



# For sublease

Orlando Central Center – Amherst Building  
3203 Lawton Rd, Orlando, FL 32803

13,443 s.f. available - Entire second floor

# Orlando Central Center - Amherst Building

3203 Lawton Rd | Orlando, FL 32803



**24,439 s.f.** Two Story Office Building



**On-site** Management & Professional  
Overnight Security Patrol



**Amenities** include Tenant Conference &  
Training Rooms available within Orlando  
Central Center, a 21-building executive park



**Abundant** variety of dining options within  
comfortable distance



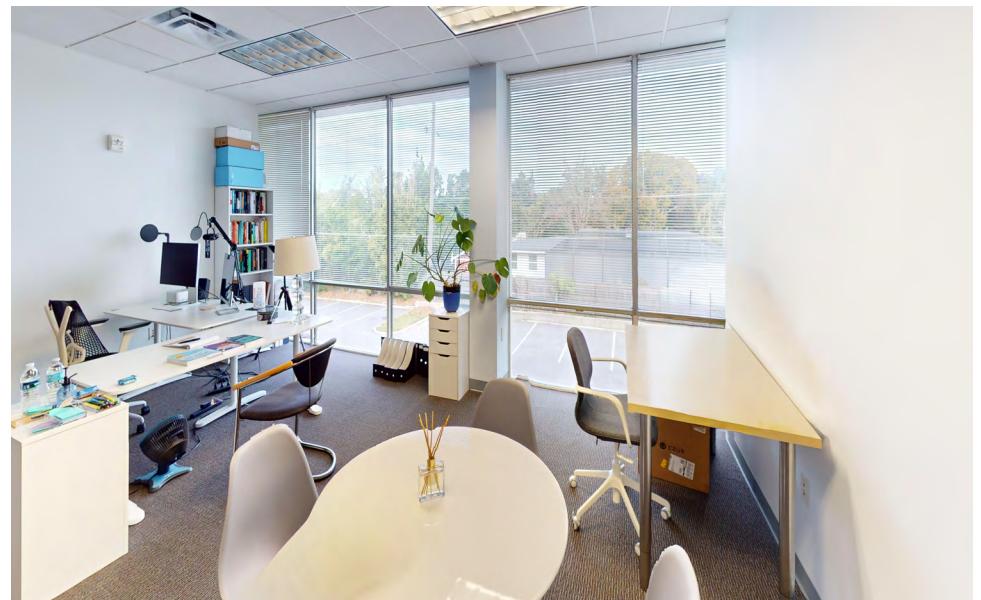
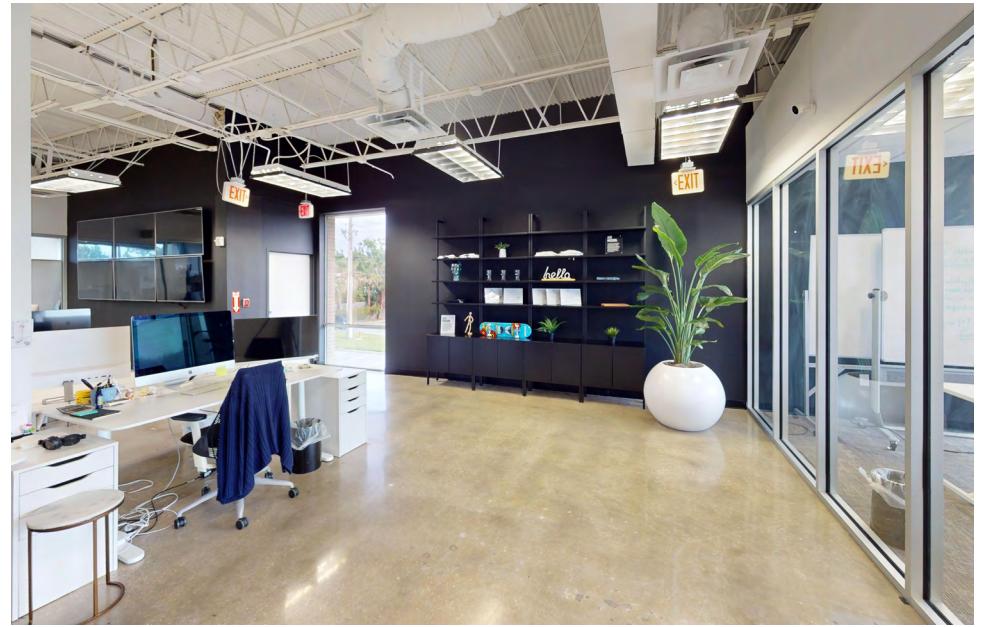
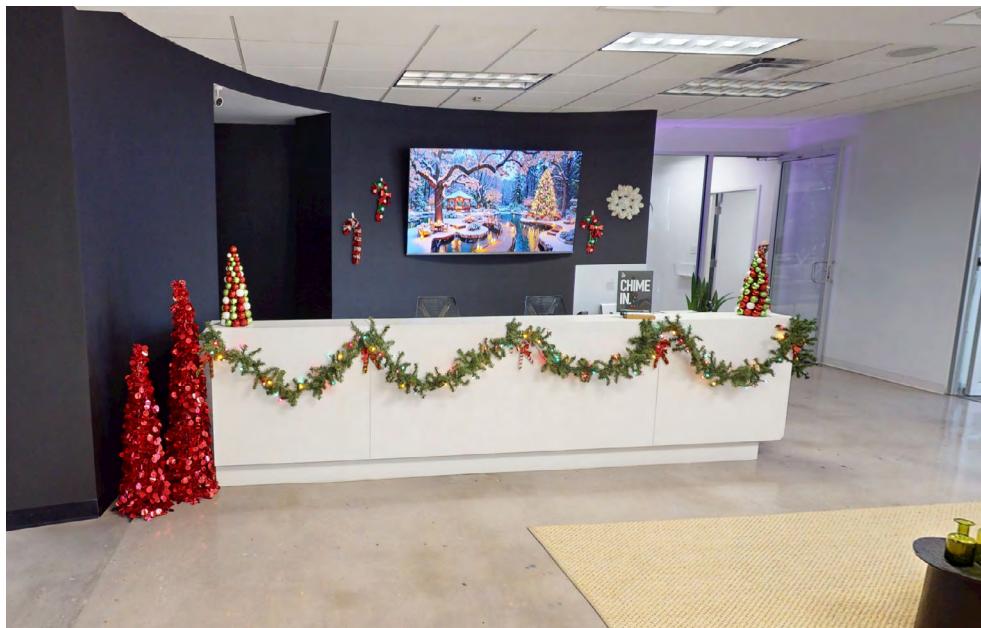
**Surface parking ratio** of 5/1,000 s.f.



**Prime Location** situated within 3-miles of Downtown  
Orlando CBD & adjacent proximity to Baldwin Park,  
Audobon Park, Orwin Manor, the Milk District & Winter Park



3203 Lawton Rd / Orlando



# Furnished Plug and Play Sublease Opportunity



13,443 SF

Entire 2nd Floor Space



Negotiable

Rental Rate



Creative tech oriented

Finishes Throughout



Through 01/31/2027

Sublease term  
(Longer direct possible)



Available

Monument Signage

**1**

Large Reception Area

**2**

Large Conference Rooms

**8**

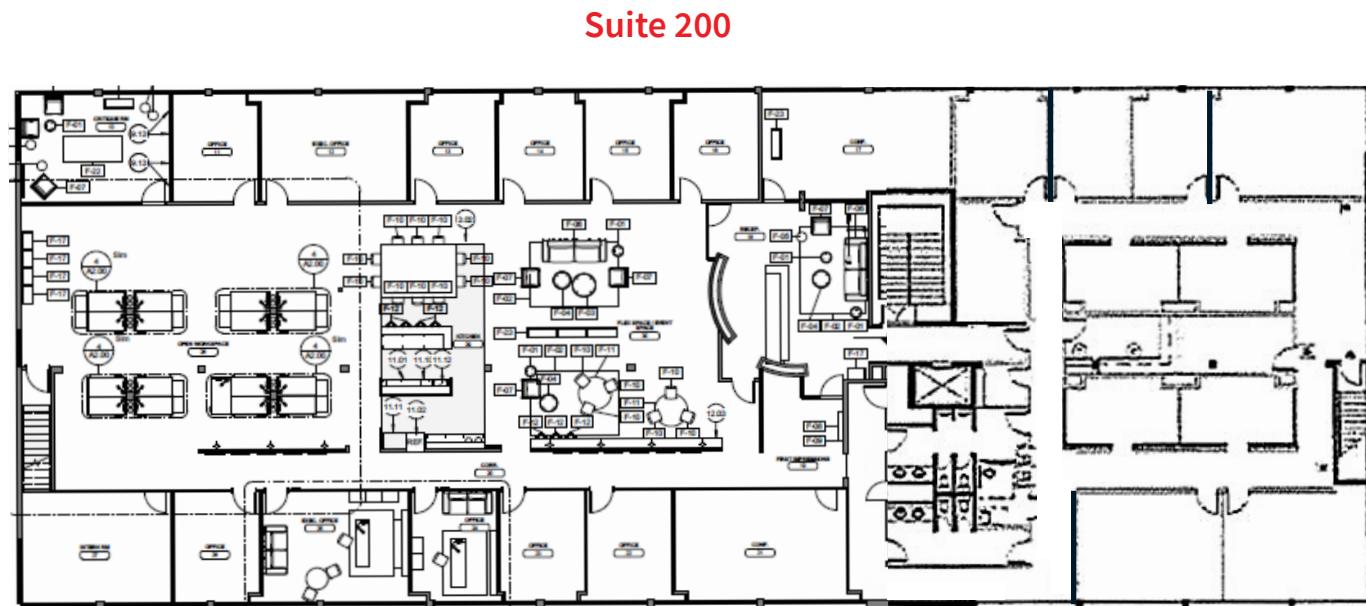
Built-in workstations

**18**

Private Offices

**21**

Modular, bench-style workstations



[Click to view the Virtual Tour](#)



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