

NEWLY RENOVATED COMMON AREAS!



3700 34TH STREET ORLANDO, FL 32805

OFFICE SPACE FOR LEASE

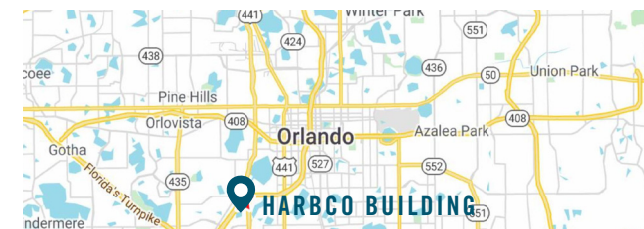
PROPERTY HIGHLIGHTS

- » 3 Story Office Building - Suites for Lease!
- » 156 - 5,773 RSF Available
- » Immediate Occupancy!
- » Ample Parking in surface lot
- » Easy Access to I-4, John Young Parkway and SR 408
- » 10 Minute drive to the heart of Downtown Orlando
- » Less than 5 minute drive to the Millenia exit for numerous restaurant options, hotels & entertainment



ORLANDO FACTS

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- 8,000 BUSINESSES
- 68,000 EMPLOYEES
- 164 HOTELS
- 153 RESTAURANTS
- 346 THOUSAND SF OF OFFICE
- 90 THOUSAND SF OF RETAIL
- 11,000 RESIDENTS & GROWING



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HARBCO BUILDING

3700 34TH STREET
ORLANDO, FL, 32805

Building Specifications

Class	B
Building Size	32,022
Number of Floors	3
Year Built/Renovated	1995

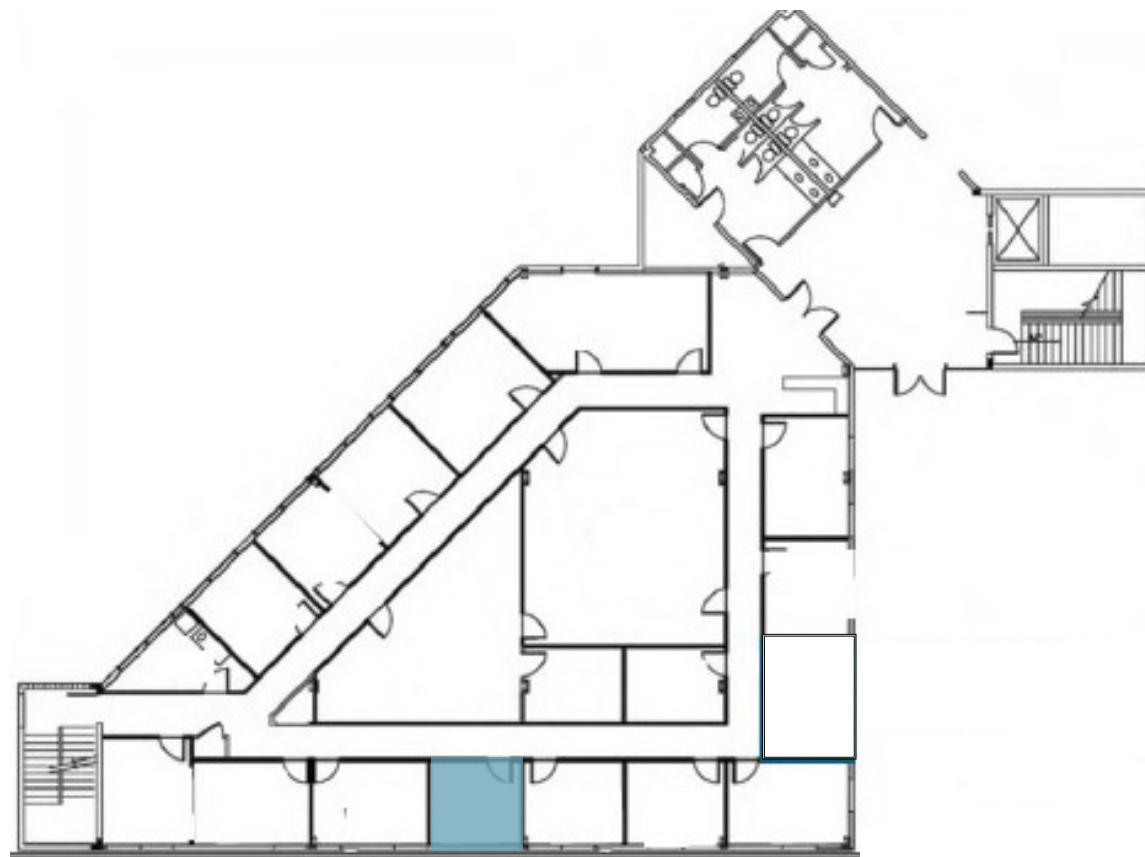
Demographics

	1 Mile	3 Mile	5 Mile
Population	7,330	64,663	221,625
Employees	8,644	68,722	227,849
Average HH Income	\$48,154	\$49,190	\$68,545
Median Age	35.9	33.2	35.2

FIRST FLOOR

Suite 100 H

Lease Rate: \$550.00/ Month

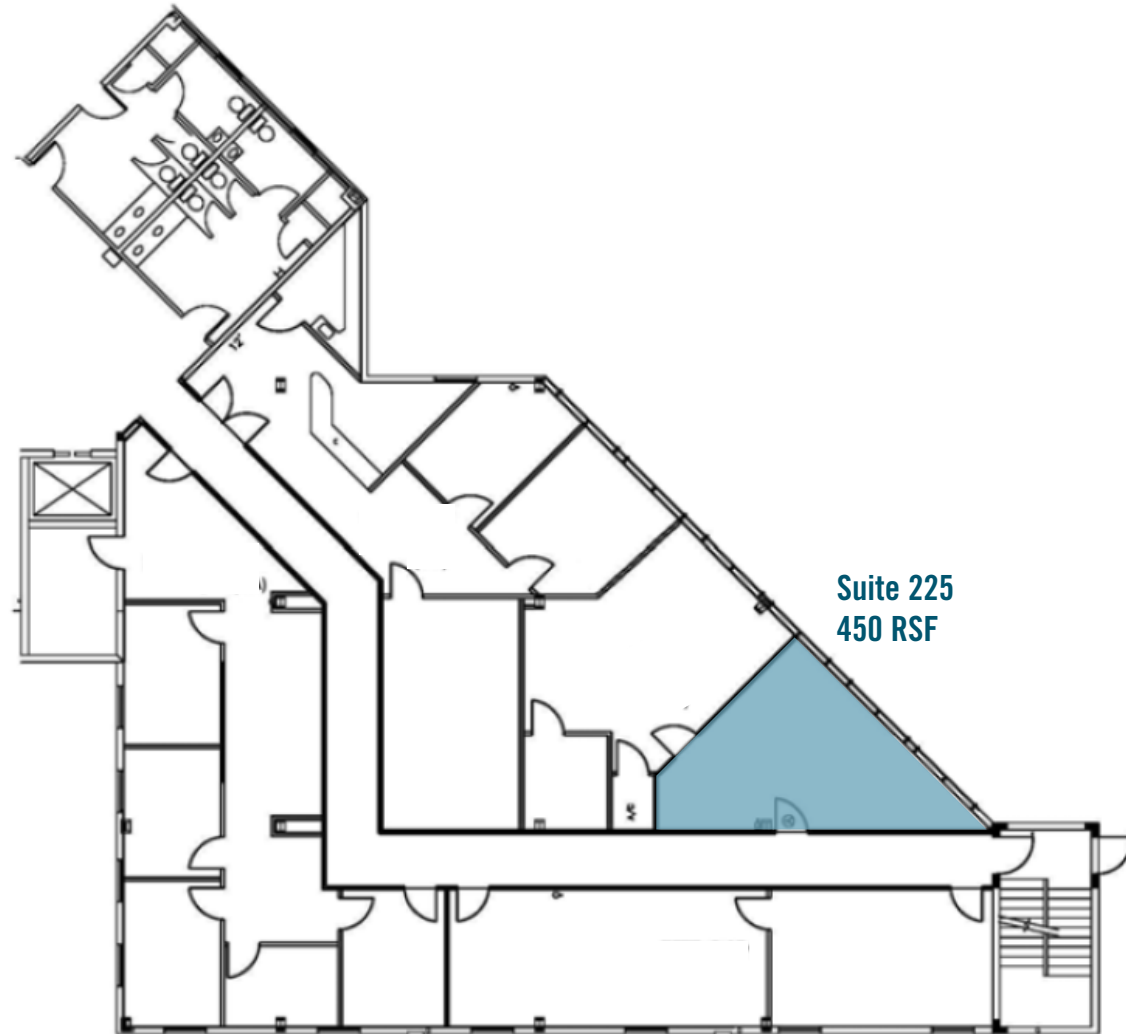


Suite 100 H
156 RSF

SPACE AVAILABLE

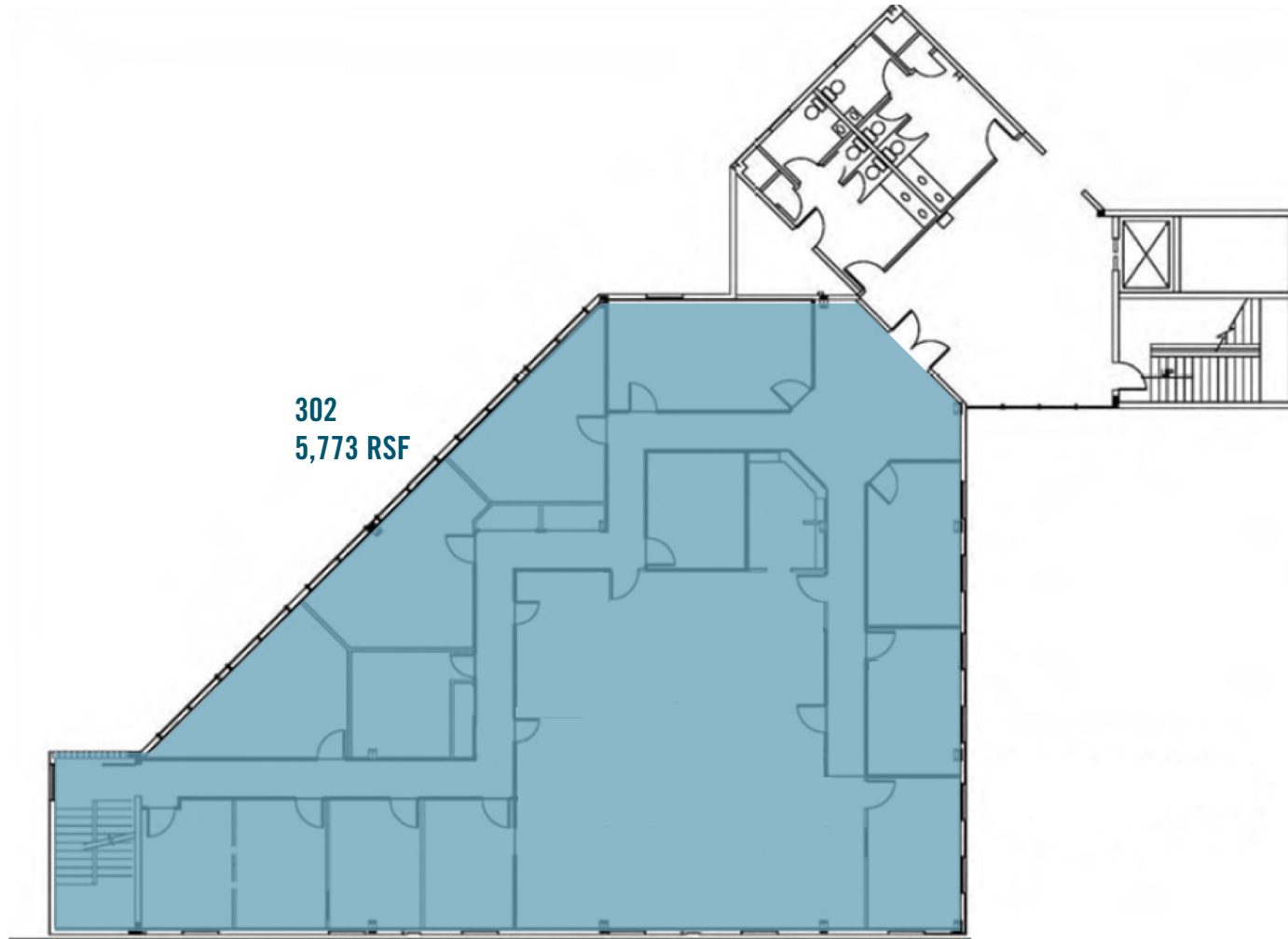
SECOND FLOOR

Lease Rate:
Suite 225: \$850.00/ Month + Sales Tax



THIRD FLOOR

Suite 302: \$23.00/SF Full Service
Available July 1st, 2026



HARBCO BUILDING MAP

