

American Pioneer III

Office Space for Lease



604 Courtland Street,
Orlando, Florida 32804

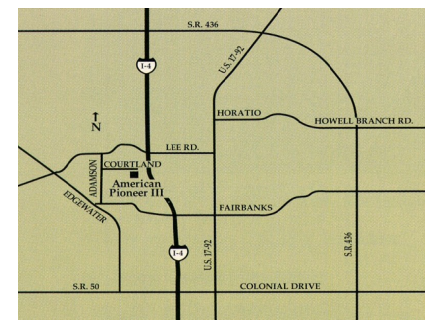
Property Details:

Total Space Available	33,558 SF
Rental Rate	\$18 - \$20/ SF/ Yr
Min. Divisible	770 SF
Max. Contiguous	24,942 SF
Property Type	Professional Office
Building Class	B

Suite	Space Available	Min Divisible	Max Contiguous	Price	Date Available	Description
100	3,520 SF	3,520 SF	3,520 SF	\$18-\$20/SF/Yr	May 2021	Office
131	1,504 SF	1,504 SF	1,504 SF	\$18-\$20/SF/Yr	Now	Office
200	24,942 SF	3,395 SF	24,942 SF	\$18-\$20/SF/Yr	May 2021	Office
320	770 SF	770 SF	770 SF	\$18-\$20/SF/Yr	Now	Office
327-330	2,822 SF	1,336 SF	2,822 SF	\$18-\$20/SF/Yr	Now	Office

Location Description:

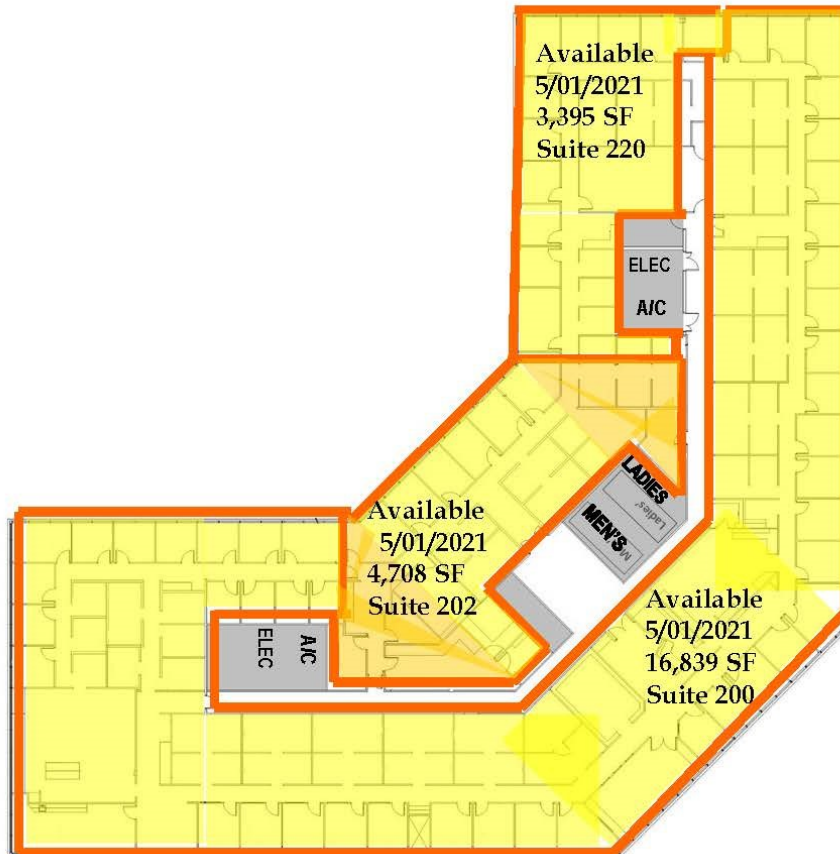
- Class "B", three-story office building containing 74,214 sq. ft.
- Excellent location with I-4 visibility & I-4 signage available
- 5 minutes to downtown Orlando, Maitland & Winter Park
- Easy access to the Interstate system
- 24 hour traffic count: 160,000 vehicles
- Ample and convenient parking, 4.25 spaces per 1,000 sq. ft.
- Restaurants, hotels, & shopping nearby



Commercial Sales & Leasing | Property Management | Project Development | Acquisitions & Dispositions | Construction Services

Southeastern Realty Group, Inc. - 933 Lee Road Suite 400 - Orlando, FL 32810 - t: 407-629-5595 - f: 407-645-2035

Floor Plans:



**604 Courtland Street
Orlando, FL
Second Floor**

**24,942 Total SF
Available 5/01/2021**