

office space
for
LEASE

\$20 psf fs

3rd floor suite available
suite 306 - 2,454 sf

2nd floor suite available
suite 230 - 980 sf

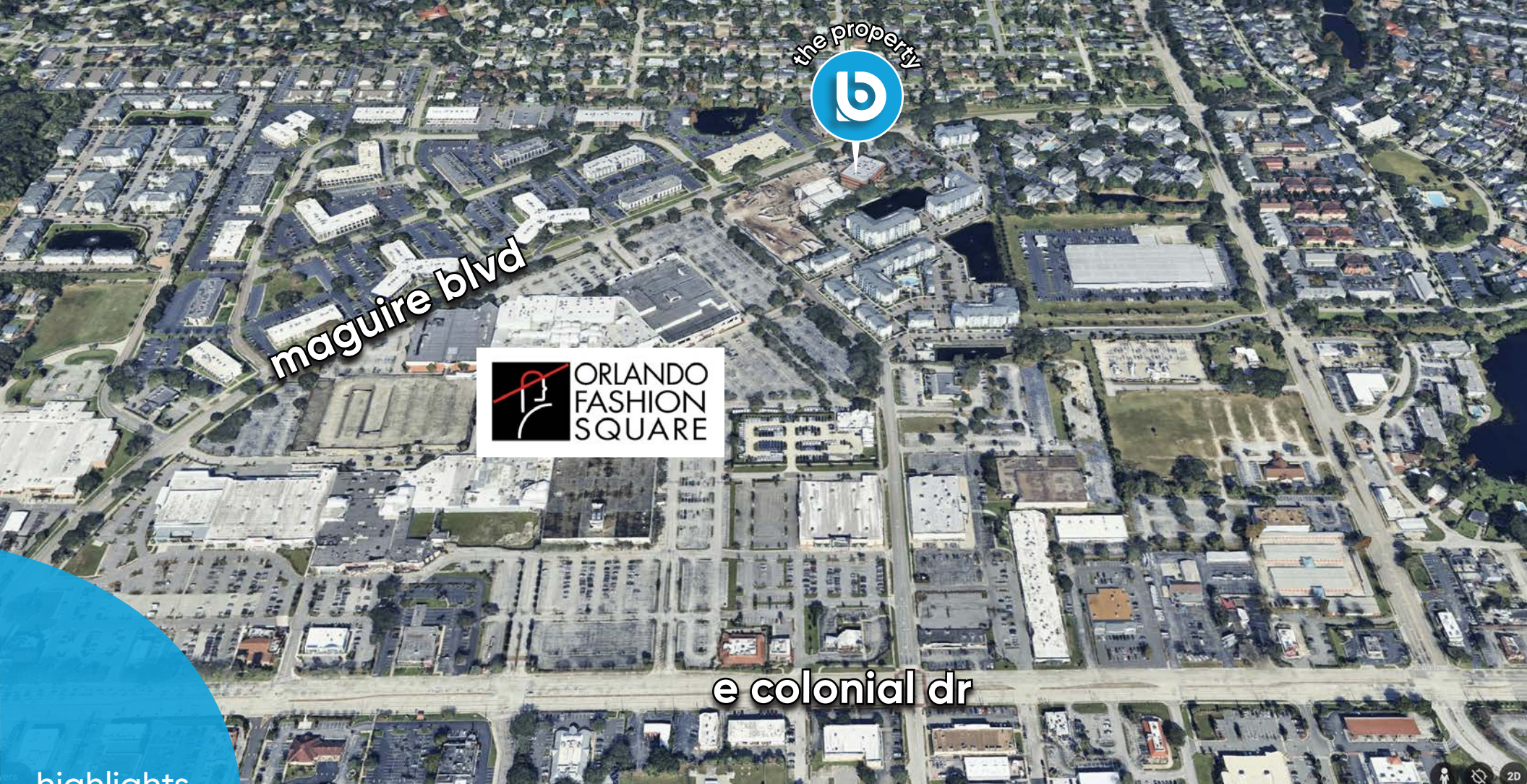
- + bulding: 43,885 SF
- + built: 1985 SF
- + parcel id: 030-2220-6362-00-010
- + parking: ample
- + signge: monument

3670 Maguire Blvd.
Orlando, FL 32803

buffy gillette
broker associate
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Bishop Beale Duncan
COMMERCIAL REAL ESTATE





highlights

Excellent Location
with Immediate
Access to East
Colonial Drive &
Baldwin Park.

- Serving Downtown Central Business District, Baldwin Park, Winter Park & Other Local Surrounding Communities
- 1/1,000 On-Site Parking
- Building & Suite Signage Available
- Ideal For: Law, Accounting & Financial Firms + Other Professional Office Use
- 13,000 AADT on Maguire Boulevard
- 51,000 AADT on Highway 50



250 N. Orange Ave., Ste. 500
Orlando, FL 32801
+ (407) 426.7702
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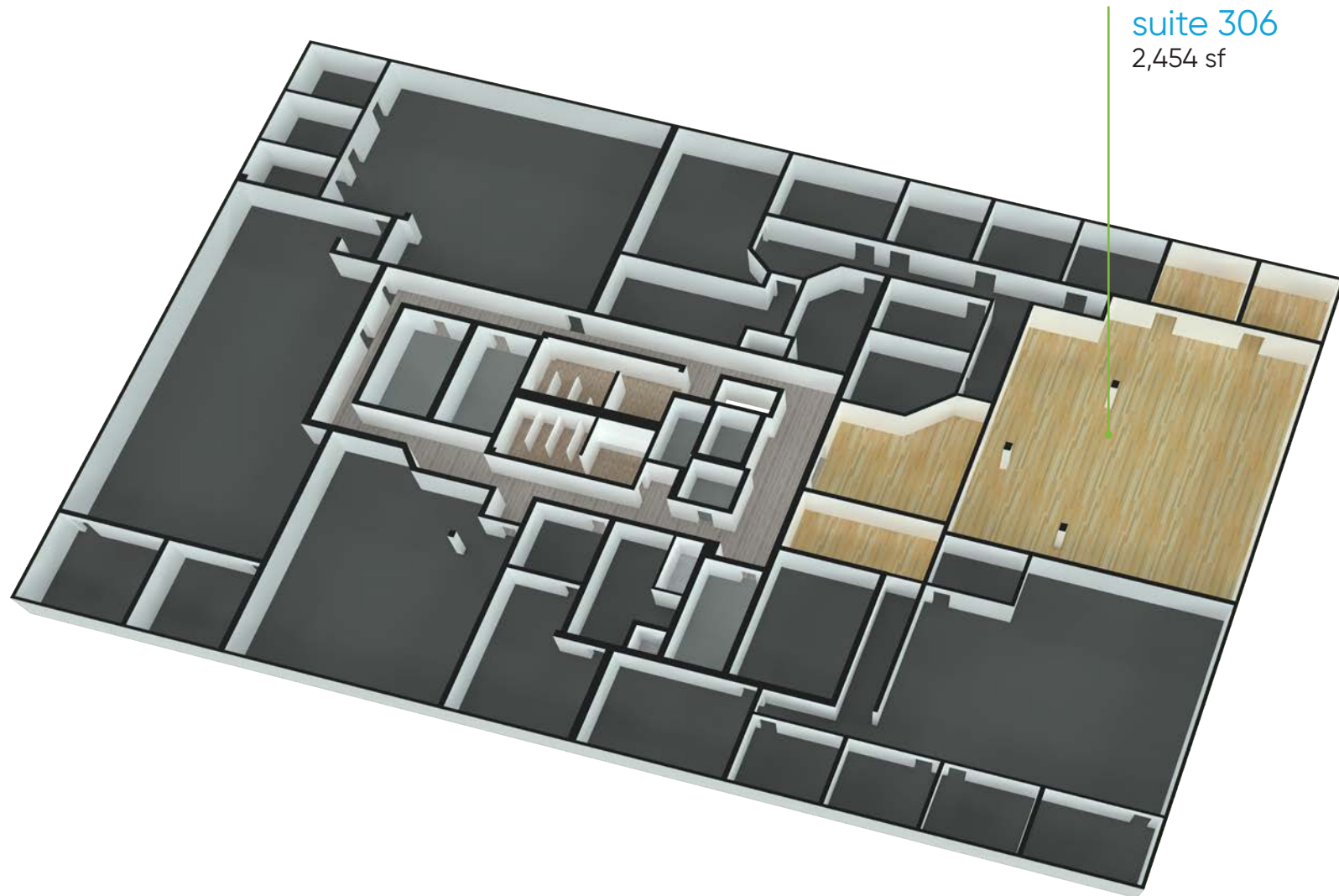
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for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

3rd Floor Available Suites

suite 306 - 2,454 sf



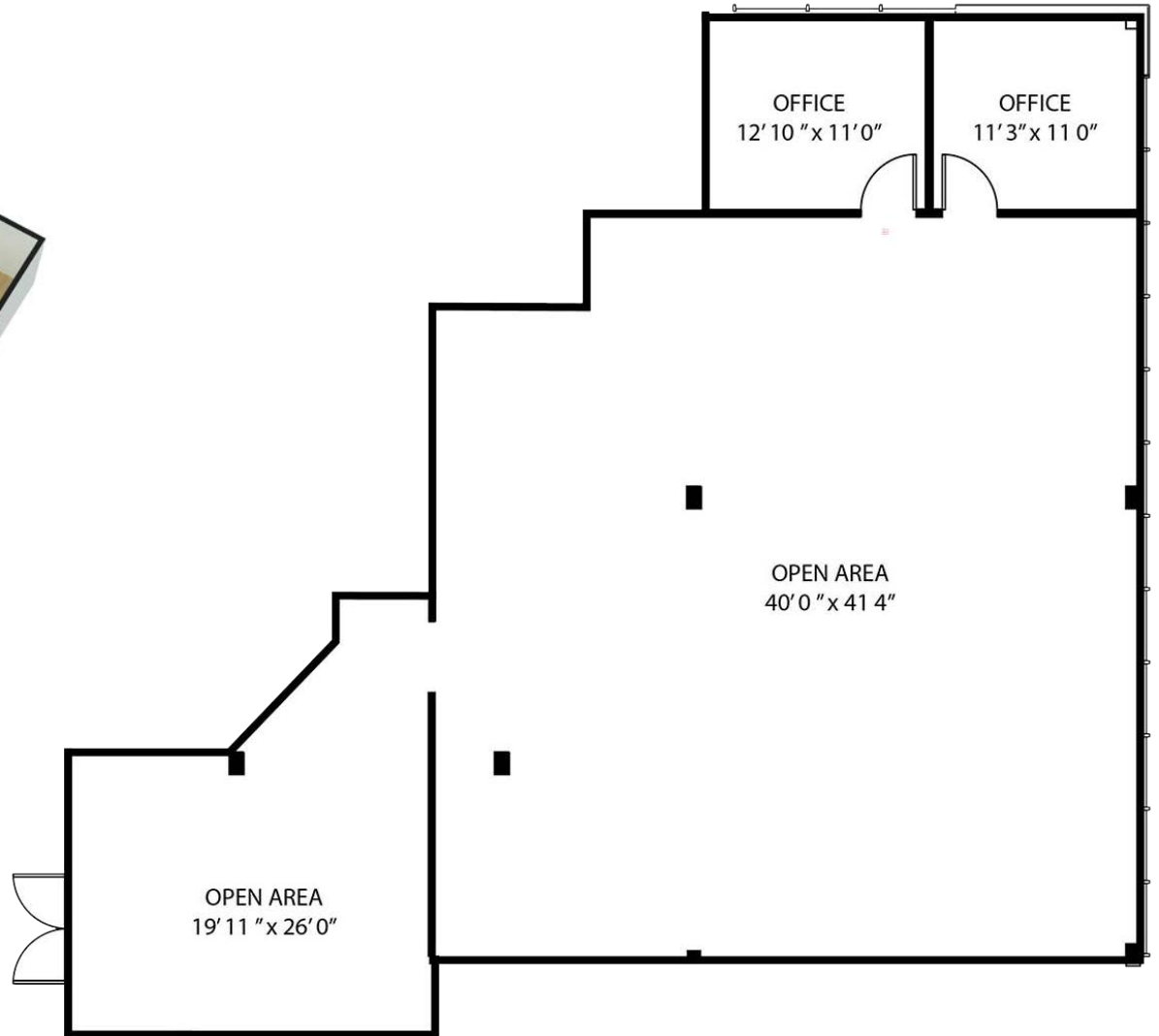
suite 306
2,454 sf

3rd floor layout



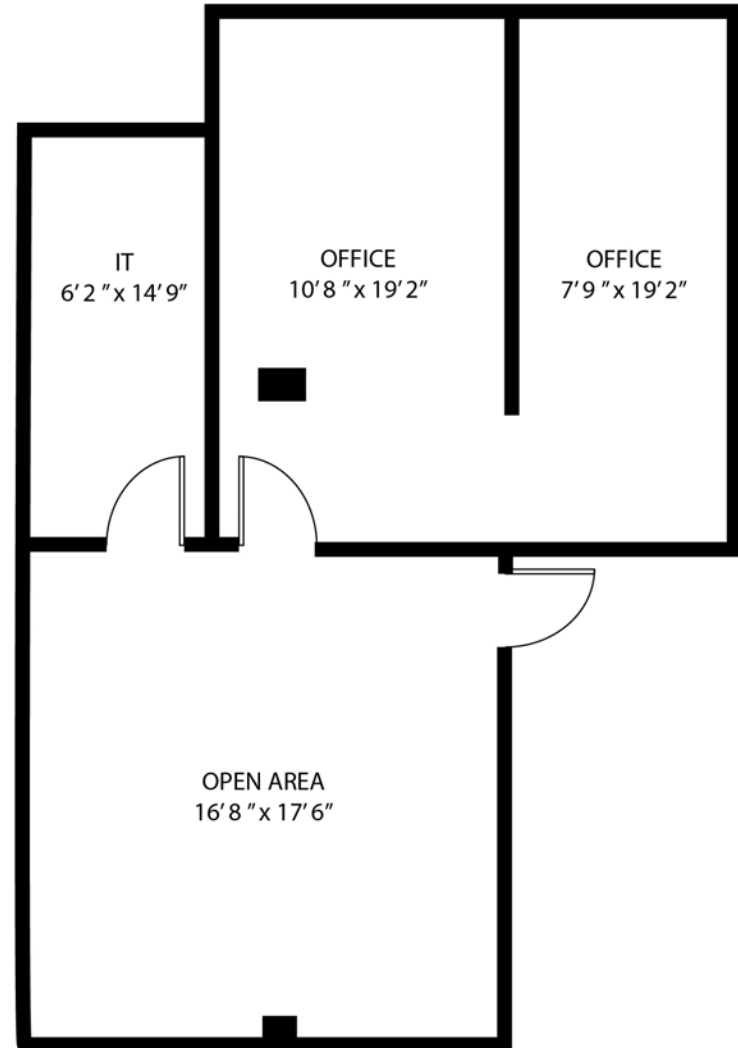
suite 306 floor plan

2,454 sf



suite 306 floor plan

980 sf



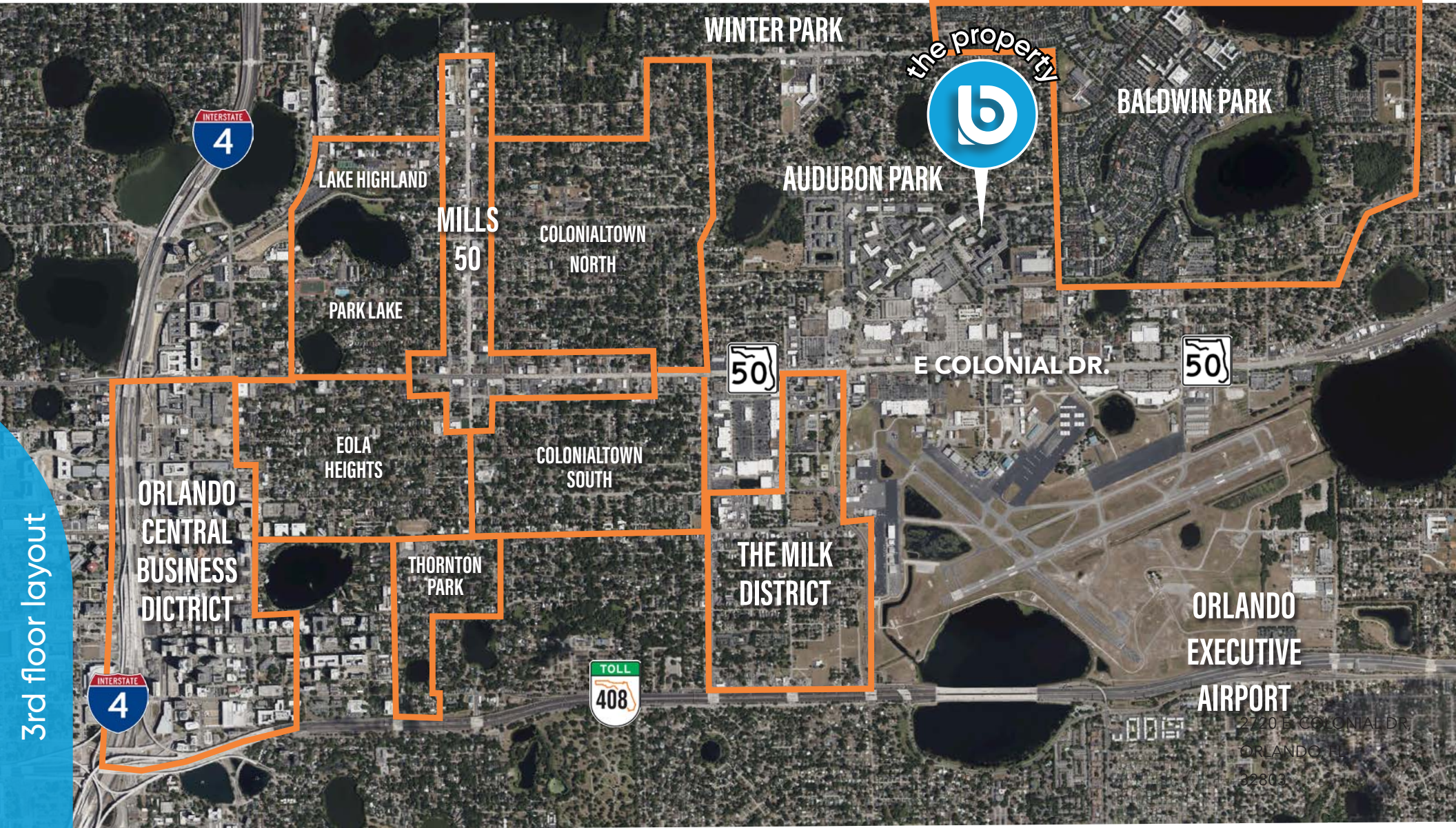
interiors



interiors



orlando districts



3rd floor layout



Location Aerial & Demographics



location

Radius	Population	HH Income	Businesses	Employees
1-Mile	12,577	\$99,325	1,441	11,913
3-Mile	114,801	\$89,759	13,027	130,320
5-Mile	7,491	\$80,144	25,914	269,301

