

NEWLY RENOVATED COMMON AREAS!



3700 34TH STREET ORLANDO, FL 32805

OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- » 3 Story Office Building - Suites for Lease!
- » 156 - 450 RSF Available
- » Immediate Occupancy!
- » Ample Parking in surface lot
- » Easy Access to I-4, John Young Parkway and SR 408
- » 10 Minute drive to the heart of Downtown Orlando
- » Less than 5 minute drive to the Millenia exit for numerous restaurant options, hotels & entertainment



ORLANDO FACTS

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8,000 BUSINESSES

68,000 EMPLOYEES

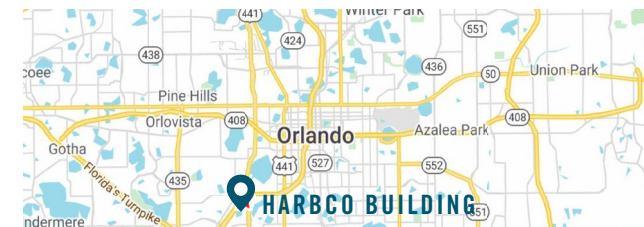
164 HOTELS

153 RESTAURANTS

346 THOUSAND SF OF OFFICE

90 THOUSAND SF OF RETAIL

11,000 RESIDENTS & GROWING



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HARBCO BUILDING

3700 34TH STREET
ORLANDO, FL, 32805

Building Specifications

Class	B
Building Size	32,022
Number of Floors	3
Year Built/Renovated	1995

Demographics

	1 Mile	3 Mile	5 Mile
Population	7,330	64,663	221,625
Employees	8,644	68,722	227,849
Average HH Income	\$48,154	\$49,190	\$68,545
Median Age	35.9	33.2	35.2

FIRST FLOOR

Suite 100 H

Lease Rate: \$550.00/ Month

Suite 100 M

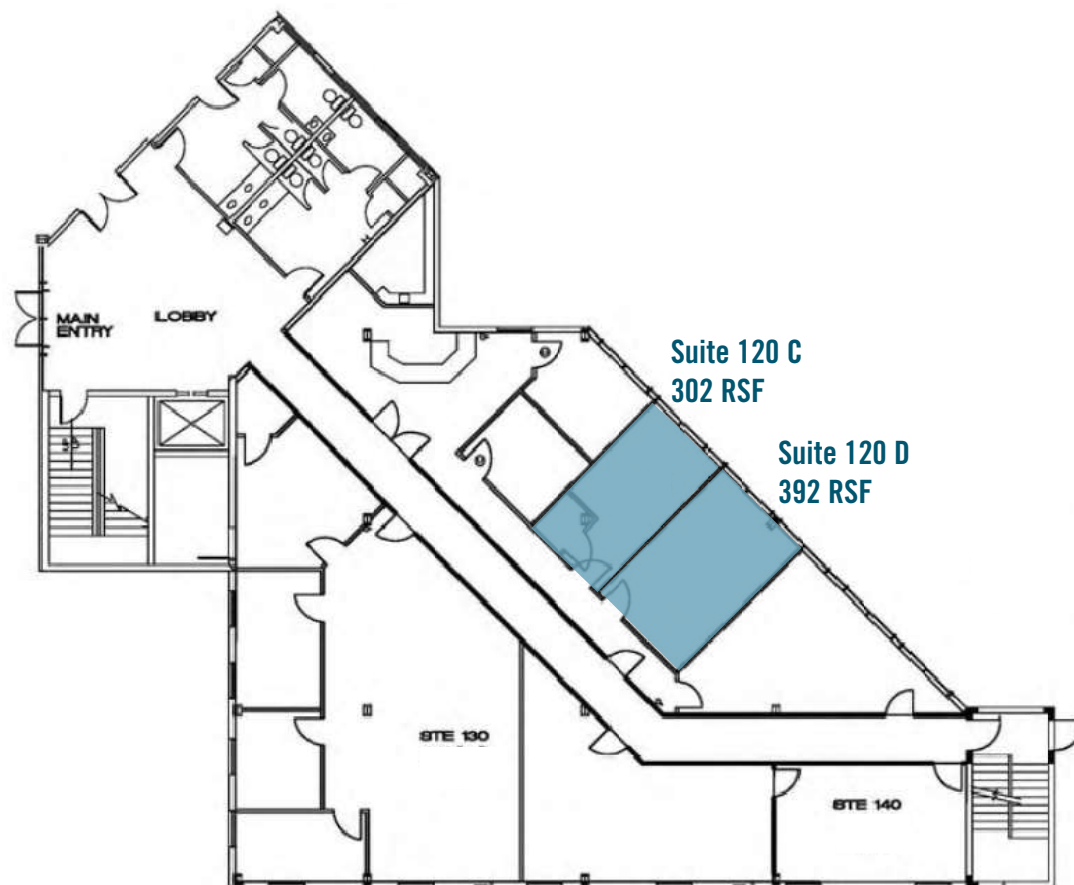
Lease Rate: \$550.00/ Month



FIRST FLOOR

Suite 120 C: \$800.00/ Month + Sales Tax

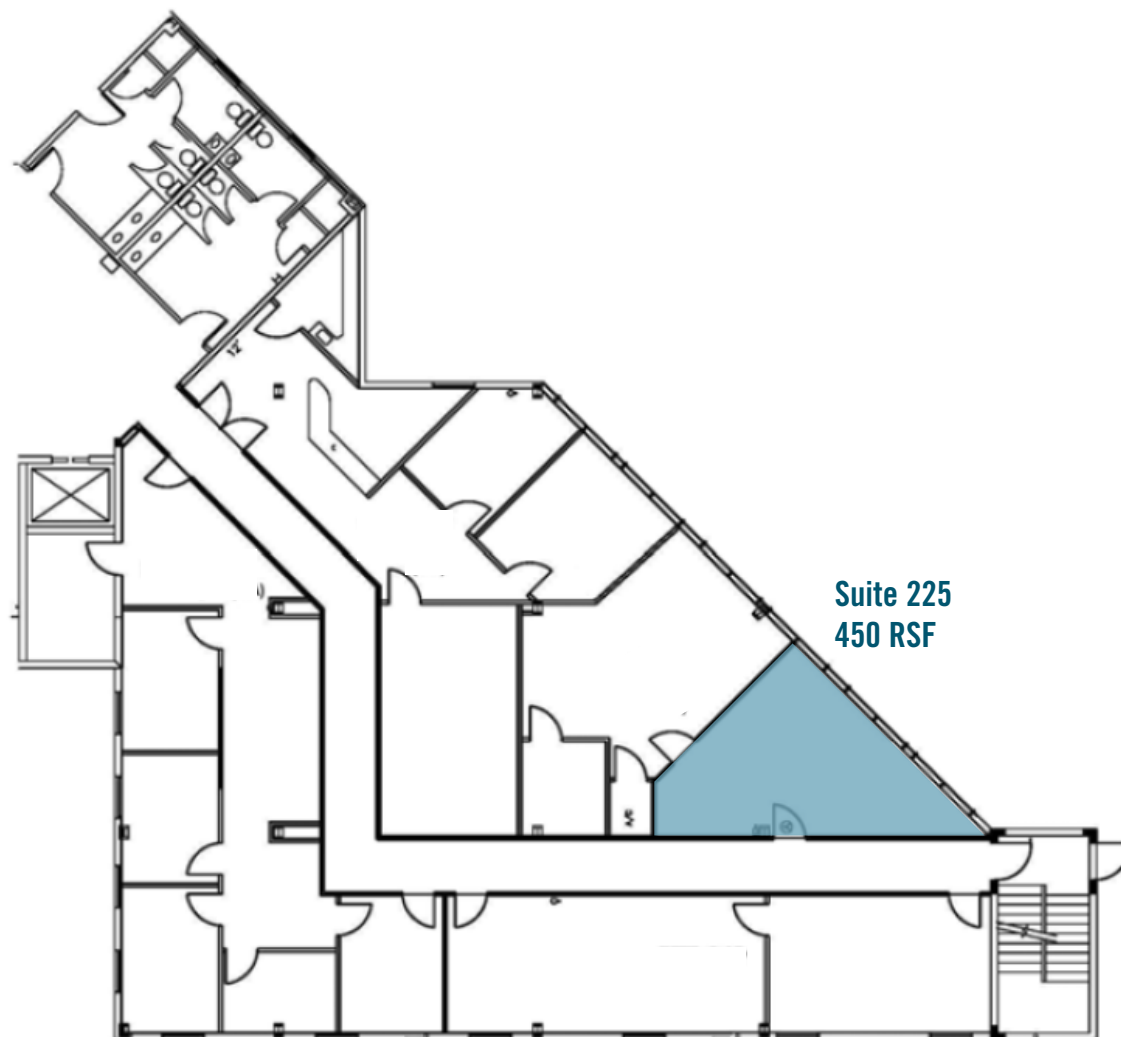
Suite 120 D: \$800.00/ Month + Sales Tax



SECOND FLOOR

Lease Rate:

Suite 225: \$850.00/ Month + Sales Tax



This map of Orlando, Florida, displays the regional highway network and traffic volume data. Key features include:

- Major Highways:** I-4 (Florida's Turnpike) and US 441 are the primary routes shown. Other roads include SR 429, SR 417, SR 414, SR 434, SR 436, SR 438, SR 408, SR 527, SR 551, SR 552, SR 528, SR 530, SR 192, and SR 419.
- Traffic Volume Data:**
 - I-4:** 127,500 AADT (Annual Average Daily Traffic)
 - US 441:** 31,500 AADT
- Geographic Labels:**
 - Cities/Towns:** Zellwood, Apopka, South Apopka, Forest City, Wekiwa Springs, Longwood, Casselberry, Altamonte Springs, Maitland, Eatonville, Lockhart, Hiawasse, Winter Park, Goldenrod, Union Park, Slavia, Pine Hills, Orlovista, Azalea Park, Tildenville, Gotha, Windermere, Lake Butler, Doctor Phillips, Oak Ridge, Sky Lake, Williamsburg, Bay Lake, Lake Buena Vista, Hunters Creek, Buena Ventura Lakes, Celebration, and Corners.
 - Water Bodies:** Lake Apopka, Lake Butler, Lake Buena Vista, Lake Hart, and Lake Mead.
 - Parks:** Wekiwa Springs State Park.
 - Airport:** Orlando International Airport.
- Map Features:** The map uses a color-coded system where yellow lines represent major highways, blue lines represent other roads, and green areas represent parks or undeveloped land. A blue location pin is placed in the central part of the city, near the intersection of I-4 and US 441.