

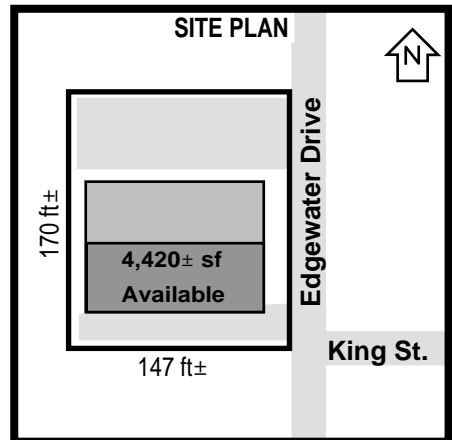
# Professional Office Space Orlando, FL



**\$17.50/SF Gross + Phone & Janitorial**

## SPECIFICATIONS

Address..... 2828 Edgewater Drive  
Orlando, FL 32803  
Zoning .....MU  
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