

PREMIER CAPITAL REALTY

FOR LEASE

23,060 SF Office Building

6900 S ORANGE BLOSSOM TRAIL, ORLANDO, FL 32809

AVAILABLE
FOR LEASE

781.357.8000

6700

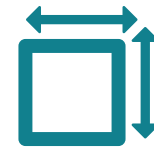
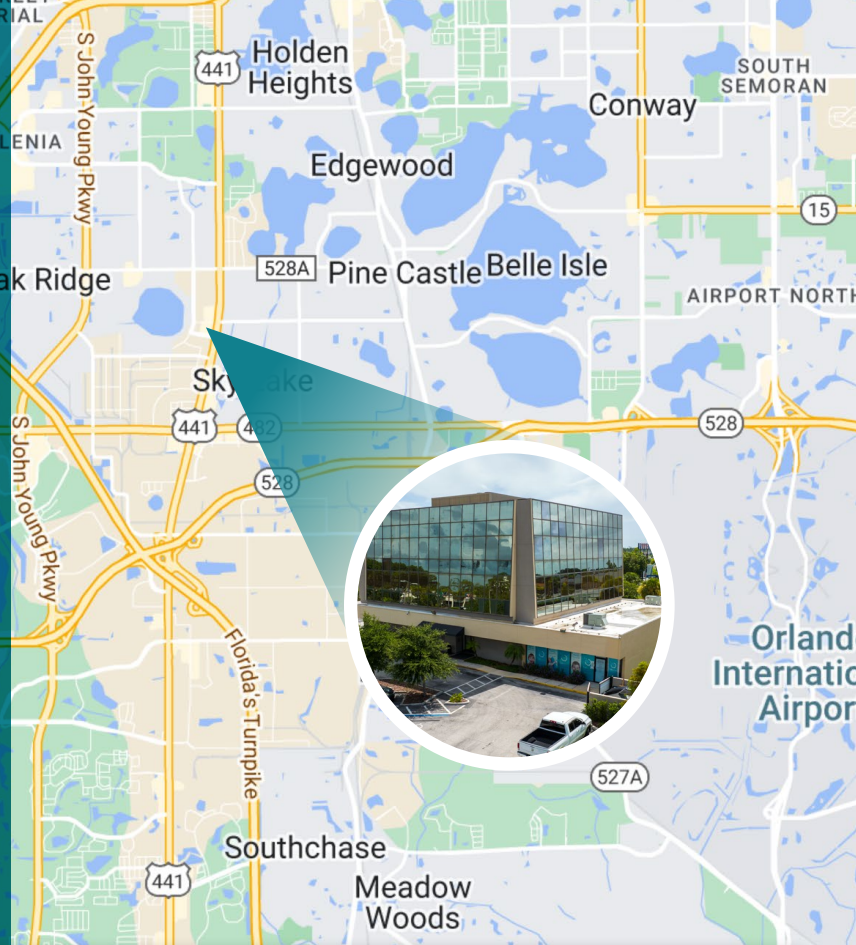


LISTING DATA

Premier Capital Realty is pleased to announce that it has been retained as exclusive of The OBT Building, a 23,060-square-foot Professional Office Building. Rodrigo Schiavo is marketing The Property on behalf of Rio Ipanema Investments LLC.

The OBT Building is occupied, with only a few office spaces available. Two are located on the first Floor; Suite 100B has a private entrance to the building with 1,848 square feet, and Suite 102 has 1,718 SF combined with 103, has 711 SF, and can be divisible; it will vacate end of October 2023. The other two office spaces are located on the 3rd-floor unit is move-in ready, 308 with 554 square feet, and unit 300 has 1,646 square feet.

The Property is located in the South of Orlando in Submarket Orlando Central Park, Adjacent to Starbucks, Zaxby's, and WAWA, The OBT Building has excellent potential of Upside and Great visibility with frontage to Orange Blossom Trail with more than 54,191 (MPSI Estimate 2022) Vehicle per day. The Property is located in Florida Mall Corridor, Spanning 1.8 million square feet and welcoming more than 20 million visitors annually.



711 - 2,429 SF

AVAILABLE SF



**\$13 - 15 SF/YR
(NNN)**

LEASE RATE

LOCATION	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
1st Floor	Professional office	\$15.00 SF/YR	NNN	711 - 2429 SF	Negotiable
3rd Floor	Professional office	\$13.00 SF/YR	NNN	554 - 1646 SF	Negotiable



6900 S ORANGE BLOSSOM TRAIL

ORLANDO CENTRAL PKWY

LAKE ELLENOR DR

W LANCASTER RD

S ORANGE BLOSSOM TRL

OFFERING SUMMARY

Address 6900 S Orange Blossom Trail,
Orlando, FL 32809

Features

- Traffic volume on both lanes is over 54,191
- Densely populated area.
- Location is in the heart of South Orlando, close to the Florida Mall Corridor.

Nearby

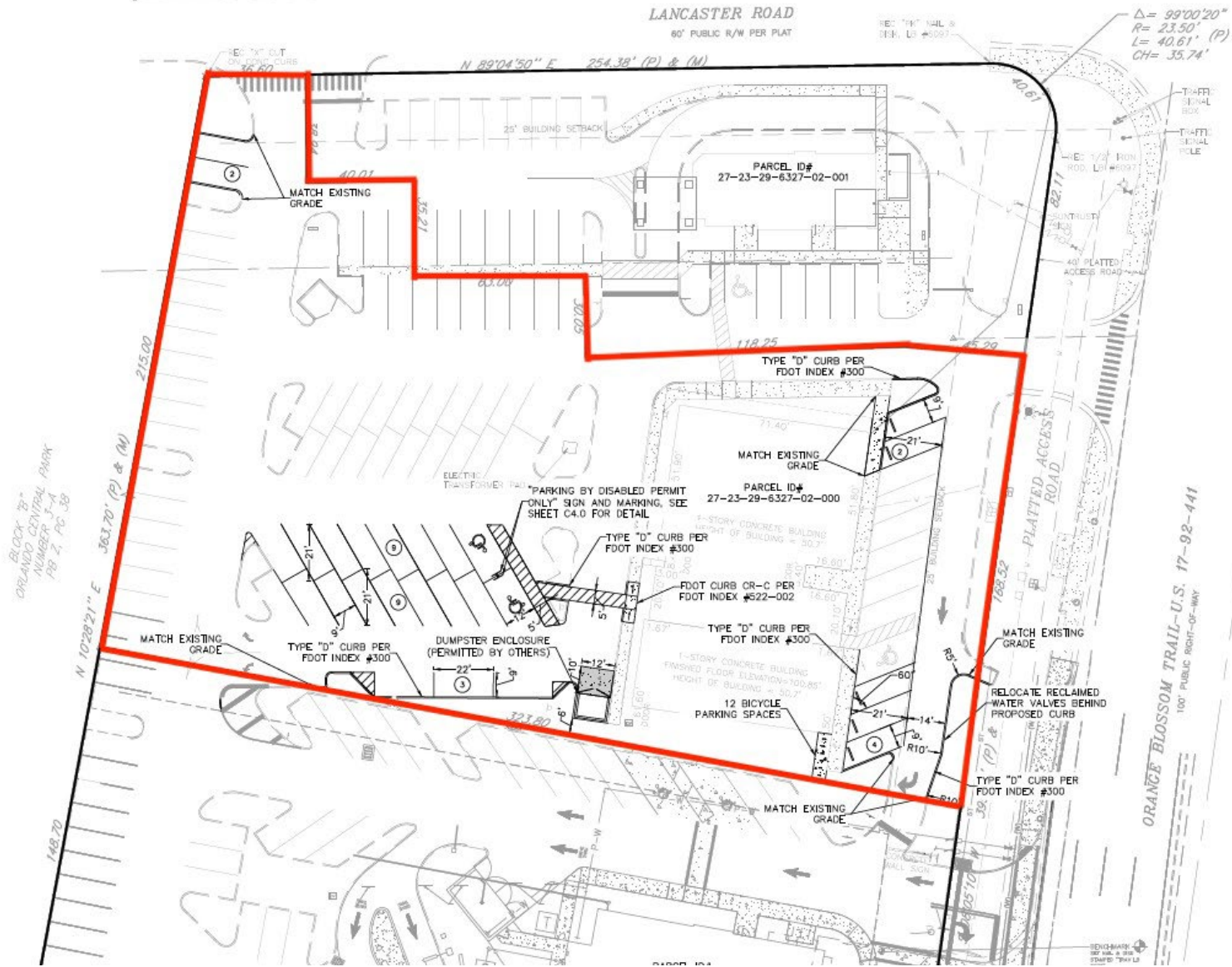
- Starbucks

Establishments

- Zaxby's
- WAWA



SITE PLAN







LOCATION MAP



Sand Lake Rd (58,518 VPD)

S Orange Blossom Trl (51,500 VPD)

Martin Andersen Beachline Expy (84,700 VPD)

Florida's Turnpike (67,000 VPD)

S John Young Pkwy (72,000 VPD)



PREMIER CAPITAL REALTY

Rodrigo Schiavo, Retained Broker
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LOCATION OVERVIEW

Orlando is a city in the U.S. state of Florida and is the county seat of Orange County. In Central Florida, it is the center of the Orlando metropolitan area, which had a population of 2,509,831, according to U.S. Census Bureau figures released in July 2017, making it the 23rd-largest metropolitan area in the United States, the sixth-largest metropolitan area in the Southern United States, and the third-largest metropolitan area in Florida behind Miami and Tampa. Orlando had a population of 307,573 in the 2020 census, making it the 67th-largest city in the United States, the fourth-largest city in Florida, and the state's largest inland city.

The City of Orlando is nicknamed "the City Beautiful", and its symbol is the Linton E. Allen Memorial Fountain, commonly referred to as simply the "Lake Eola fountain" at Lake Eola Park. The Orlando International Airport (MCO) is the 13th-busiest airport in the United States and the 29th-busiest in the world.

Orlando is one of the most-visited cities in the world primarily due to tourism, major events, and convention traffic. The two largest and most internationally renowned tourist attractions in the Orlando area are the Walt Disney World Resort and the Universal Orlando Resort.



17,112

Total Businesses



230,531

Total Employees



\$53,904

Median Household
Income



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	12,441	93,216	215,750
Households	4,108	33,265	81,039
Families	2,782	20,360	48,266
Average Household Size	3.02	2.75	2.61
Owner Occupied Housing Units	1,884	10,801	33,259
Renter Occupied Housing Units	2,224	22,465	47,780
Median Age	34.0	32.9	35.4
Median Household Income	\$51,175	\$50,069	\$53,904
Average Household Income	\$74,620	\$69,936	\$77,198

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Disclosure:

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