

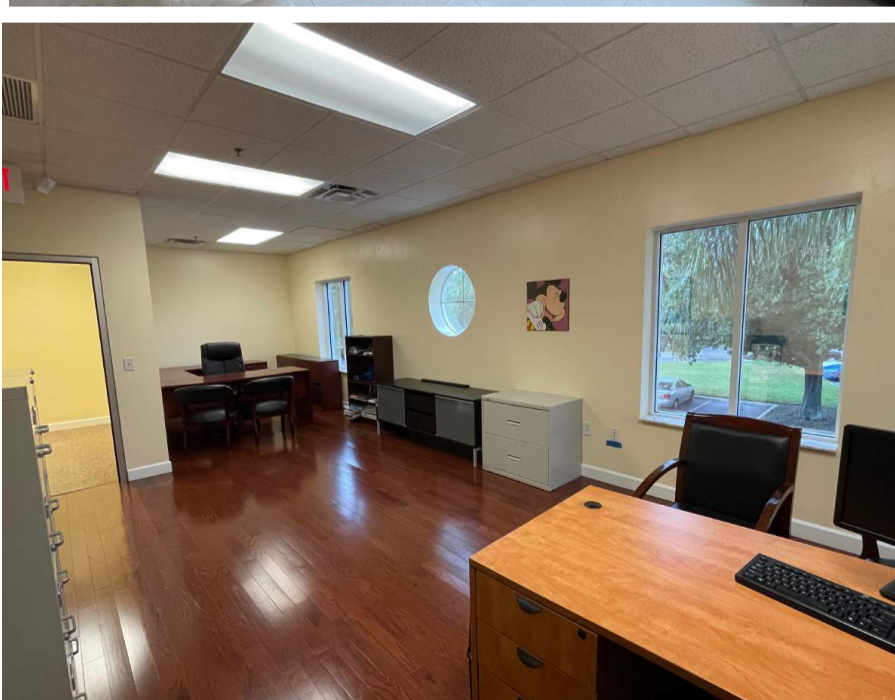
# Prime Office Suite For Lease | Full Buildout

2151 Consulate Drive, Suite 5, Orlando FL

**Gross Monthly Rent: \$3,750**

## Office Highlights

- Prime Office Suite with 2,017 Square Feet
- Full Buildout with Six (6) Private Offices & Reception
- Beautiful and Ample Reception Area
- An Executive Private Office in the Second (2nd) Floor
- Convenient Lunch Room and Kitchen Area
- Just Ten (10) Minutes from the Orlando Intl. Airport
- Strategically Located Off FL Turnpike and Road 528
- Premium Location with frontage road visibility
- Premium Lighting and Illumination
- ADA Complaint Restroom
- Class A Condo Office Building with ample Parking
- Situated in a Prime Professional Office Park area
- Five Minutes from The Florida Mall, and right in the middle of a dense retail corridor with major national tenants such as: Best Buy, McDonalds, Burger King, Panera Bread, Home Depot, Chick-Fil-A, among others
- Ideal for all office occupancies such as: Medical, Health & Spa, Consulting, Travel, Technology, Real Estate, Law, among others.



## Ideal for:

- Consulting Firms
- Law Firms
- Real Estate Office
- Medical Office
- Travel Agencies
- Technology Firms

**A wide range of office occupancies**

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## Executive Summary

Impeccable Office Suite For Lease with full buildout strategically located in Consulate Drive Business Park. The Office Suite consists of 2,017 square feet in a two story floor plan.

The office features a premium buildout with six (6) private offices in the first floor, an Executive Office Suite in the second floor, beautifully appointed reception area, an ADA complaint bathroom, premium tiles and wood laminated floors on the second floor.

The office suite is in impeccable conditions and is ideal for many different office occupancies such as Law Office, Medical, Real Estate, Marketing, Advertising, Consulting, Health & Spa, among others.

Consulate Drive is strategically located just off Florida's Turnpike and State Road 528. The property is just ten (10) minutes away from the Orlando International Airport, and just five (5) minutes away from the Florida Mall.

The property is also in a dense retail corridor that includes major national tenants such as: Best Buy, McDonalds, Dunkin Donuts, Barnes & Noble, Home Depot, Chick-Fil-A, Walgreens, Starbucks, among others. Moreover, the Consulate Drive is a Class A Condo multi office complex and it is professionally maintained in impeccable conditions.

## Summary of Monthly & Annual Rent

Rental Breakdown Unit 5					
Rent Breakdown	Monthly	Annual	Per Sq.Ft	Square Feet	Lease Terms
Base Rent	\$2,927	\$35,124.00	\$17.41	2,017	NNN
CAM	\$432	\$5,184.00	\$2.57	2,017	
Property Tax	\$391	\$4,696.00	\$2.33	2,017	
<b>Sub-Total Rent</b>	<b>\$3,750</b>	<b>\$45,004.00</b>	<b>\$22.31</b>		
Plus: Sales Tax	\$244	\$2,925.26			
<b>Total Rent</b>	<b>\$3,994</b>	<b>\$47,929.26</b>			

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## Beautiful and Ample Reception



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Six (6) Private Offices



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## Executive Office on the 2nd Floor



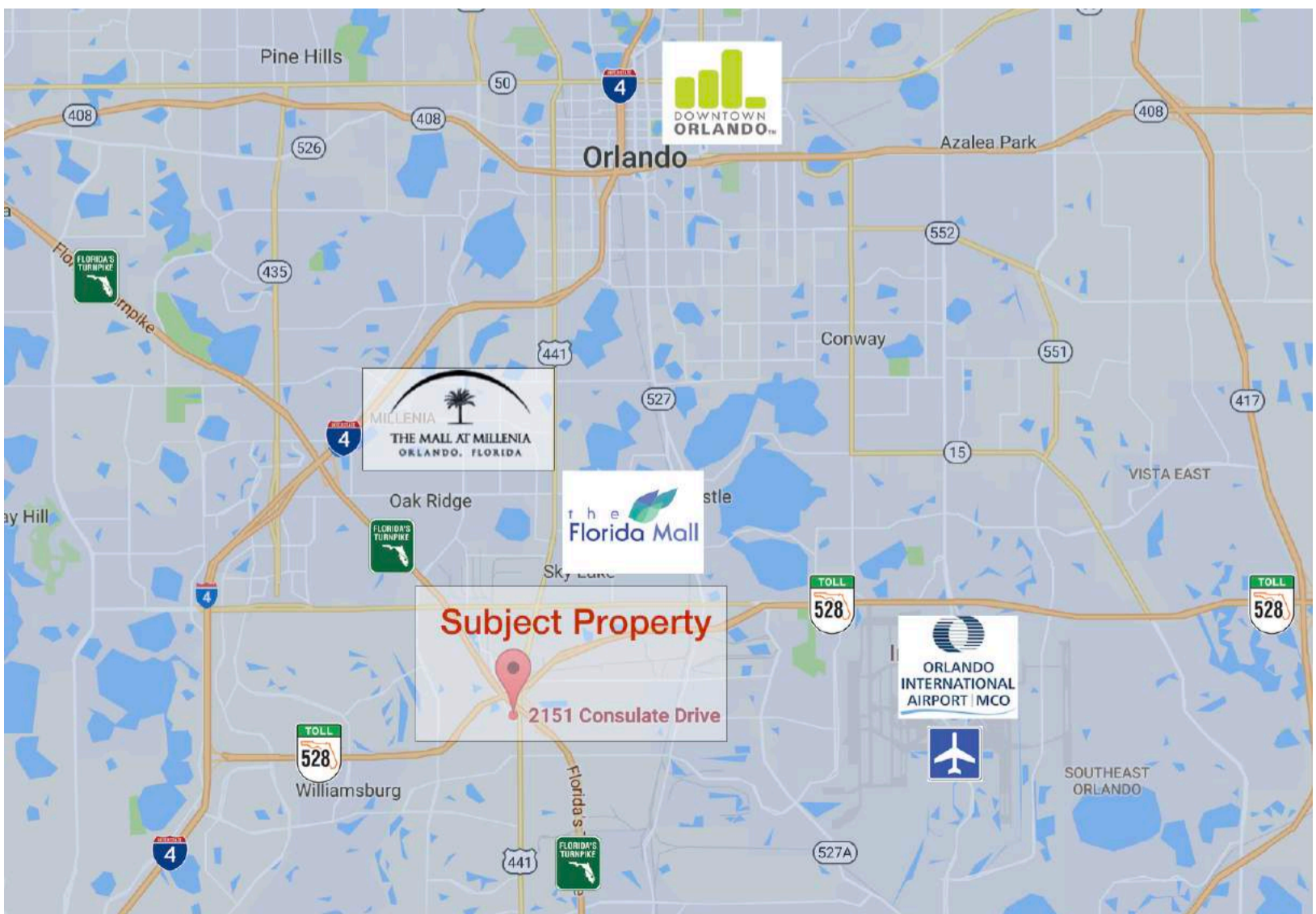
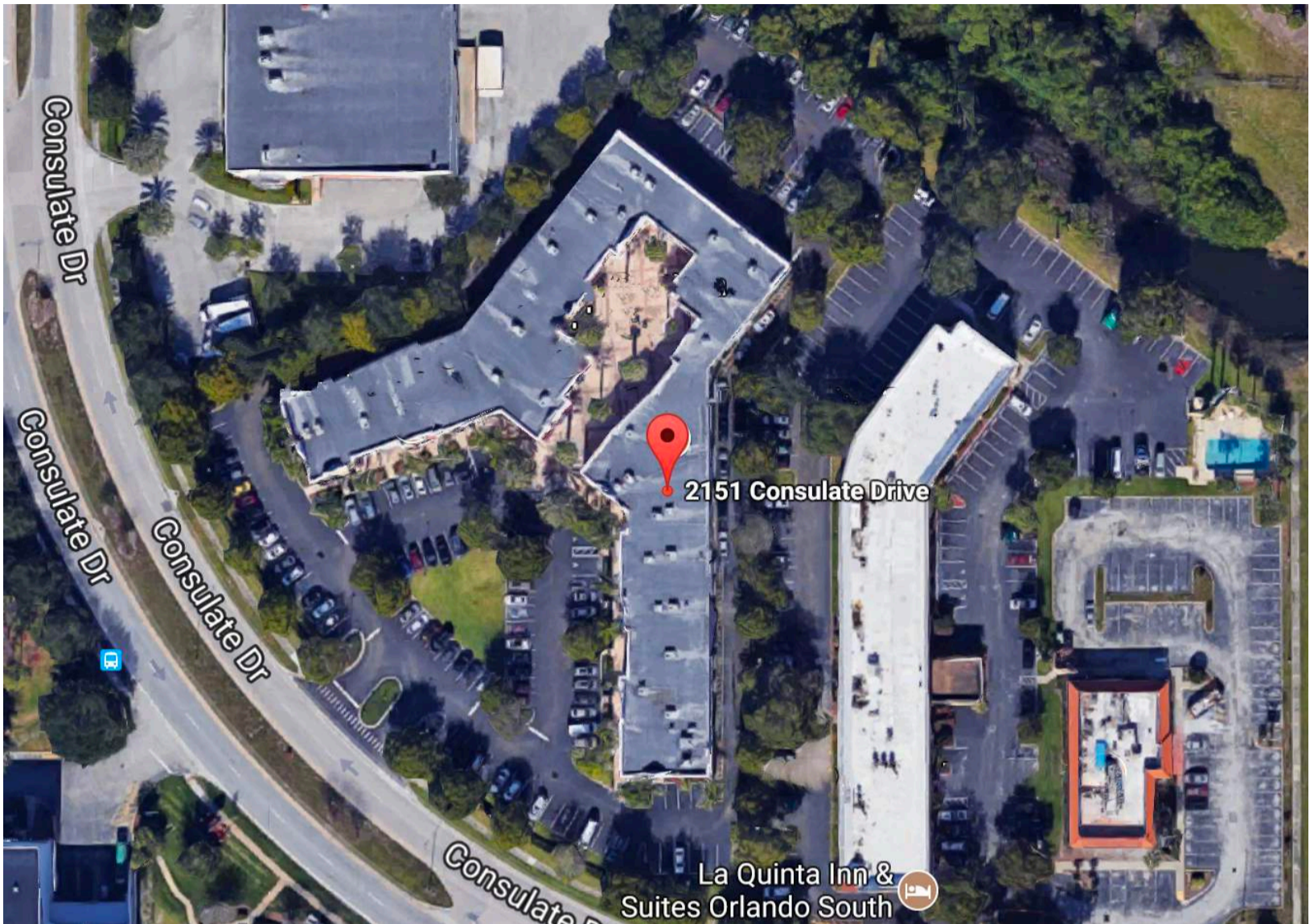
## Ample Parking on Both Sides



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Strategic Location - Easy Access to FL Turnpike



DISCLAIMER: Map Location of Business and the Subject Property are approximate and not accurate

## Consulate Business Professional Park

