

# For lease



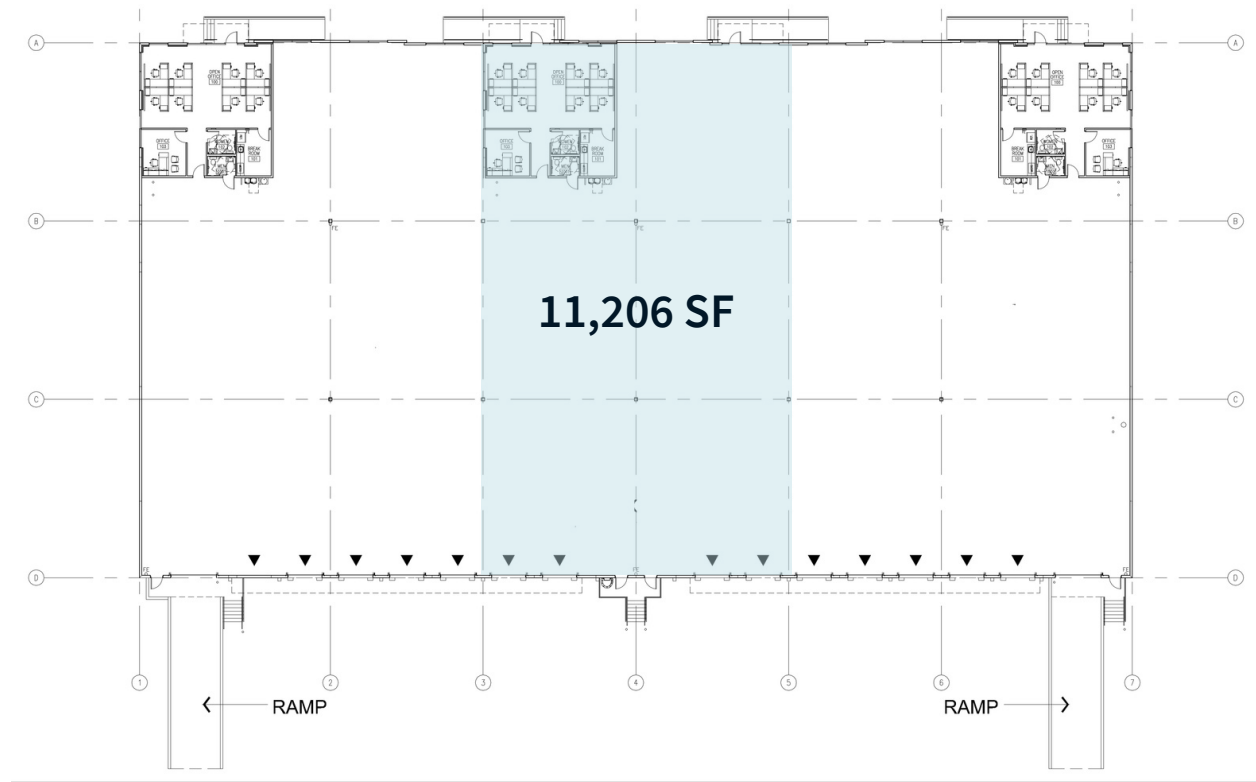
Midtown Commerce Center, Building 1  
3734 Mercy Star Ct, Orlando, FL 32808  
Suite 110 - 11,206 RSF available

# Suite 110

11,206 SF

## Property specifications

- 36,480 SF building
- 11,206 SF available
- 1,239 SF of office
- 32' clear height
- 140' building depth
- 4 - 9' x 10' dock doors
- Rear load
- 180' shared truck court
- 1.10/1,000 SF parking ratio
- Available December 1, 2026
- \$16.75/SF NNN



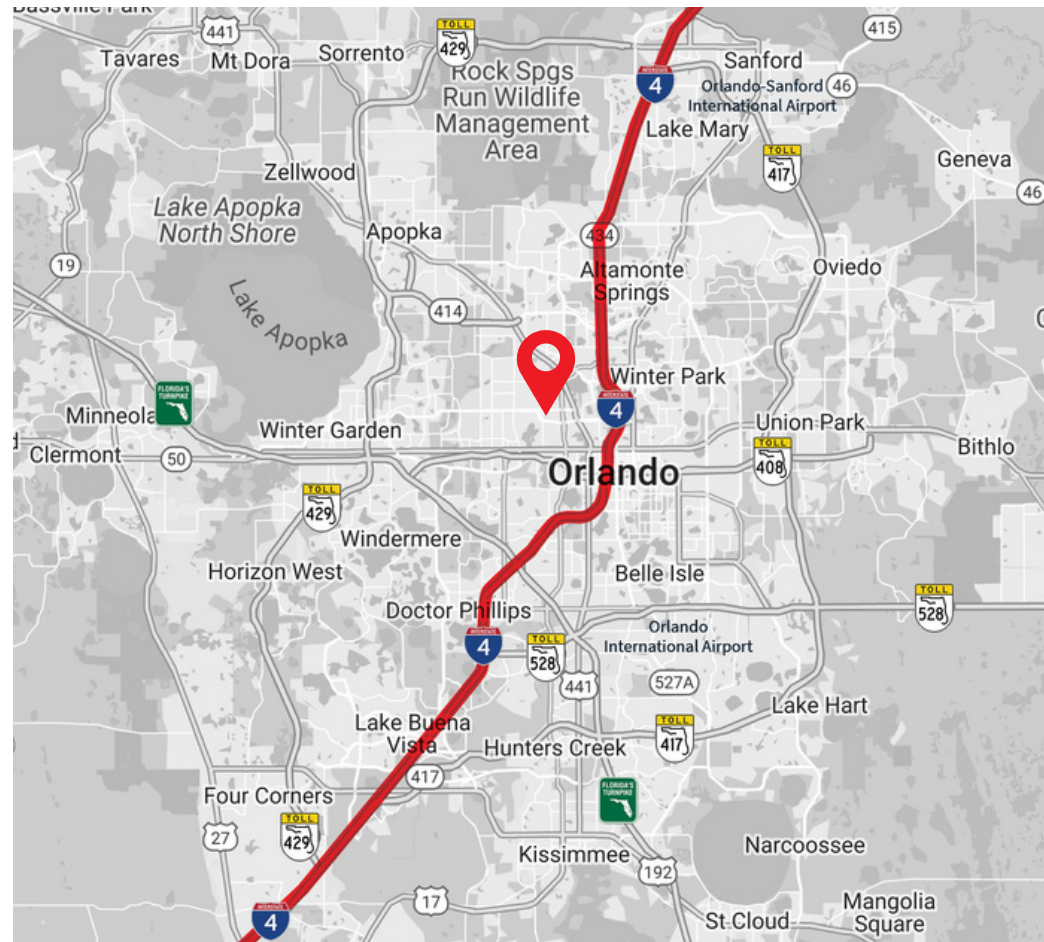
# Location

## Key Distances

Located minutes from John Young Parkway, US Highway 441, Colonial Drive, Silver Star Road, State Road 408 (East-West Expwy), and Interstate 4.

## Area Amenities

The property is conveniently located near several desirable amenities. In close proximity are the Dubsdread Golf Course, the Country Club of Orlando, AdventHealth Orlando, and the Orlando Science Center.



|                         | 30 min    | 60 min    | 120 min   |
|-------------------------|-----------|-----------|-----------|
| <b>Total population</b> | 1,556,877 | 3,474,520 | 9,184,058 |
| <b>Total households</b> | 590,270   | 1,305,791 | 3,647,072 |
| <b>Avg households</b>   | \$98,486  | \$96,290  | \$92,870  |
| <b>Total businesses</b> | 83,148    | 139,985   | 362,899   |
| <b>Total employees</b>  | 881,391   | 1,452,809 | 3,715,425 |

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