

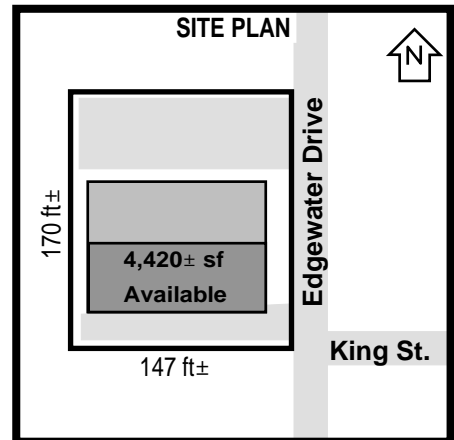
Professional Office Space Orlando, FL



\$17.50/SF Gross + Phone & Janitorial

SPECIFICATIONS

Address..... 2828 Edgewater Drive
Orlando, FL 32803
ZoningMU
Building Size..... 9,408 Sq Ft±
Space Available..... 4,420 Sq Ft±
Year Built..... 1954
Parking..... Ample plus Street
Electric..... Upgraded in 2003



Located in the Heart of College Park With Excellent Edgewater Drive Frontage

- Professional office space right on SR 424 (Edgewater Drive) not far from Princeton Street and I-4
- 4,420± SF available - south half of building
- All inclusive except for phones and janitorial
- Plenty of storage, restrooms and oversized breakroom
- Ample parking plus open street parking
- New roof, upgraded plumbing and electrical
- Multi-tenant building, perfect for investor or owner/user
- Also available for sale