

For Lease

# Drewtina Commercial Center

2,908 SF | \$21 / SF



[Virtual Tour](#)

## 6881 Kingspointe Pkwy, Unit 2

Orlando, Florida 32819

### Property Highlights

- Two story office condo totaling 2,908± SF in the attractive Drewtina Commercial Center
- Modern finishes with well laid out floor plan
- First floor: reception / lobby, 5 private offices, large open work area, server room, break room and restroom
- Second floor: 3 private offices with large windows and large open work area
- 6 offices furnished with large ergonomic sit/stand desks
- Easily convertible rear section for storage, warehouse or lab area, with 3 offices
- Prime location just off Sand Lake Road, minutes to I-4, John Young Pkwy and South Kirkman Road
- Built in 2006, the building features an Italian Travertine façade with arched windows for abundant natural light
- Ample parking just steps away from the building
- Zoning: I-P (Orlando) allows office, flex and retail uses
- Unit is also for sale together with adjacent Unit 1



**Lease Rate: \$21 / SF NNN**

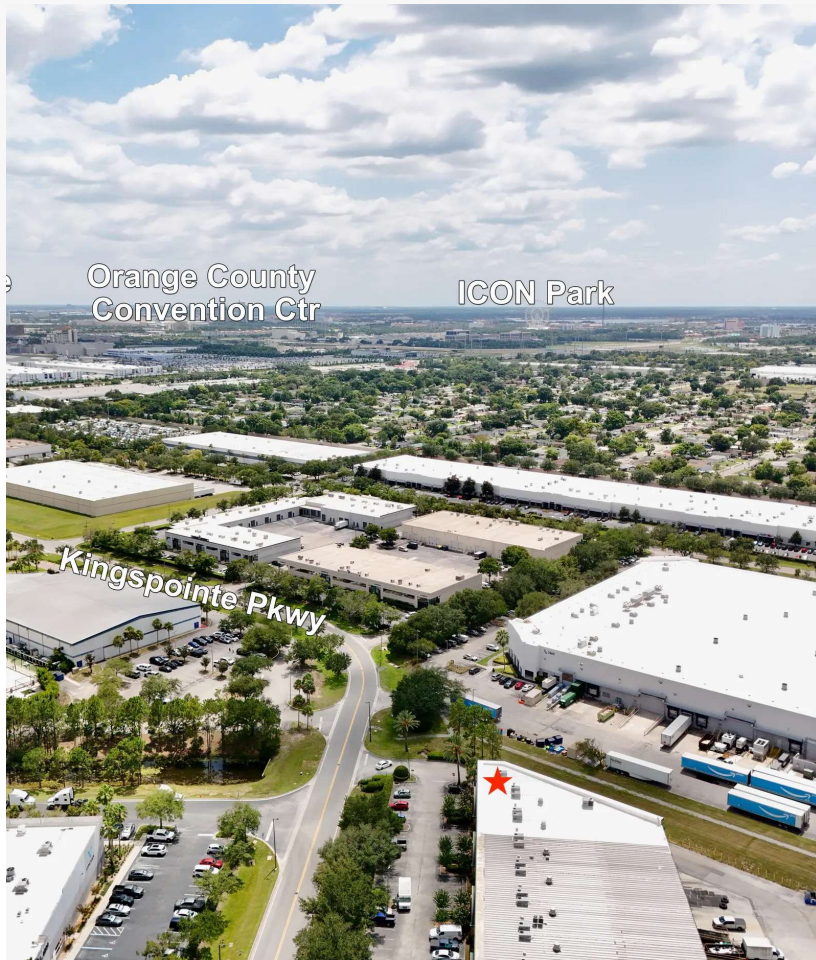
For more information

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## Exterior Photos



## Interior Photos



Entrance



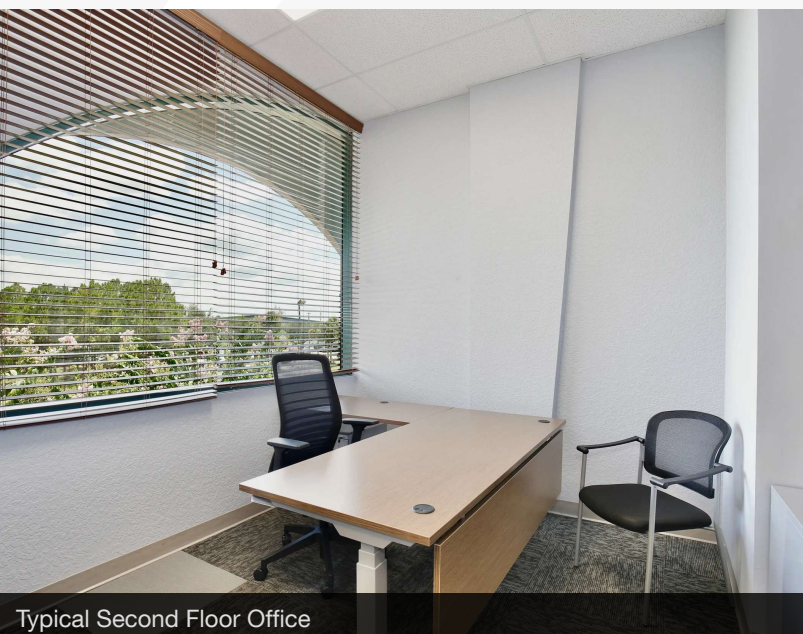
Reception / Lobby



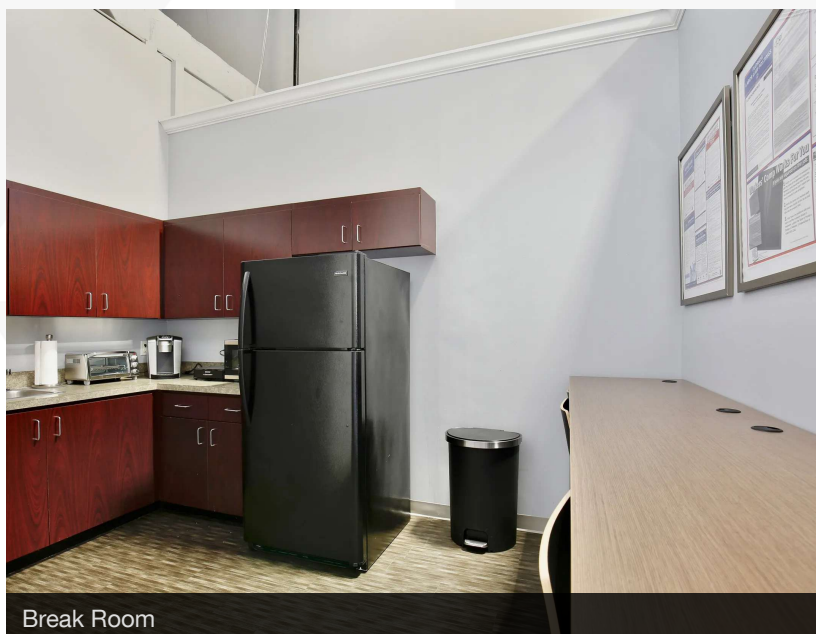
Typical First Floor Office



Secnd Floor Open Work Area

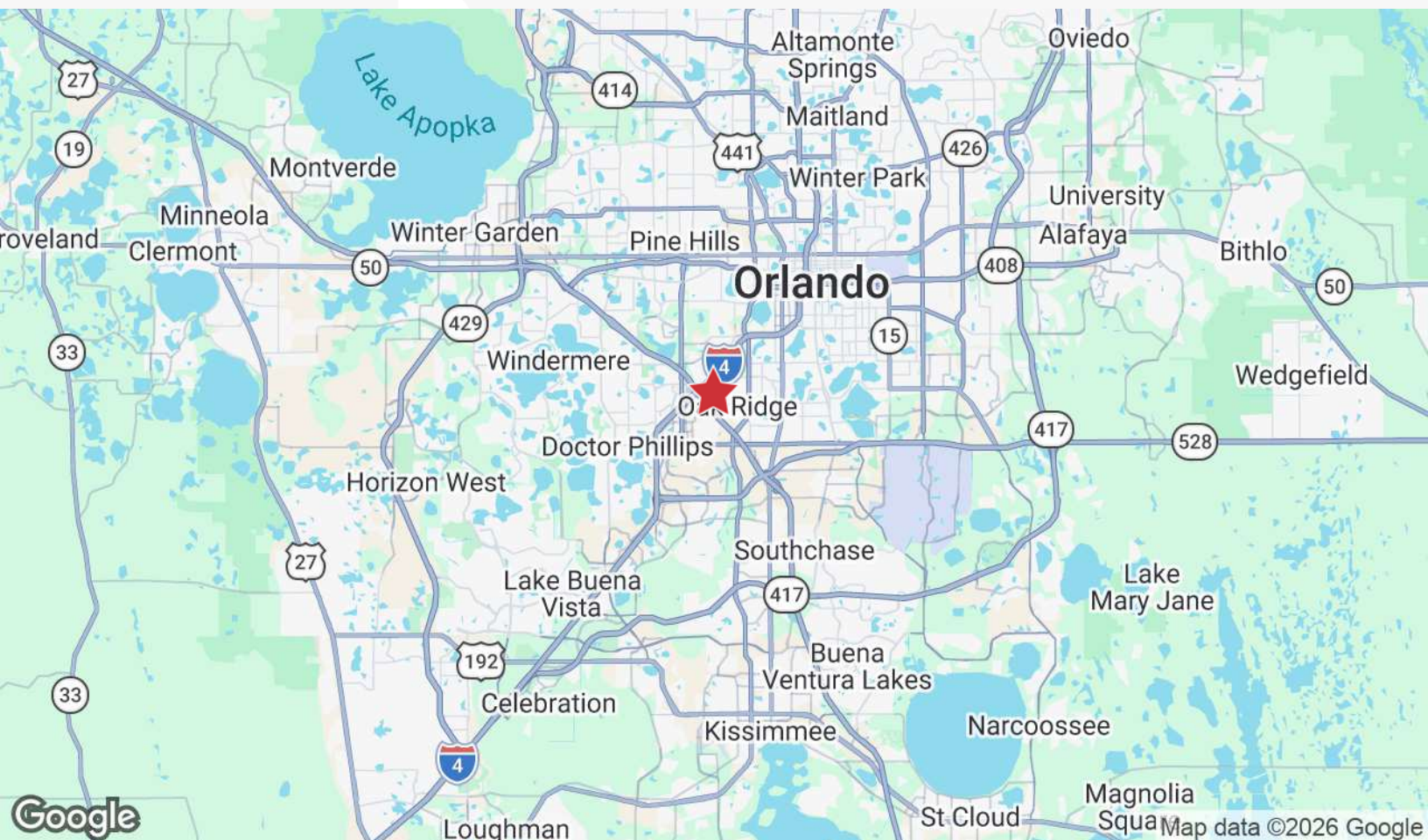
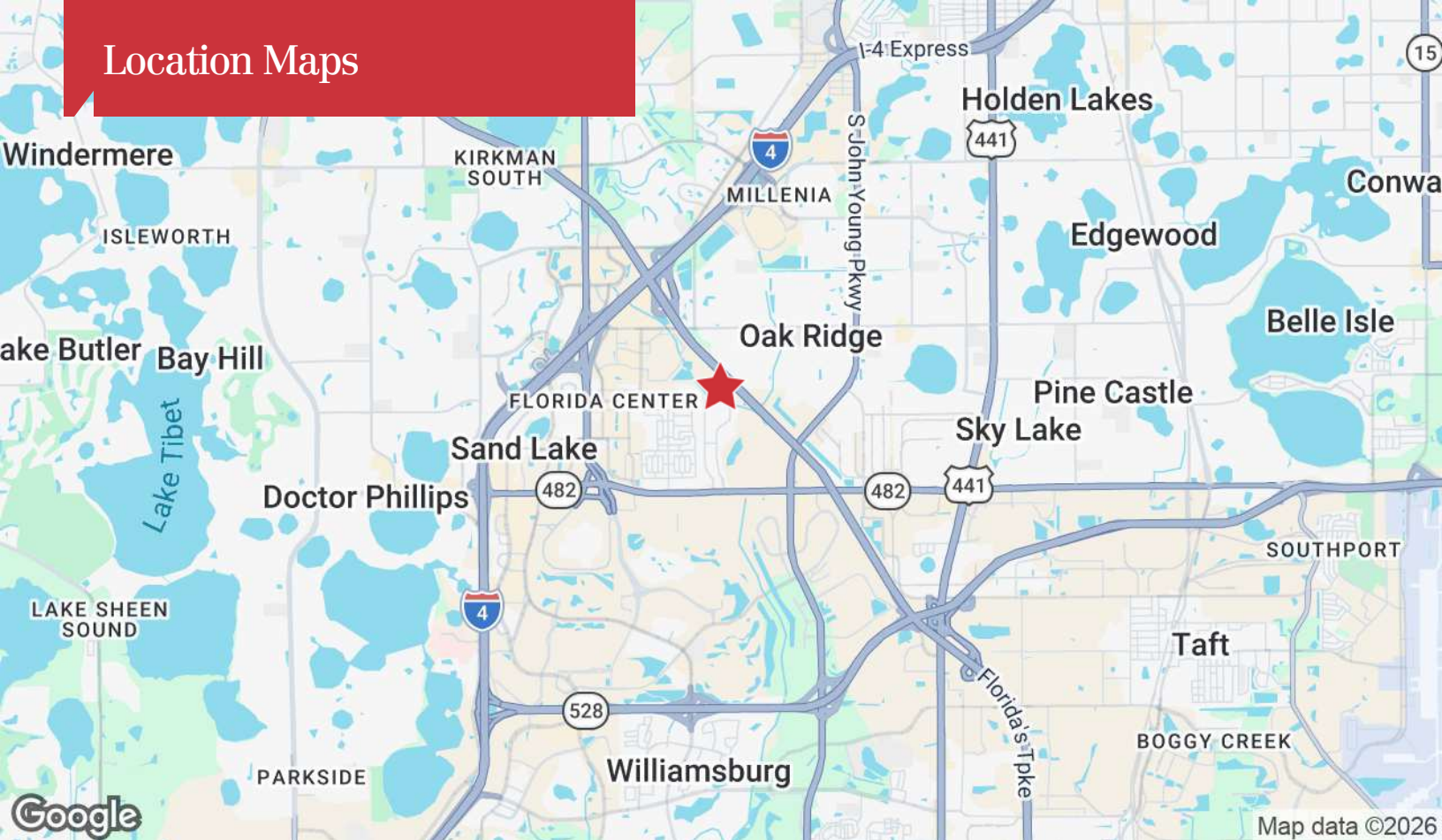


Typical Second Floor Office

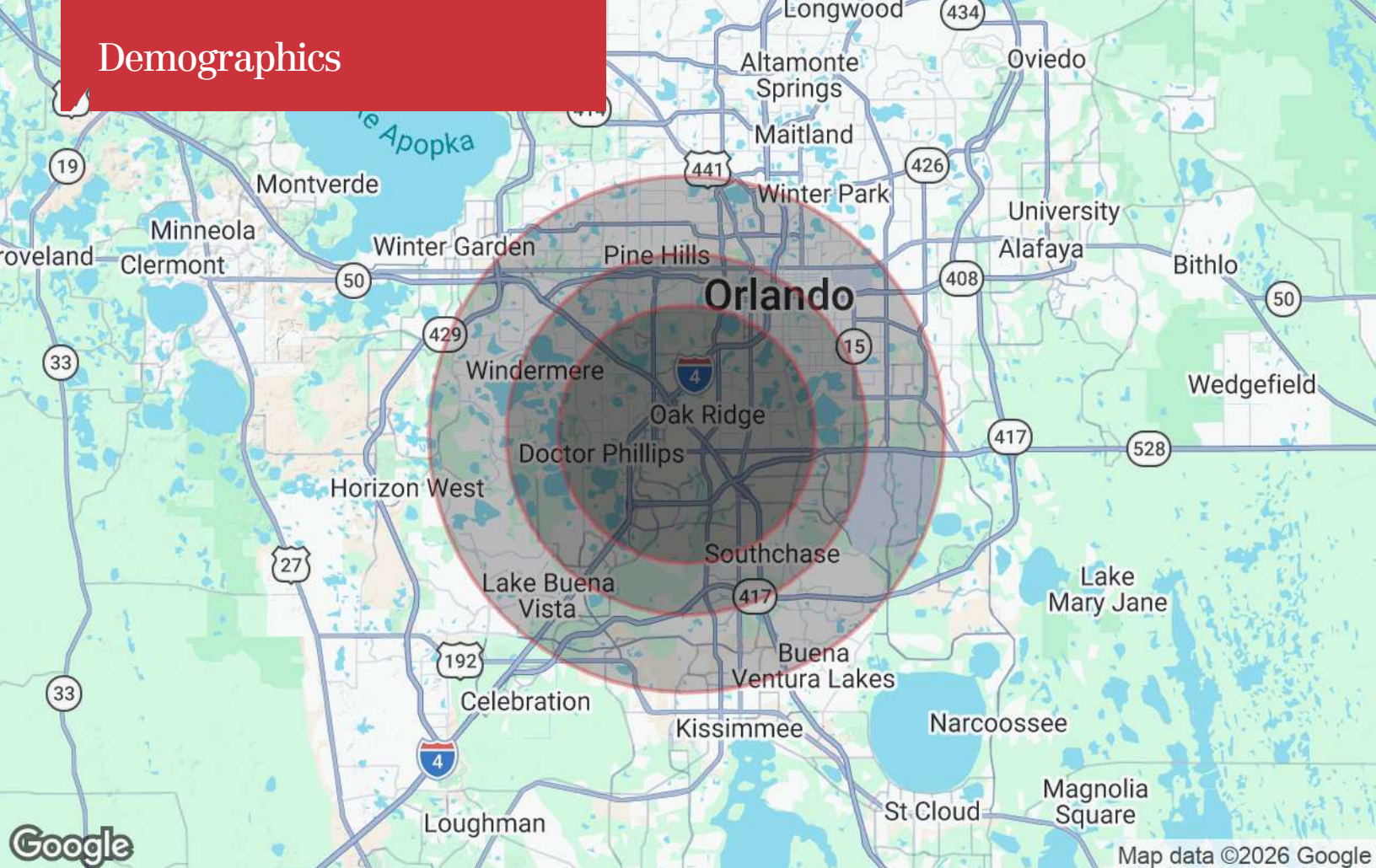


Break Room

# Location Maps



# Demographics



## Population

|                     | 5 Miles | 7 Miles | 10 Miles |
|---------------------|---------|---------|----------|
| TOTAL POPULATION    | 210,518 | 370,855 | 803,625  |
| MEDIAN AGE          | 38.0    | 38.7    | 37.8     |
| MEDIAN AGE (MALE)   | 36.9    | 37.7    | 36.9     |
| MEDIAN AGE (FEMALE) | 38.7    | 39.4    | 38.6     |

## Households & Income

|                     | 5 Miles   | 7 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 77,068    | 138,069   | 292,599   |
| # OF PERSONS PER HH | 2.7       | 2.7       | 2.7       |
| AVERAGE HH INCOME   | \$91,966  | \$104,165 | \$102,146 |
| AVERAGE HOUSE VALUE | \$364,657 | \$423,122 | \$404,386 |

\* Demographic data derived from 2020 ACS - US Census