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**MOVE-IN  
READY**

SOUTH ORLANDO PLUG-N-PLAY OPPORTUNITY

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# FOR SUBLEASE

7308 GREENBRIAR PKWY., ORLANDO, FL 32819

- Sand Lake West Phase V is a single-story 35,653 r.s.f. flex building in the heart of South Orlando
- Demisable Class A office sublease consisting of ±12,315 r.s.f.
- 5,283 - 12,315 r.s.f.
- Asking rate: Negotiable



## Contact Information

Malcolm Clayton  
407-670-9115  
[malcolm.clayton@jll.com](mailto:malcolm.clayton@jll.com)



Conference Room

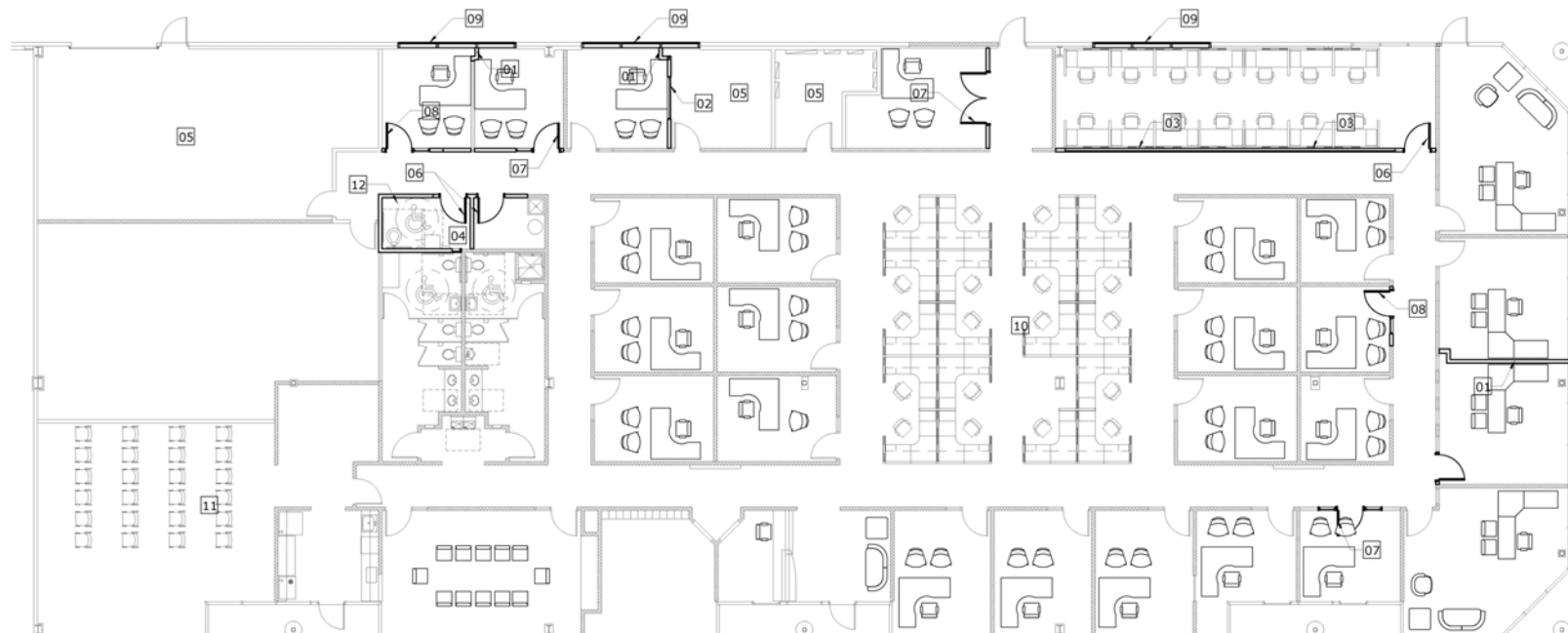
## Premises:

- Twenty-four (24) private offices
- Two (2) conference rooms
- One (1) training room, capacity up to 30 people
- Sixteen (16) open-air workstations
- Bullpen with twelve (12) standing desks
- Two (2) warehouse & storage areas
- Dedicated server/telecom room

## Term:

- Lease term through: July 31, 2030
- Immediate Occupancy

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# Floor Plan Options:

## Space Plan - Tenant A (7,032 s.f.)

• Tenant A Space: 7,032 SF



## Space Plan - Tenant B (5,283 s.f.)

• Tenant B Space: 5,283 SF



# Interior

## Standing Desk



## Training Room



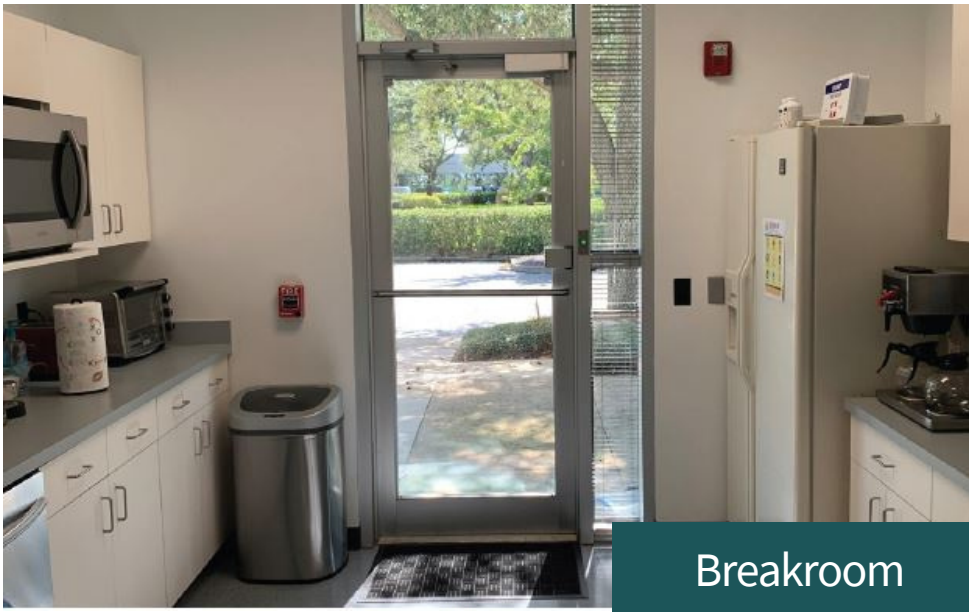
## Conference Room



## Workstations



# Interior



Breakroom

## PROPERTY HIGHLIGHTS

- Ample free parking in the adjacent surface parking lot; 4.0/1,000 s.f. parking ratio
- Easy access to a broad-base of amenities including Orlando's major thoroughfares

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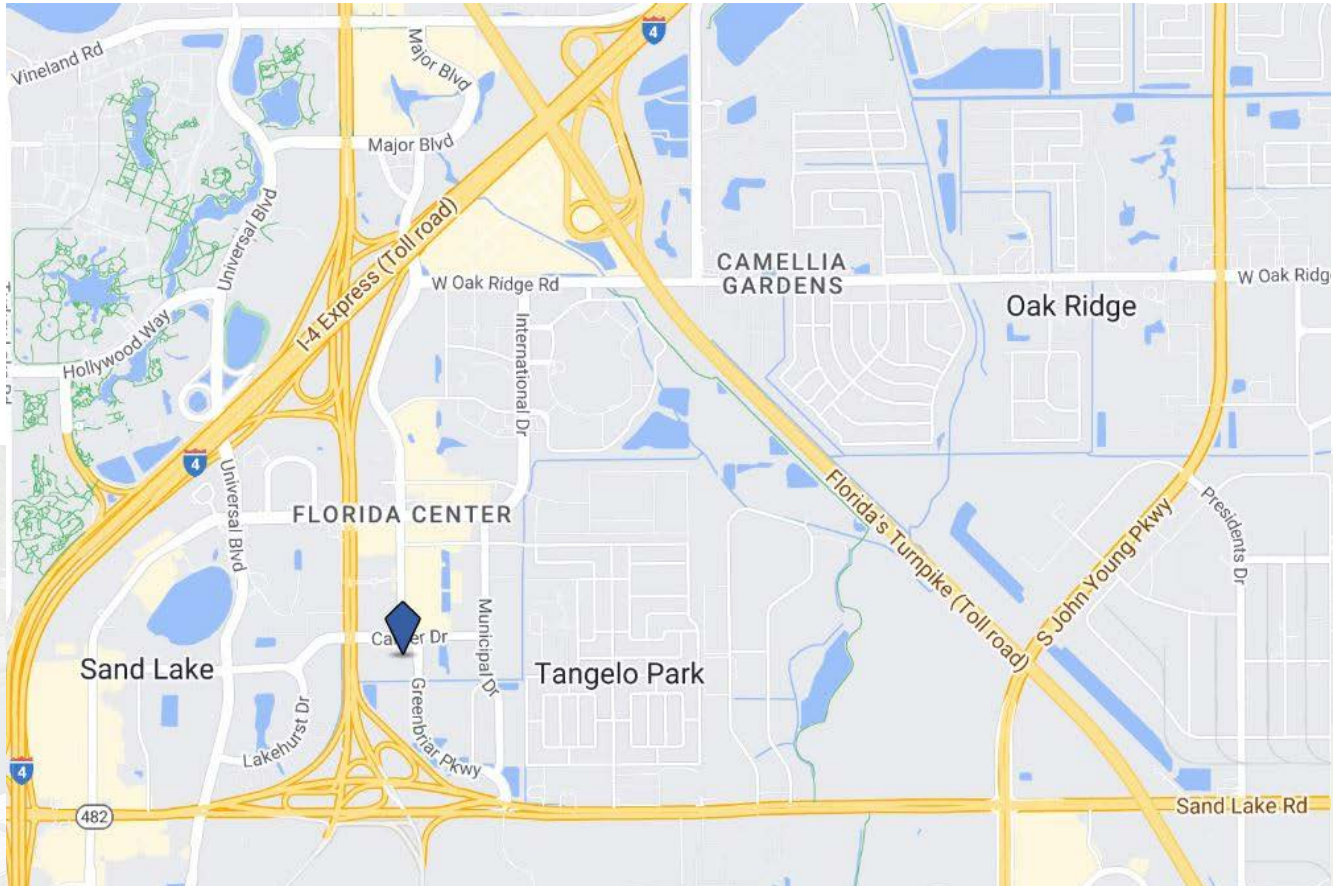
Warehouse



Private Office

# LOCATION OVERVIEW

- Easy access to Orlando's major thoroughfares: Interstate 4 (I-4), Florida Turnpike, Beachline Expwy (SR 528), John Young Parkway and Sand Lake Road
- Minutes away from a broad-base of amenities including restaurants, retail, Orlando International Airport, Universal Studios and the Orange County Convention Center



## FOR LEASING INFORMATION:

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