

OFFICE FOR LEASE

OFFICE FACILITY & CAMPUS

6039 S. Rio Grande Avenue, Orlando, FL 32809



PRICE PER UNIT: \$6,995,000

AVAILABLE SF: 35,000 - 75,197 SF

LEASE RATE: \$12.50 SF/Yr (MG)

LOT SIZE: 4.58 Acres

BUILDING SIZE: 75,197 SF

BUILDING CLASS: B

YEAR BUILT: 1973

RENOVATED: 2010

ZONING: IND-2 - IND-3

MARKET: South Orlando

CROSS STREETS: S Rio Grande Ave -W Oak Ridge Rd

PROPERTY OVERVIEW

75,197 SF two-story office building on 4.58± acres with a unique two-story renovated facility and office style campus, positioned for corporate headquarters, school/educational facility, and/or R & D, located in the dynamic Central Florida/Orlando market. Available October 2015 occupancy.

This exceptional building and campus, is either for sale or long-term lease, providing multitude use options for offices, educational, institutional, R & D, and/or commercial/retail.

This facility is ready for a “move-in” owner or tenant and is situated in the heart of an office park, educational / institutional and synergistic environment with excellent curb appeal, beautiful landscaping, and immaculately maintained.

PROPERTY AVAILABLE FOR PURCHASE

KW COMMERCIAL
147 W. Lyman Avenue
Winter Park, FL 32789

DALE DONOVAN
Managing Director
O: 407.491.0005
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ddonovan@kwcommercial1.com
FL #1046923

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PROPERTY HIGHLIGHTS

- Location, flexibility of spatial environment, and high tech capabilities is everything! The building has it all with:
- Upgrades: Renovated facility with \$1.67 million in upgrades and remodeling
- Flexible floor plans with multiple open space areas up to 15,000 sf on 2nd floor
- Multiple workspaces, classrooms, interior atrium providing socializing and abundant natural light to hall ways, offices, and/or classrooms
- Exceptionally large open spaces for open floor plan, training center environments, easily adaptable to smaller more intimate spaces for offices, dedicated classrooms, conference rooms, and training areas. Floor plan is exemplary with multiple flexible spaces.
- Ample parking estimated at 350 parking spaces
- The property is zoned IND-2/IND-3, Orange County
- Unique high-tech capabilities...
- Main Distribution Frame (MDF) and an Intermediate Frame (IDF) located on the premise
- Multiprotocol Label Switching (MPLS)
- 11 computer rooms, research centers, and 1 resource center networked by Piranha Networks
- Computer rooms can accommodate 26-30 networked computers
- Wired for high speed data with AT & T fiber up to 300 Mbps
- (6) Primary Rate Interfaces (PRI) available Wi-Fi throughout the building



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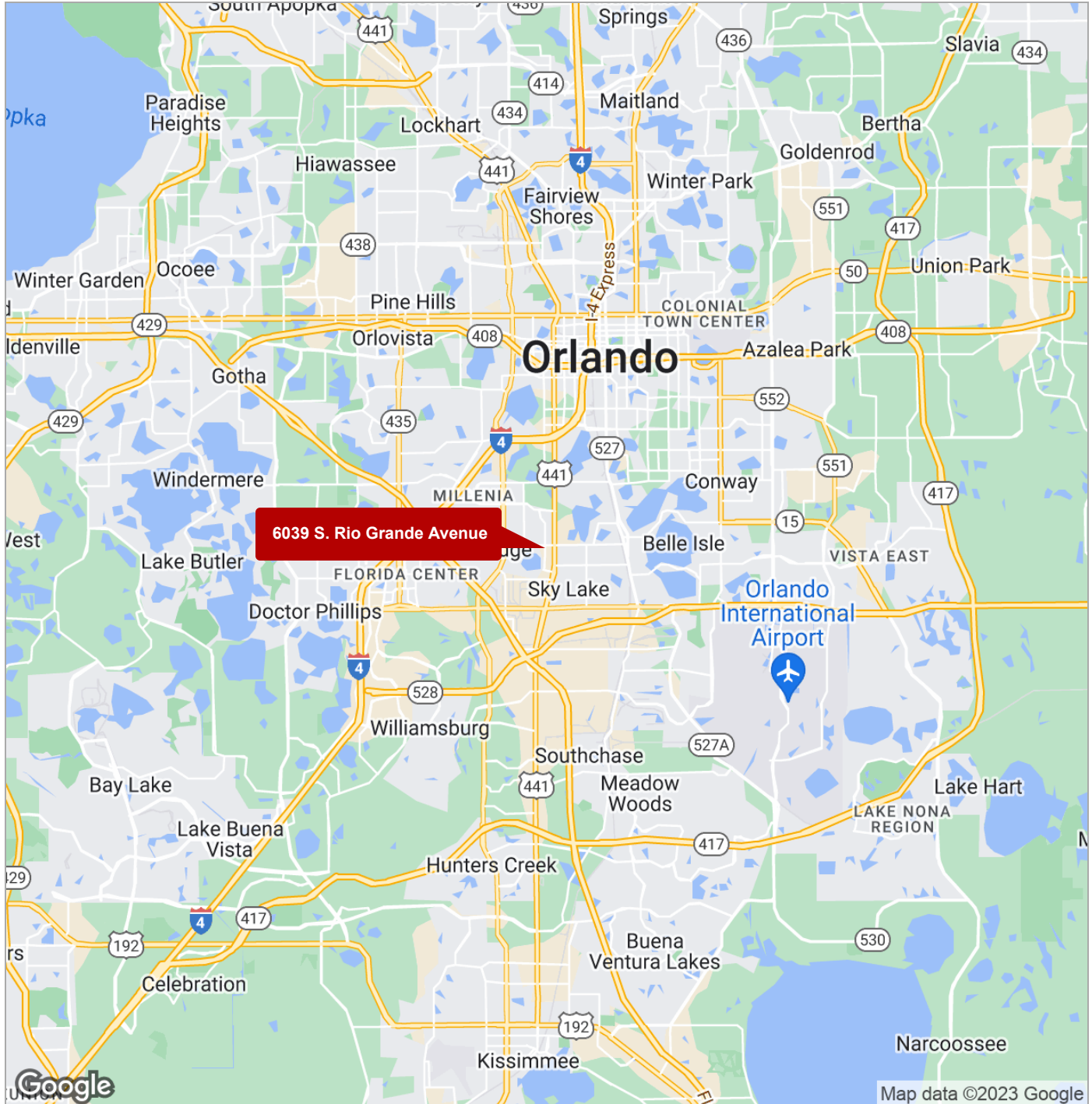
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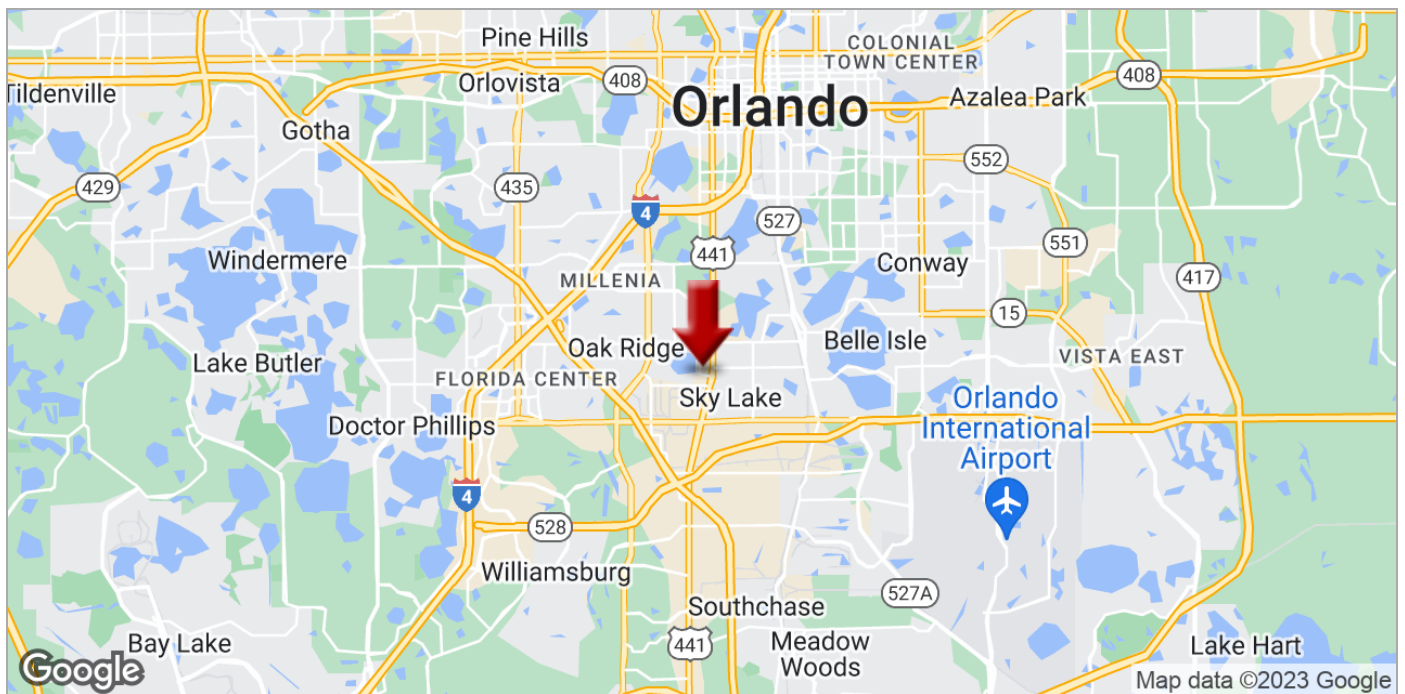
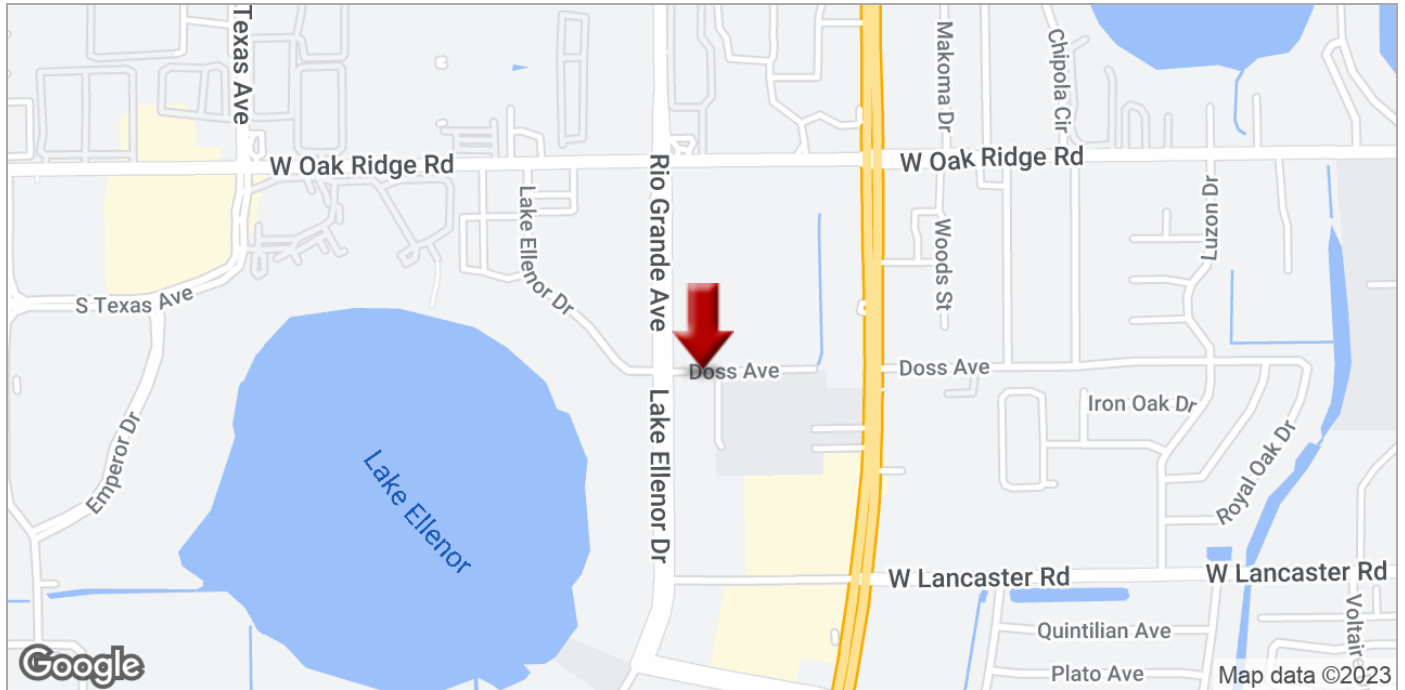
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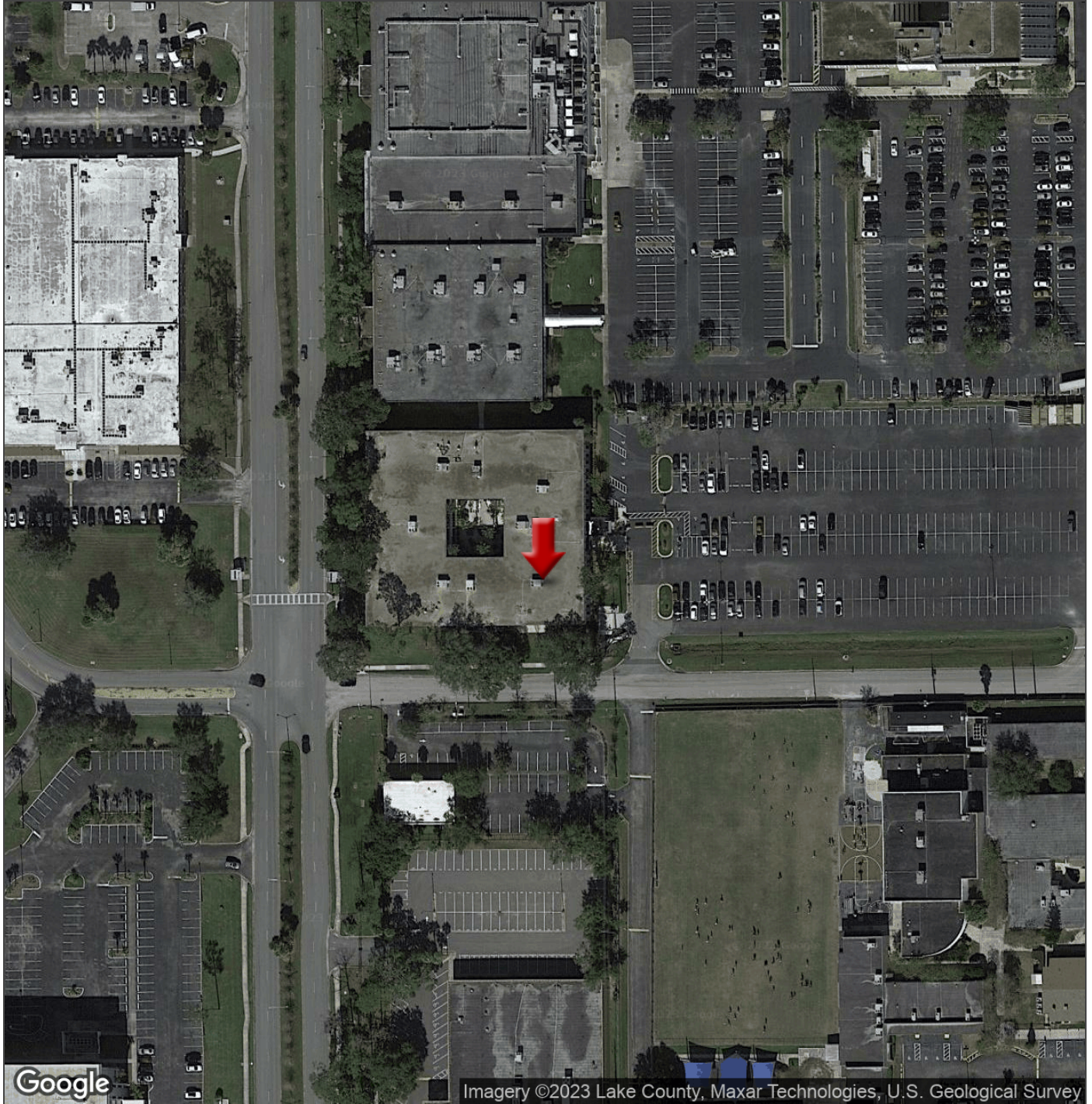
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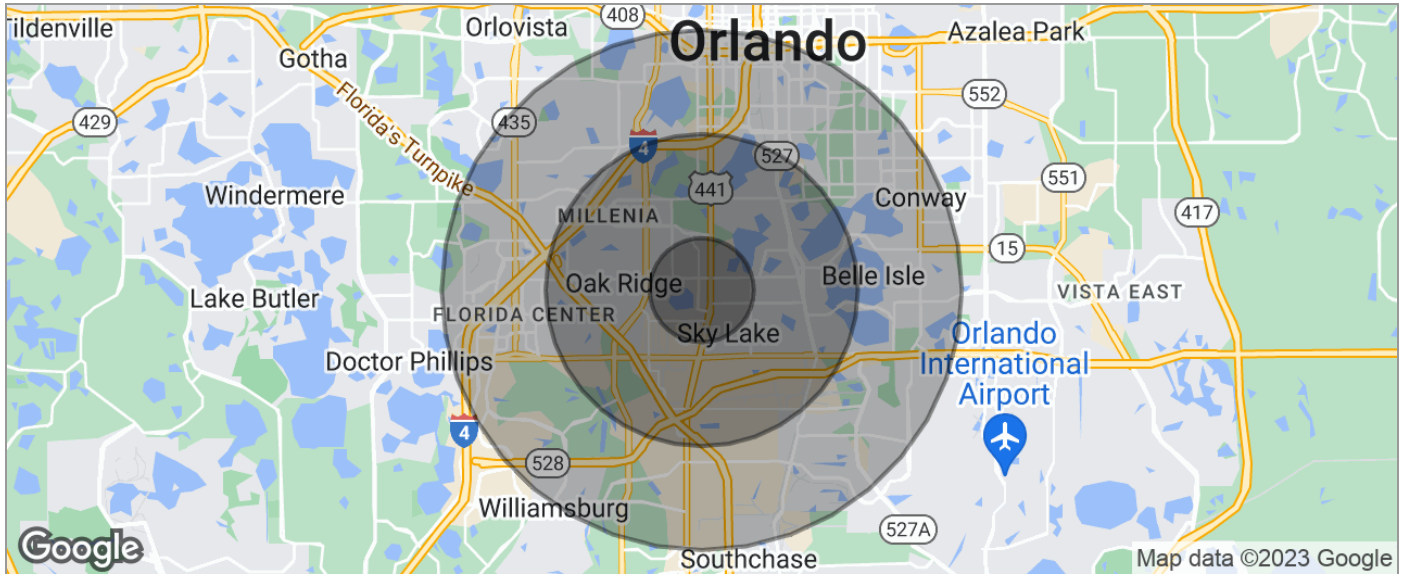
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,382	82,462	188,429
MEDIAN AGE	31.8	33.6	34.1
MEDIAN AGE (MALE)	30.8	32.1	32.9
MEDIAN AGE (FEMALE)	32.5	35.7	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,102	28,783	70,078
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$39,978	\$48,785	\$54,153
AVERAGE HOUSE VALUE	\$167,621	\$204,457	\$260,450
RACE	1 MILE	3 MILES	5 MILES
% WHITE	45.6%	49.5%	51.3%
% BLACK	27.5%	29.1%	31.3%
% ASIAN	5.0%	3.9%	3.8%
% HAWAIIAN	0.1%	0.1%	0.2%
% INDIAN	0.2%	0.9%	0.6%
% OTHER	19.6%	14.0%	10.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	47.4%	37.1%	26.9%

* Demographic data derived from 2020 ACS - US Census

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ADULT VOCATIONAL SCHOOL - ORLANDO, FL			
2ND FLOOR			
• OCCUPANCY CLASSIFICATION = 3 rd BUSINESS (VOCATIONAL SCHOOL FOR GRADES ABOVE 12TH)			
• BUILDING CODE REFERENCE = 2007 FLORIDA BUILDING CODE			
• FULLY SPRINKLED BUILDING			
• EXISTING FIRE ALARM SYSTEM			
• EXISTING FACILITY WITH NO CHANGE IN OCCUPANCY			
EGRESS WIDTH CALCULATIONS: CALCULATED OCCUPANCY LOAD			
USE	WIDTH (ft.)	OCCUPANT LOAD FACTOR	ALLOWABLE OCCUPANTS
EXIT #1 DOOR (36" SINGLE DOOR)	34	0.2	(170)
EXIT #1 STAIRWAY	53	0.3	177
EXIT #2 DOOR (36" SINGLE DOOR)	34	0.2	(170)
EXIT #2 STAIRWAY	53	0.3	177
EXIT #3 DOOR (36" SINGLE DOOR)	34	0.2	(170)
EXIT #3 STAIRWAY	53	0.3	177
EXIT #4 DOOR (36" SINGLE DOOR)	34	0.2	(170)
EXIT #4 STAIRWAY	53	0.3	177
TOTAL			680
*** EXISTING STAIRS AND EXIT DOOR WIDTHS ARE BASED ON THE PLANNED STAIR AND EXIT DOOR WIDTH FOR THE CALCULATED LOAD			
PLUMBING FIXTURES PROVIDED			
WATER CLOSETS / URINALS (FIRST FLOOR)	MEN	WOMEN	UNSEX
WATER CLOSETS / URINALS (SECOND FLOOR)	8	12	2
WATER CLOSETS / URINALS (COMBINED FLOORS)	8	12	2
WATER CLOSETS / URINALS (COMBINED FLOORS)	16	24	4
** 44 FIXTURES TO ACCOMMODATE (2,150) OCCUPANTS			
LAUNDRIES (FIRST FLOOR)	6	10	2
LAUNDRIES (SECOND FLOOR)	6	10	2
LAUNDRIES (COMBINED FLOORS)	6	10	2
PLUMBING FIXTURES REQUIRED PER CODE			
WATER CLOSETS / URINALS (COMBINED FLOORS)	MEN	WOMEN	UNSEX
WATER CLOSETS / URINALS (COMBINED FLOORS)	15	15	0
LAUNDRIES (COMBINED FLOORS)	9	9	0
LAUNDRIES (COMBINED FLOORS)	9	9	18
OCCUPANT LOAD CALCULATIONS: 2007 FLORIDA BUILDING CODE			
USE	ROOM NUMBER	AREA	OCCUPANT (2007 FLORIDA PER PERSON)
RECEIVING AREAS INCLUDING STORAGE ROOMS, HALLS, AND CORRIDORS	--	744	100
GENERAL CLASSROOM	2003	50	15
GENERAL CLASSROOM	2004	50	15
GENERAL CLASSROOM	2005	128	100
ADMIN OFFICE	2006	128	100
ADMIN OFFICE	2007	101	100
COMPUTER CLASSROOM	2008	101	100
COMPUTER CLASSROOM	2009	962	50
COMPUTER CLASSROOM	2010	962	50
ADMIN OFFICE	2010	128	100
ADMIN OFFICE	2011	128	100
ADMIN OFFICE	2012	128	100
ADMIN OFFICE	2013	128	100
ADMIN OFFICE	2014	128	100
ADMIN OFFICE	2015	128	100
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ADMIN OFFICE	2018	128	100
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