



5950 HAZELTINE NATIONAL DR, ORLANDO FL 32822

CITADEL INTERNATIONAL

BUILDING CLASS

A

AVAILABLE

±1,847-25,488 RSF

PARKING RATIO

±4/1,000

DAMIEN MADSEN

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JOSH SMITH, SIOR

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For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- Class "A", 6-story, 139,042± rsf office building
- Beautiful three-story atrium and lobby
- EV charging stations available
- Located in Lee Vista Center
- Close proximity to hotels and restaurants
- Convenient access to SR 436 (Semoran Blvd), SR 528, SR 417 and Orlando International Airport

SUITE	SIZE	RATE	AVAILABLE
210	2,670± SF	Negotiable	Immediately
250	1,847± SF	Negotiable	Immediately
255	3,484± SF	Negotiable	Immediately
305	2,324± SF	Negotiable	Immediately
320	2,566± SF	Negotiable	Immediately
400	25,488± SF	Negotiable	Immediately
500	16,610± SF	Negotiable	1/1/27


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02 PHOTOGRAPHY



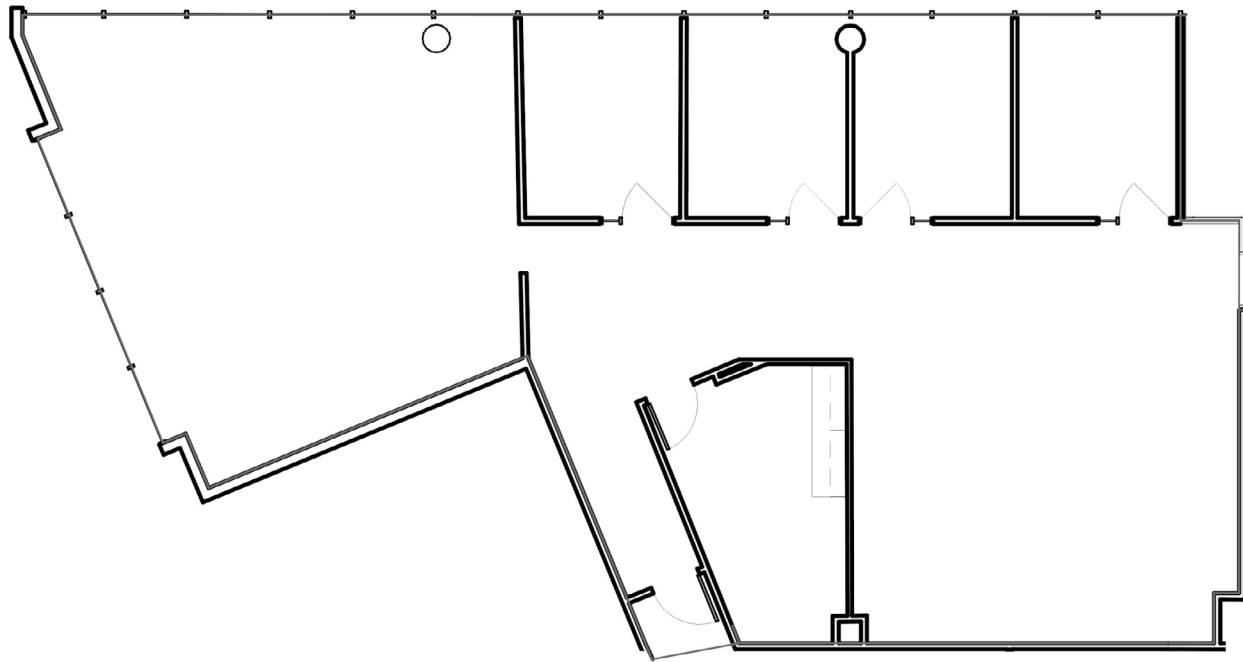
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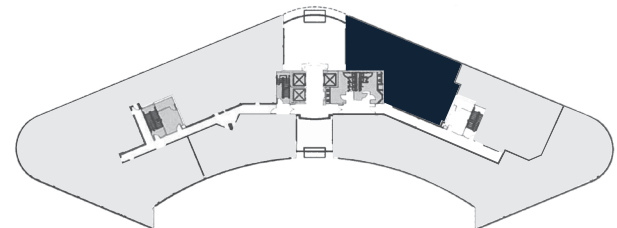
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SUITE 210
2,670± RSF



HIGHLIGHTS:

- Large conference/training room with atrium view
- Plug & play
- Move-in ready



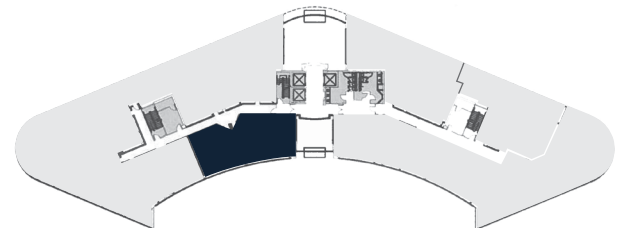
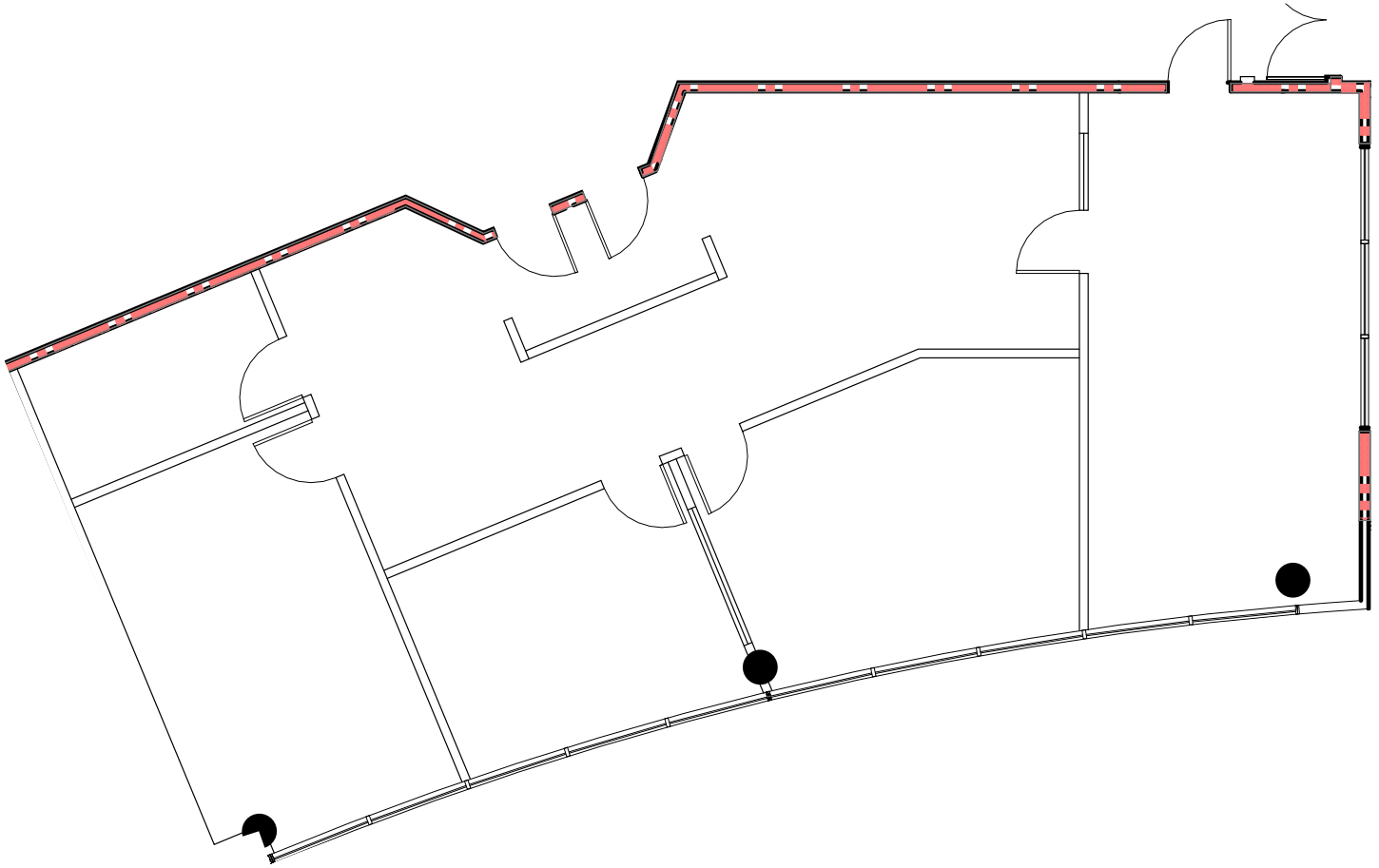
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SUITE 250
1,847± RSF



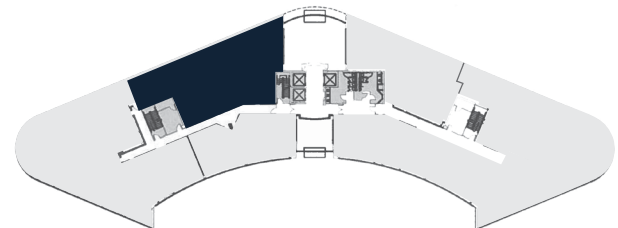
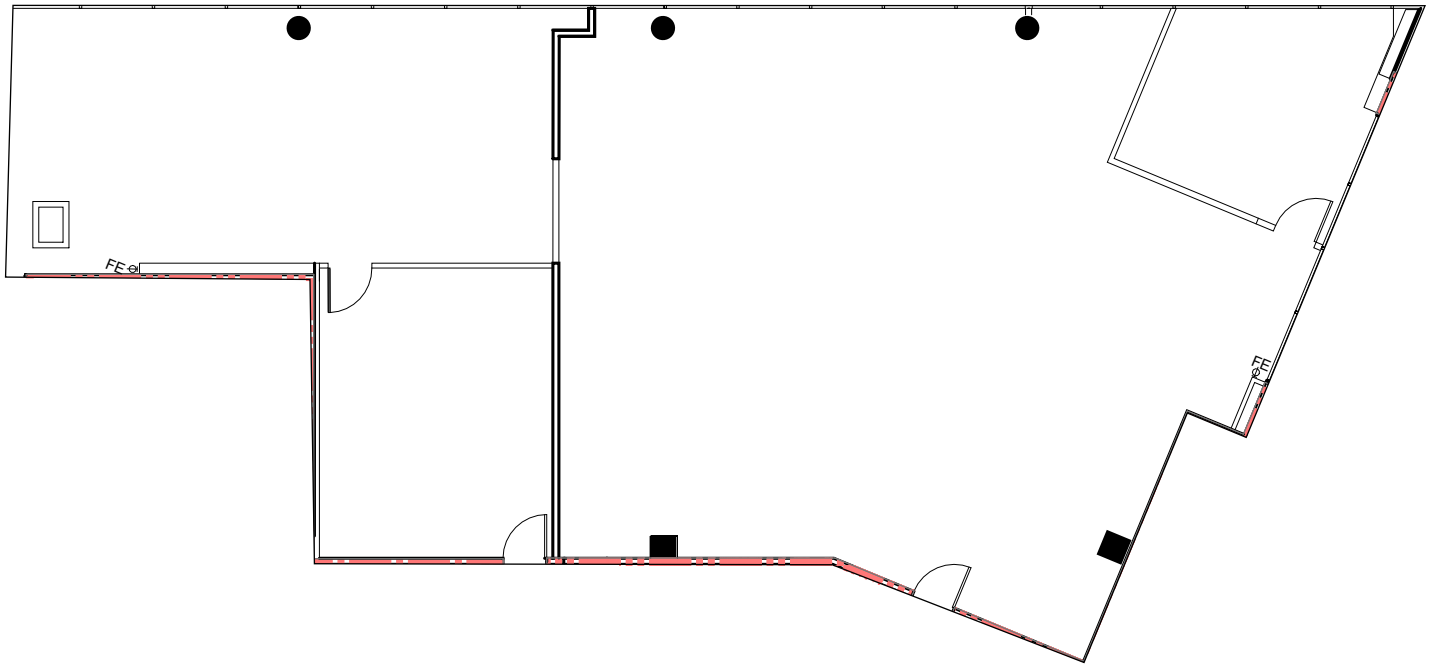
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SUITE 255
3,484± RSF



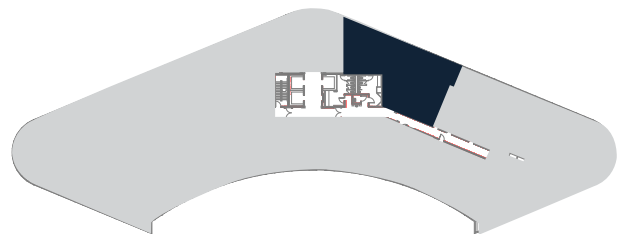
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SUITE 305
2,324± RSF



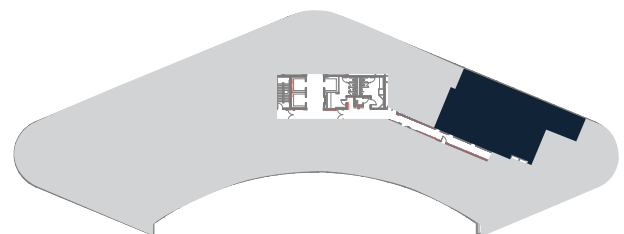
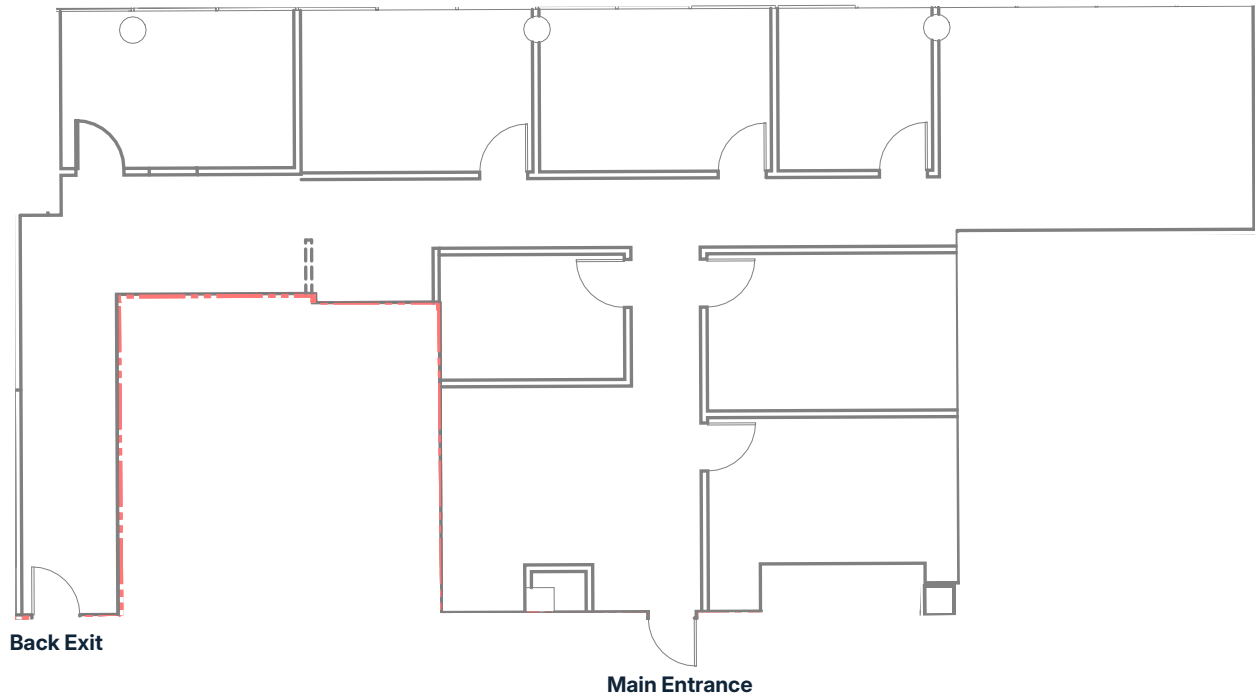
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SUITE 320
2,566± RSF



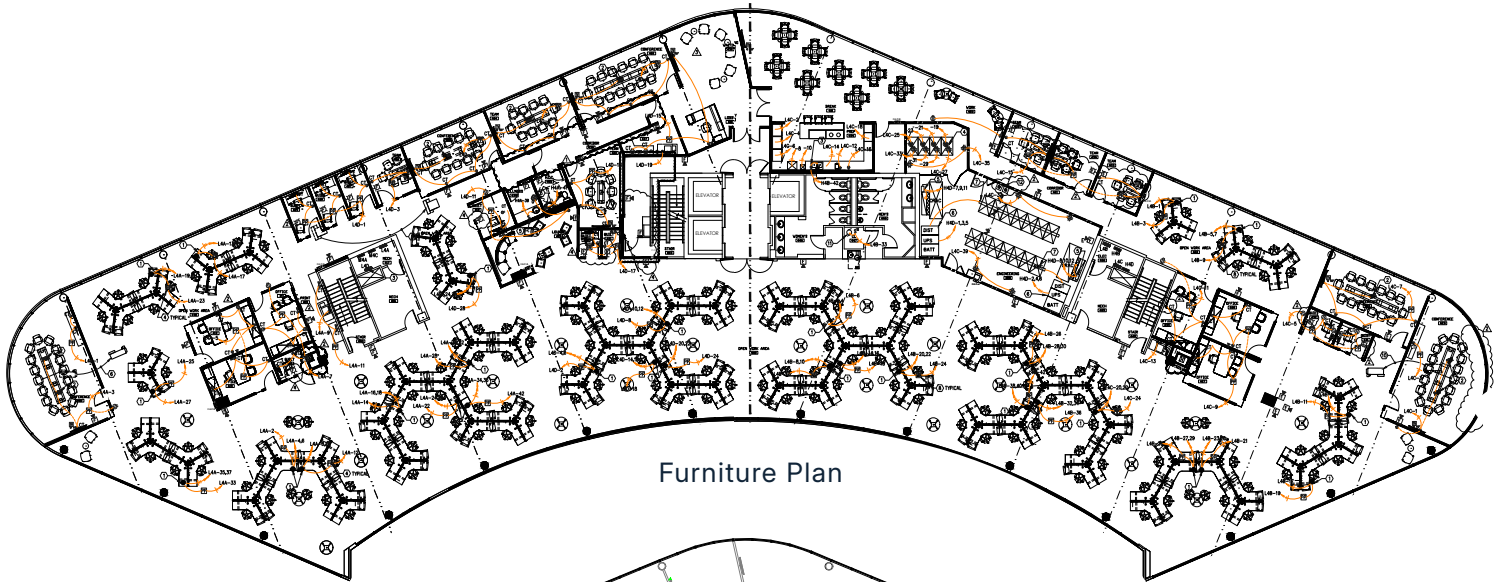
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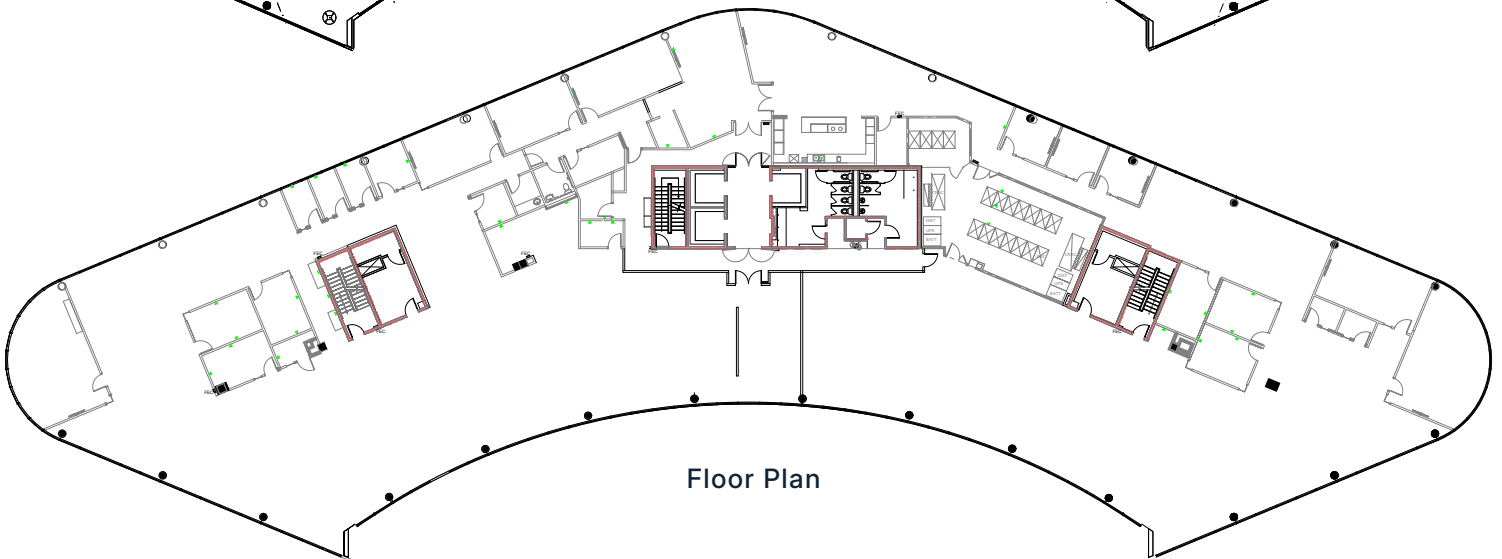
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SUITE 400
25,488± RSF



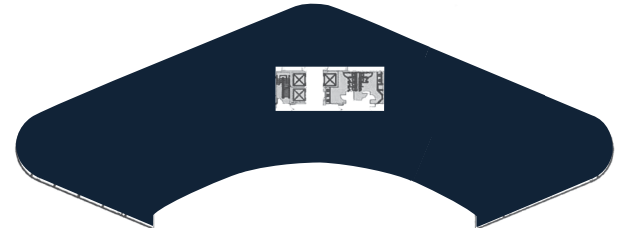
Furniture Plan



Floor Plan

HIGHLIGHTS:

- 2 Break Rooms / Kitchens
- 3 Conference / Training Rooms
- 5 Collaboration Rooms
- 2 Boardrooms
- 103 Workstations
- 3 Call Rooms
- 11 Offices
- 2 Reception Desks
- 2 IT Rooms
- 1 Mother's Room
- 2 Additional Private ADA in suite Restroom



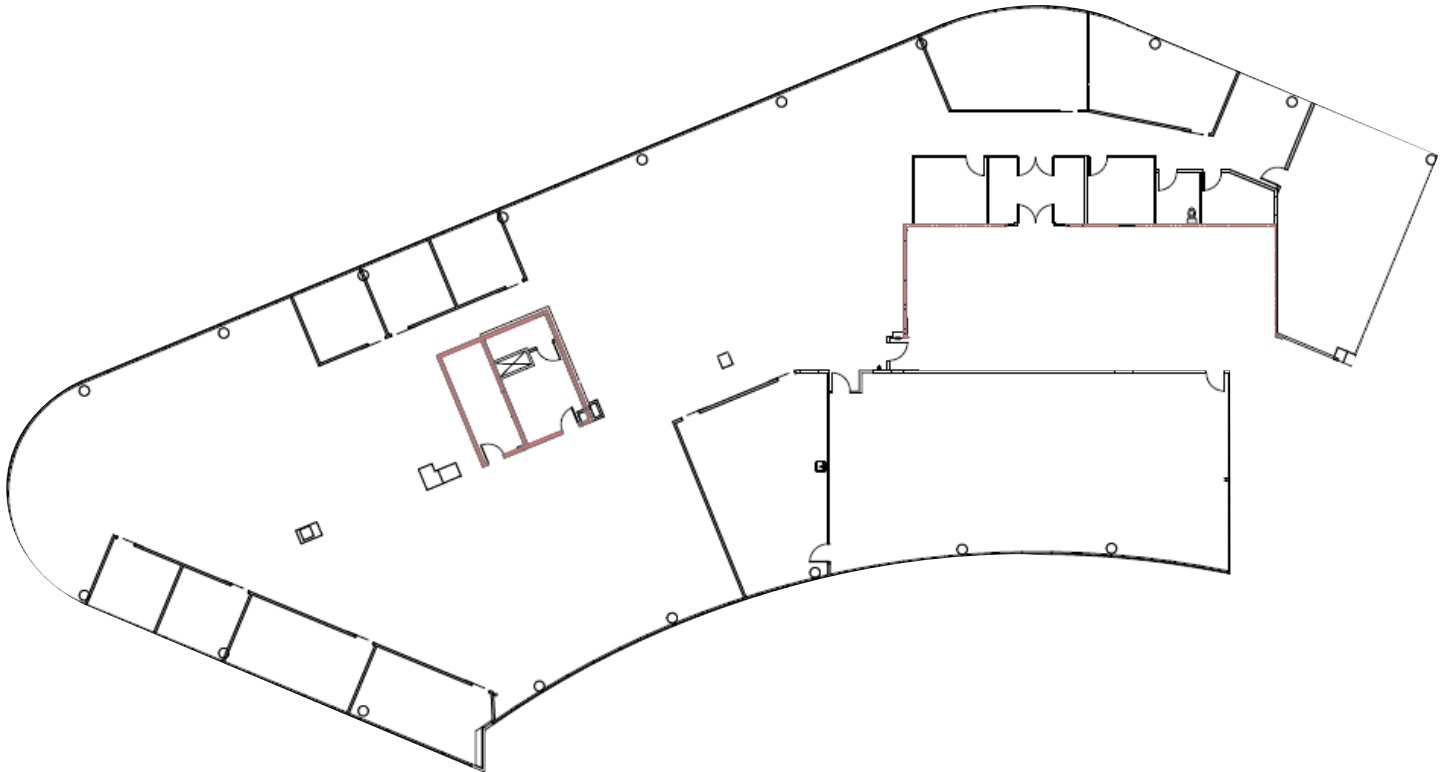
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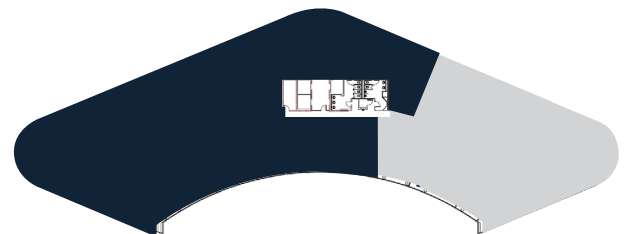
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SUITE 500
16,610± RSF



HIGHLIGHTS:

- Glass office fronts and open layout
- Elevator lobby reception
- Excellent area views of Orlando International Airport and downtown
- 7 offices
- 3 conference rooms
- Training room for up to 50
- Break Room for up to 25
- Private restroom



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