

SUBLEASE

6869 STAPOINT COURT

6869 Stapoint Court Winter Park, FL 32792



PROPERTY DESCRIPTION

SUBLEASE OPPORTUNITY:

15,600 SF flex warehouse unit available for sublease in Winter Park off of Forsyth Rd.

Includes 9,000 SF of 100% air conditioned, drop ceiling flex space including a packing area, production room, laboratory, storage, 8 private offices, 2 conference rooms, break room, and 4 restrooms.

Available for sublease through November 30th, 2026.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Opex:	\$2.25 SF/yr
Available SF:	15,600 SF
Sublease expiration date:	11/30/2026

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COLUMN 1

Contiguous Unit Size:

Warehouse (Ste 111):

Office:

Flex Space - 100% AC (Ste 111-112):

Drop Ceiling Warehouse:

Office:

Dock Doors:

Ceiling Height:

Orange Zoning:

Power:

Year Built:

COLUMN 2

15,600 +/-SF

6,600 +/-SF

1,600 +/-SF

9,000 +/-SF

4,500 +/-SF

4,500 +/-SF

(3) 10'x10"

10'-21"

IND-1/IND-5

3 Phase 225A/208V

2002

ADDITIONAL FEATURES:

- Laboratory
- Production room
- Packing room
- Climate controlled storage
- 8 private offices
- Conference room
- Breakroom

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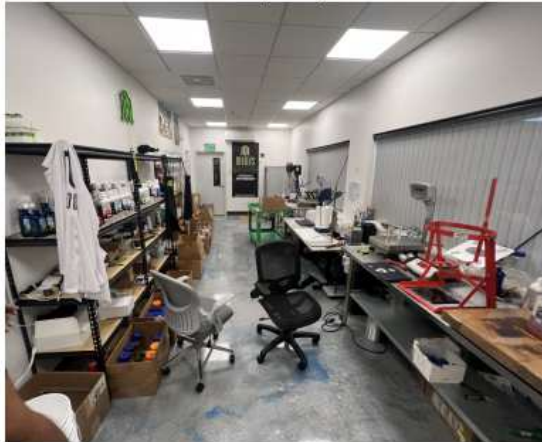


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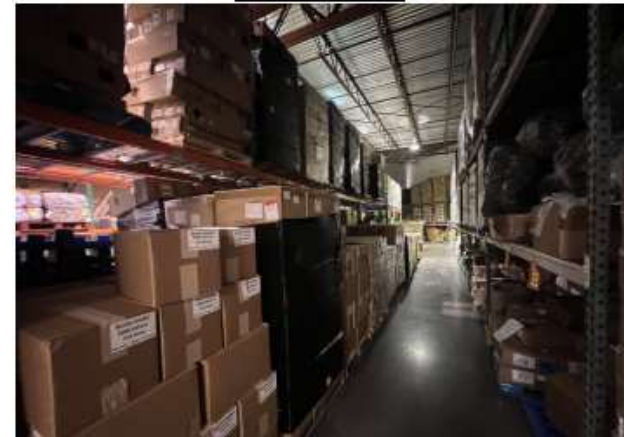
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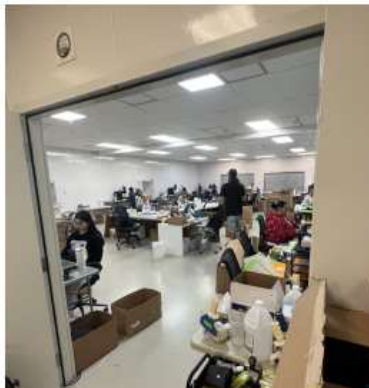
Lab



Warehouse



Production Room



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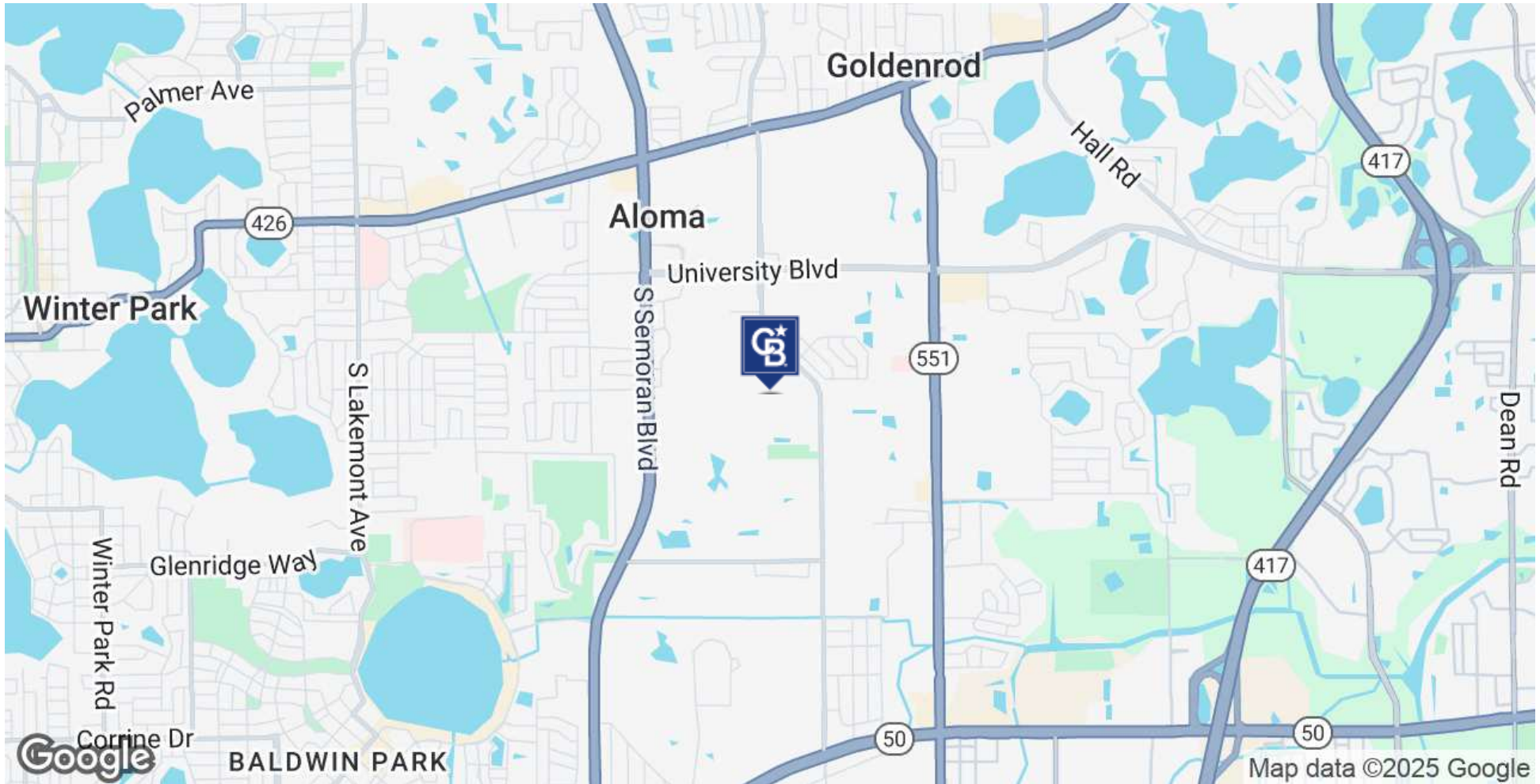


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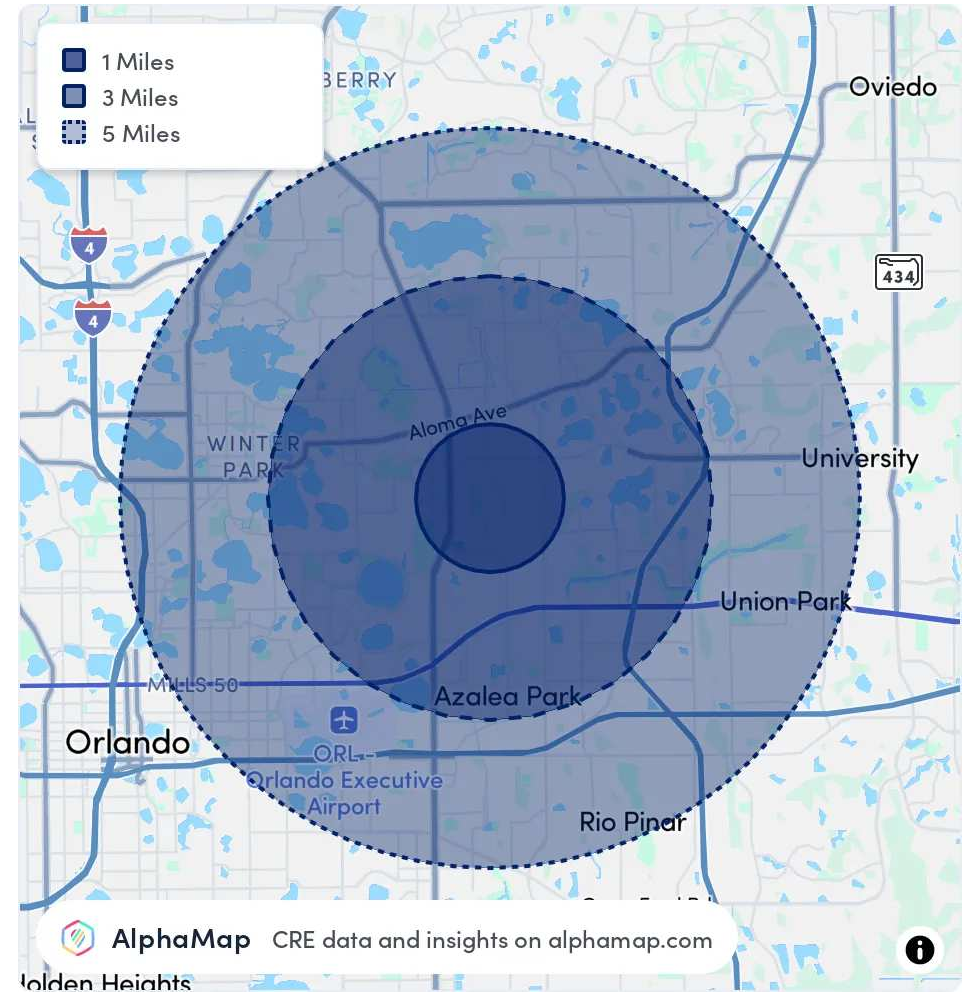
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,063	109,354	275,743
Average Age	36	39	40
Average Age (Male)	34	38	39
Average Age (Female)	38	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,870	44,764	111,686
Persons per HH	2.2	2.4	2.5
Average HH Income	\$79,462	\$103,906	\$105,089
Average House Value	\$382,875	\$445,531	\$443,790
Per Capita Income	\$36,119	\$43,294	\$42,035

Map and demographics data derived from AlphaMap



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