

BAYSPACE

ORLANDO INTERNATIONAL BUSINESS CENTER



CONNECTED. CENTRAL. VISIBLE.

5730 – 5892 S SEMORAN BLVD, ORLANDO, FL 32822
1,054 SF – 12,363 SF OF OFFICE & FLEX SPACE AVAILABLE

SIX-BUILDING OFFICE & FLEX PARK AT THE GATEWAY TO ORLANDO

BaySpace Orlando International Business Center is a six-building, ±195,619 SF office and flex park just four miles from Orlando International Airport (MCO). Positioned along Semoran Boulevard (SR 436) with excellent visibility, the property offers a mix of office and office/warehouse suites with grade-level roll-up doors, suited to a wide range of professional, service, and light industrial users.

Available suites range from 1,054 SF to 12,363 SF at \$16.50/SF/YR (NNN), with front-door parking and direct access to SR 528 and SR 417 — move in and get to work.

PROPERTY BENEFITS

- **Front-door parking** provides easy access for tenants, clients, and visitors.
- **Grade-level roll-up doors** support flexible office and office/warehouse uses.
- **AC-1/AN/SP zoning** allows a range of professional and light industrial uses.
- **Less than 5 minutes from MCO** with immediate access to SR 528 and SR 417.
- **NNN lease structure** across six single-story masonry buildings.

A CONNECTED AND THRIVING LOCATION

Situated in Orlando's Gateway District, the campus is surrounded by more than 500 businesses and 12,000 households. The Brightline high-speed train at MCO offers rapid connections to South Florida hubs including Miami, Fort Lauderdale, and Boca Raton.

Schedule a tour today and discover how location, access, and flexibility come together.



**SIX BUILDINGS
ONE CONNECTED CAMPUS**



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SCAN TO LEARN MORE

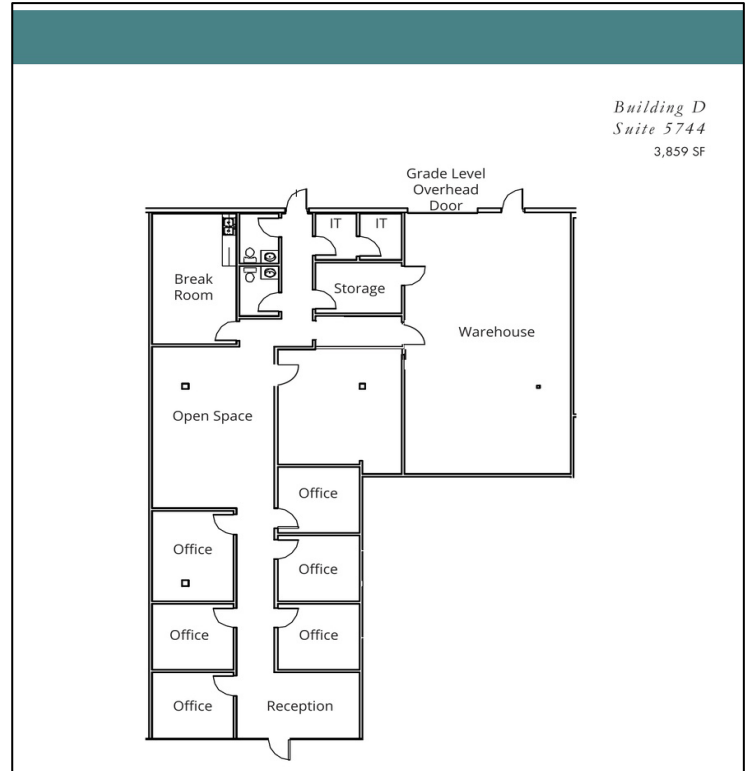
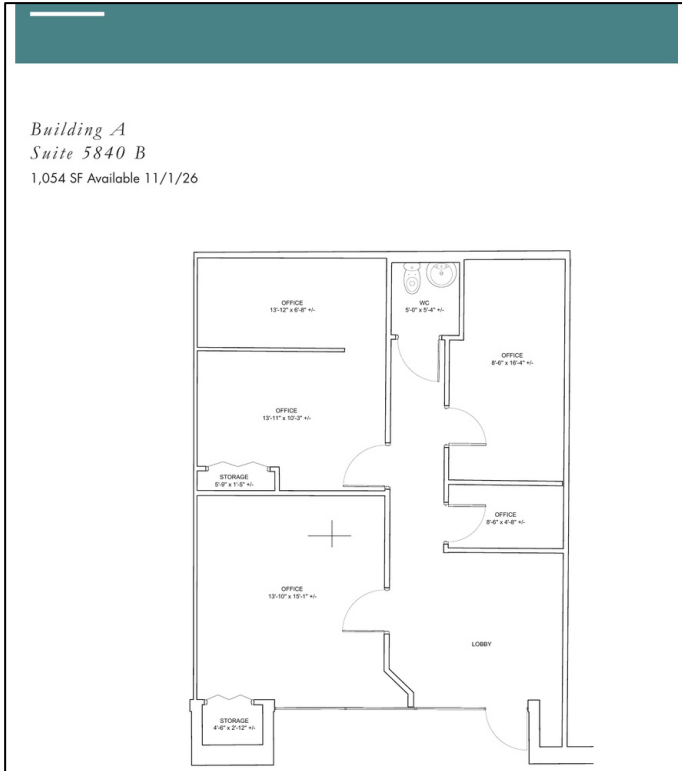
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AVAILABLE SUITES & SAMPLE FLOOR PLANS



BUILDINGS A – C

Bldg / Suite	SF	Rate
A – 5840B	1,054 SF	\$16.50
B – 5874	5,582 SF	\$16.50
B – 5882	3,738 SF	\$16.50
C – 5844	2,467 SF	\$16.50
C – 5848-50	2,376-3,598	\$16.50

All rates shown as \$/SF/YR, NNN • 74,521 SF currently available across six buildings

BUILDINGS D – F

Bldg / Suite	SF	Rate
D – 5732	2,958 SF	\$16.50
D – 5744	3,859 SF	\$16.50
D – 5748-D	1,653 SF	\$16.50
E – 5764-A	3,198 SF	\$16.50
E – 5768	8,303 SF	\$16.50
F – 5784	12,363	\$16.50



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