

±1,632 - 3,642 RSF AVAILABLE FOR LEASE

SAND LAKE IV | 7380 SAND LAKE ROAD, ORLANDO, FL

# SAND LAKE IV

CLASS A OFFICE IN SOUTH ORLANDO

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## CLASS-A OFFICE BUILDING

Sand Lake IV is a Class-A office building located in South Orlando with visibility from I-4, and nearby Turnpike & Beachline Expressway (to airport). This is an Energy Star certified building with 360° lake views.

## PROPERTY FEATURES

- Four levels of FREE covered parking
- After hours card key access
- New dedicated traffic light
- Ingress/egress from Turkey Lake Rd. or Sand Lake Rd.
- Executive Suites (HQ, a member of the Regus Group) on the 5th floor provides numerous amenities
- Close to The Mall at Millenia, Bayhill, Windermere, Dr. Phillips, Universal Studios
- On-site management & security guard
- Common break/meeting room in Lobby

| SUITE | RSF           |
|-------|---------------|
| 100   | 2,309         |
| 360   | 2,898         |
| 400   | 1,632         |
| 405   | 1,954 - 3,642 |
| 460   | 1,688 - 3,642 |



LAKE VIEWS



CLASS A OFFICE SPACE

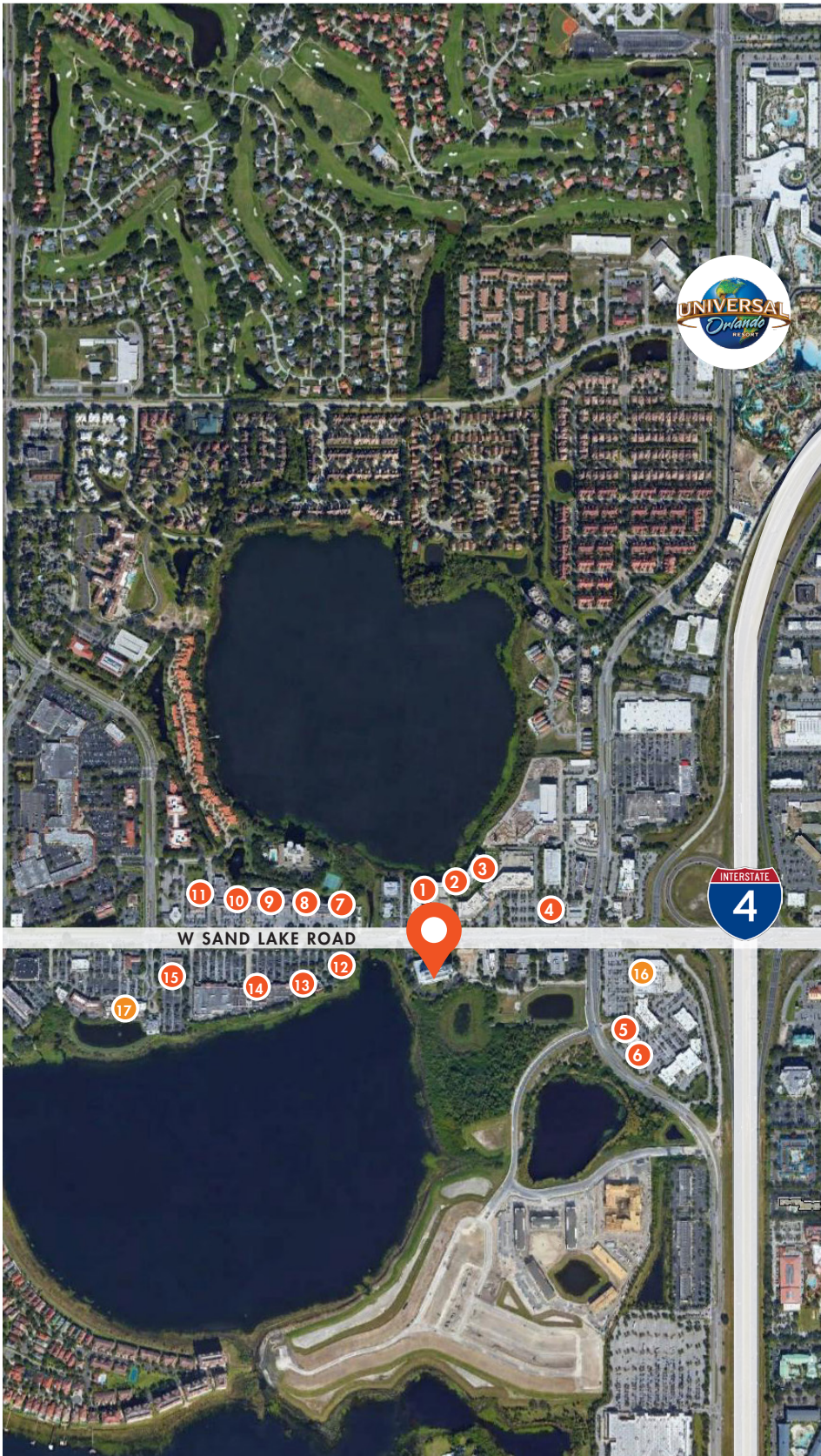
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## LOCATION

Sand Lake IV is located on “Restaurant Row” with many neighboring restaurants, hotels, banking, etc. within walking distance. I-4 is within minutes, giving the property easy access to the rest of Orlando.

## RESTAURANTS

- 1 Zoe’s Kitchen
- 2 Ocean Prime
- 3 Bento
- 4 Chick Fil A
- 5 Seito Sushi
- 6 Anthony’s Coal Fired Pizza
- 7 Ruth’s Chris
- 8 MoonFish
- 9 Ok, But First Coffee
- 10 Chronic Tacos
- 11 The Melting Pot
- 12 Eddie V’s Prime Seafood
- 13 Rocco’s Tacos
- 14 First Watch
- 15 Panera

## RETAIL

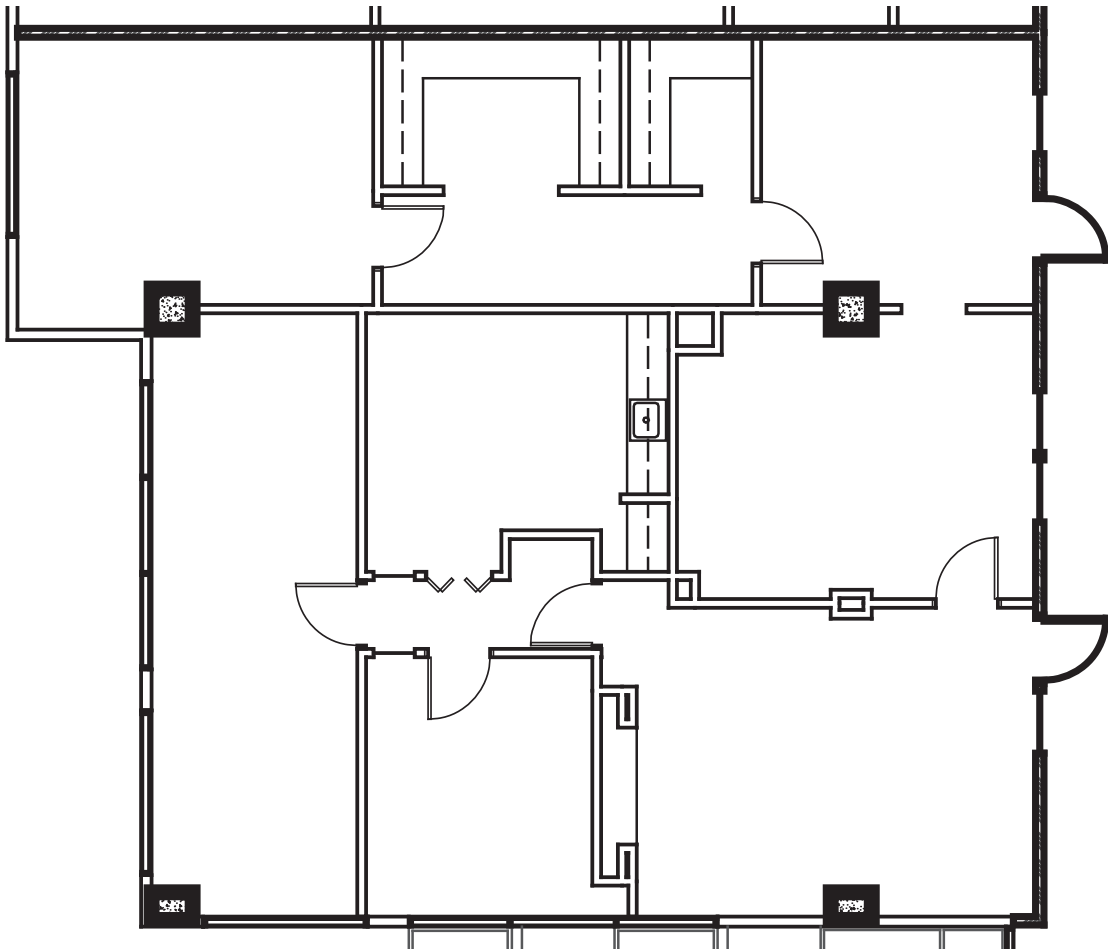
- 16 Whole Foods Market
- 17 Publix

## FIRST FLOOR

SUITE 100

2,309 SF AVAILABLE IN 60 DAYS

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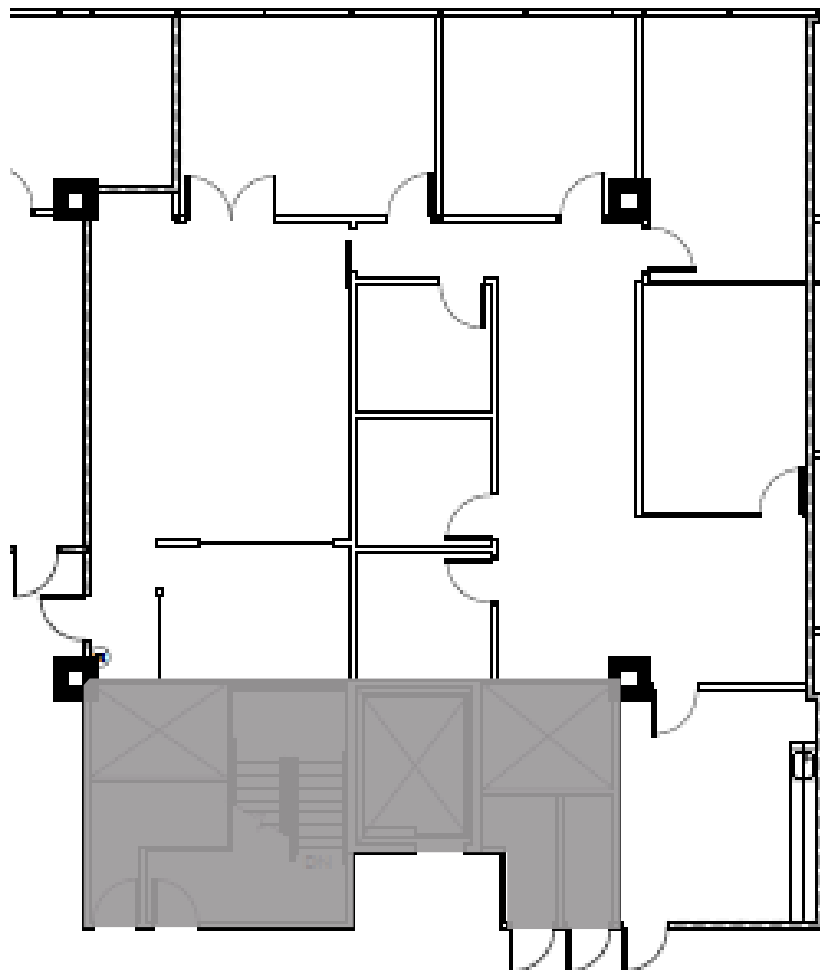
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## THIRD FLOOR

SUITE 360

2,898 SF AVAILABLE

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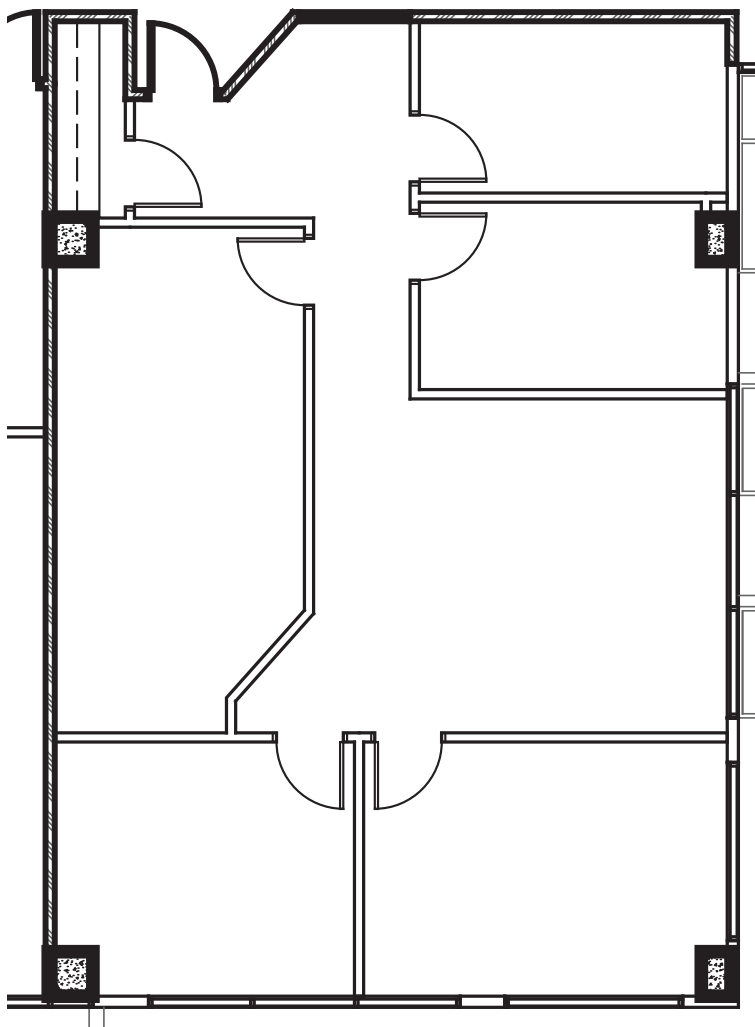
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## FOURTH FLOOR

SUITES 400: 1,632 SF AVAILABLE 30 DAYS

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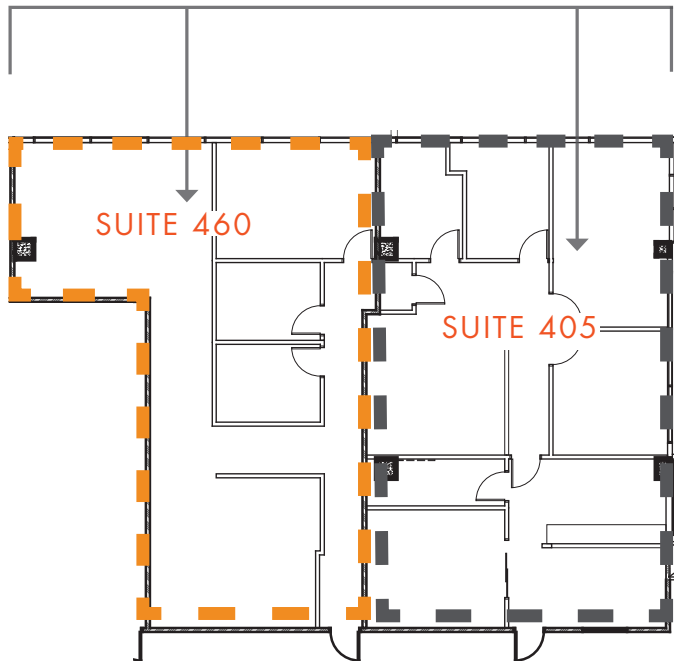
## FOURTH FLOOR

SUITES 405/460: 1,688 - 3,642 SF

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SUITE 460  
1,688 - 3,642 RSF  
AVAILABLE NOW

SUITE 405  
1,954 - 3,642 RSF  
AVAILABLE 4/1/2021



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