

For Lease

# Terra Cotta Business Park

Office Space: 1,400 - 2,719 SF



## 5575 South Semoran Blvd

Orlando, Florida 32822

### Property Highlights

- Terra Cotta Business Park - 123,556 SF single-story office building with 5/1000 parking
- New landscaping in 2021
- Excellent space for CPA, law firm, technology company or any business services
- Close proximity to OIA, restaurants, banks and shopping
- Entrances on SR 436, Hoffner Avenue and Commander Drive
- Easy access to SR 436 (Semoran Blvd), SR 528 (Beachline), SR 417 (GreeneWay) and SR 408 (Expressway)
- Long term owner of the property

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
<b>Suite 38</b>	\$16.00/SF NNN (CAM: \$6.17/SF)	1,400
<b>Suite 501</b>	\$20.00/SF Modified Gross	2,719



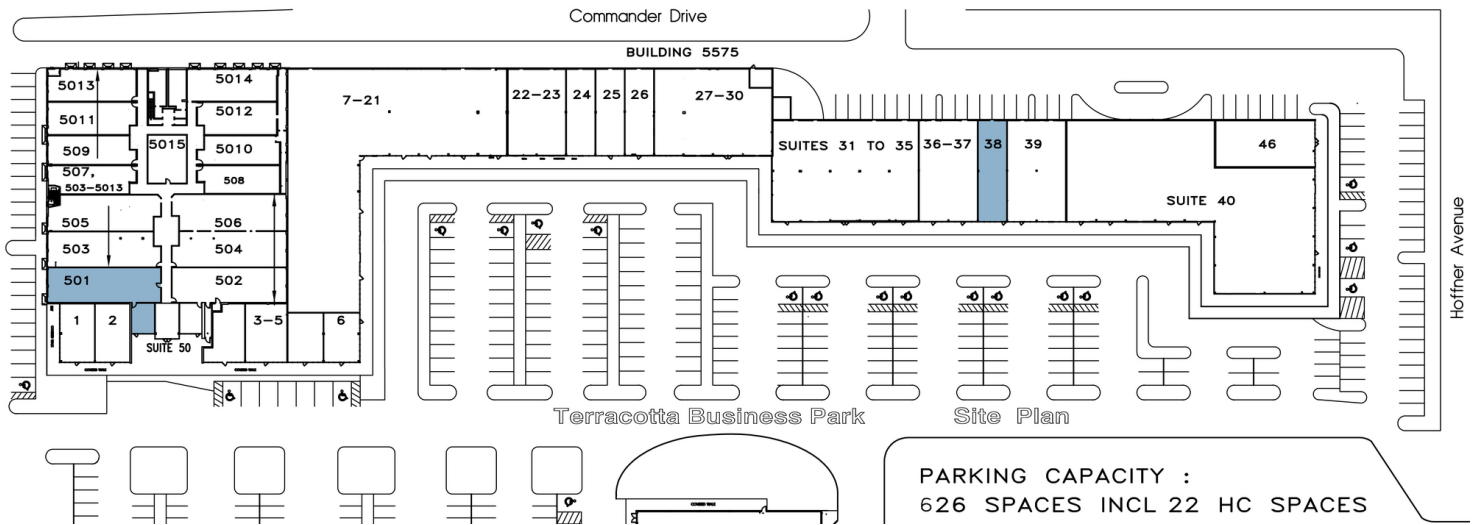
For more information

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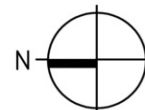
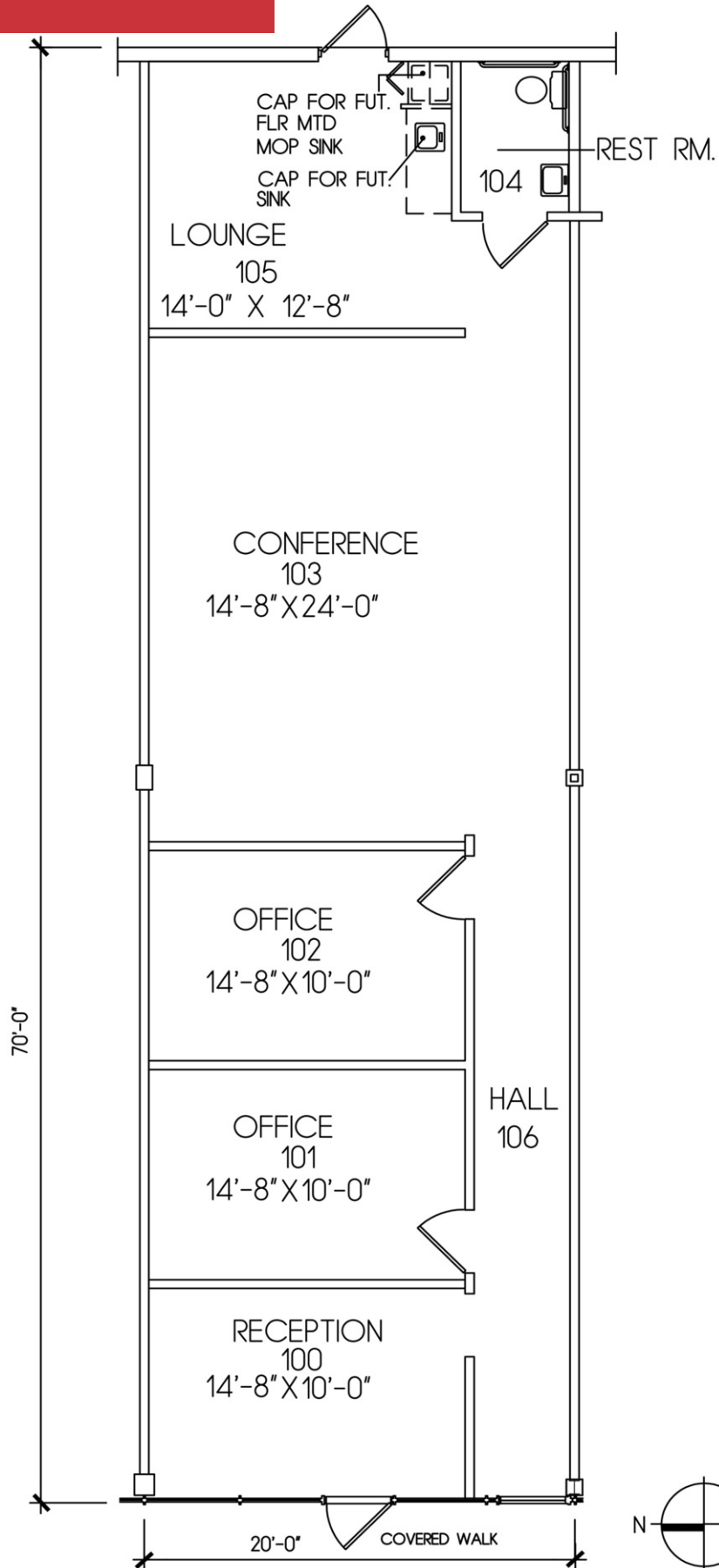
# Site Plan



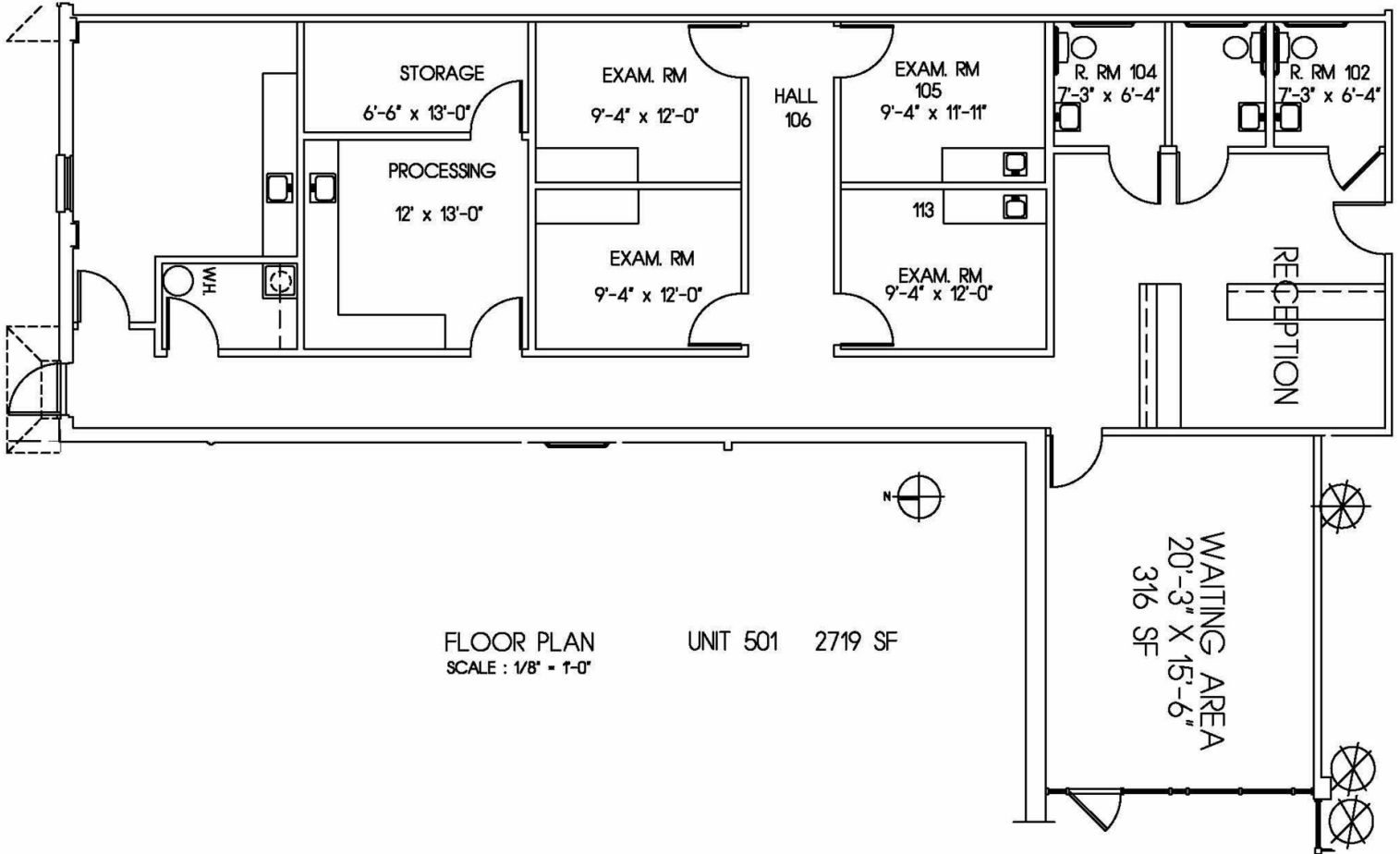
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
Suite 38	1,400 SF	NNN	\$16.00 SF/yr	August 2022
Suite 501	2,719 SF	Modified Gross	\$20.00 SF/yr	September 2022

# Floor Plan - Suite 38



# Floor Plan - Suite 501



FLOOR PLAN UNIT 501 2719 SF  
SCALE : 1/8" = 1'-0"