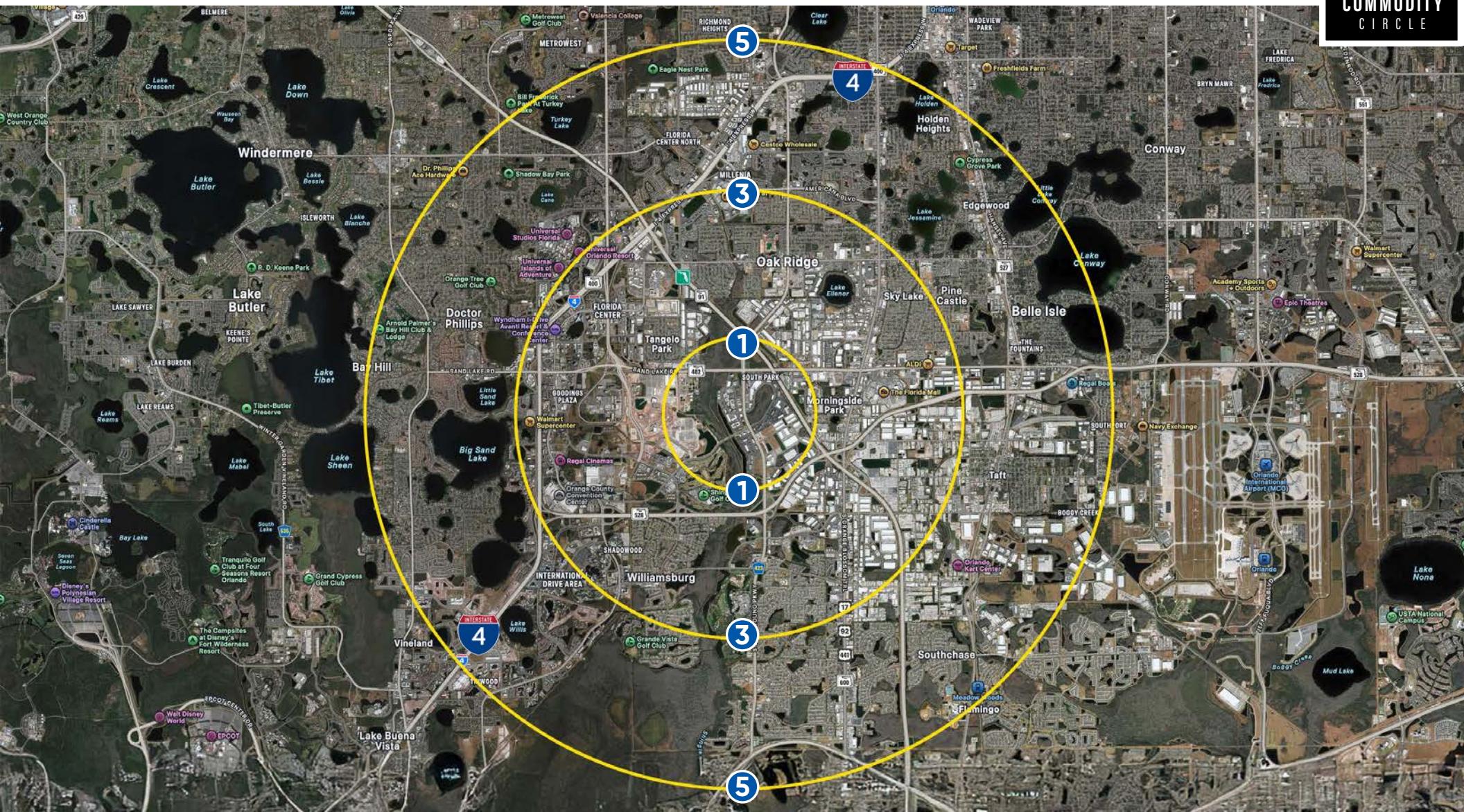
OFFICE

LOCATION AERIAL



LOCATION & DEMOGRAPHICS

8809
COMMODITY
CIRCLE



DEMOGRAPHICS

Radius	Population	HH Income	Businesses	Employees
1-Mile	20,223	\$55,000	1,109	10,171
3-Mile	60,722	\$64,529	7,362	100,809
5-Mile	207,324	\$77,478	16,415	187,545



TREY DYER
TREY@4ACRE.COM
407.797.7767

NICHOLAS FOURAKER CCIM
NICK@4ACRE.COM
407.601.1466

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.