

American Pioneer III

Office Space for Lease



604 Courtland Street,
Orlando, Florida 32804

Property Details:

Total Space Available	5,096 SF
Rental Rate	\$18 - \$20/ SF/ Yr
Min. Divisible	770 SF
Max. Contiguous	2,800 SF
Property Type	Office
Property Sub-type	Office Building
Building Class	A
	1985

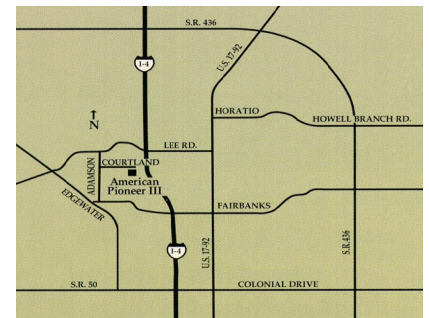


Spaces:

Suite	Space Available	Min Divisible	Max Contiguous	Price	Date Available	Description
131	1,504 SF	1,504 SF	1,504 SF	\$18-\$20/SF/Yr	Now	Office
320	770 SF	770 SF	770 SF	\$18-\$20/SF/Yr	Now	Office
327-330	2,822 SF	1,336 SF	2,822 SF	\$18-\$20/SF/Yr	Now	Office

Location Description:

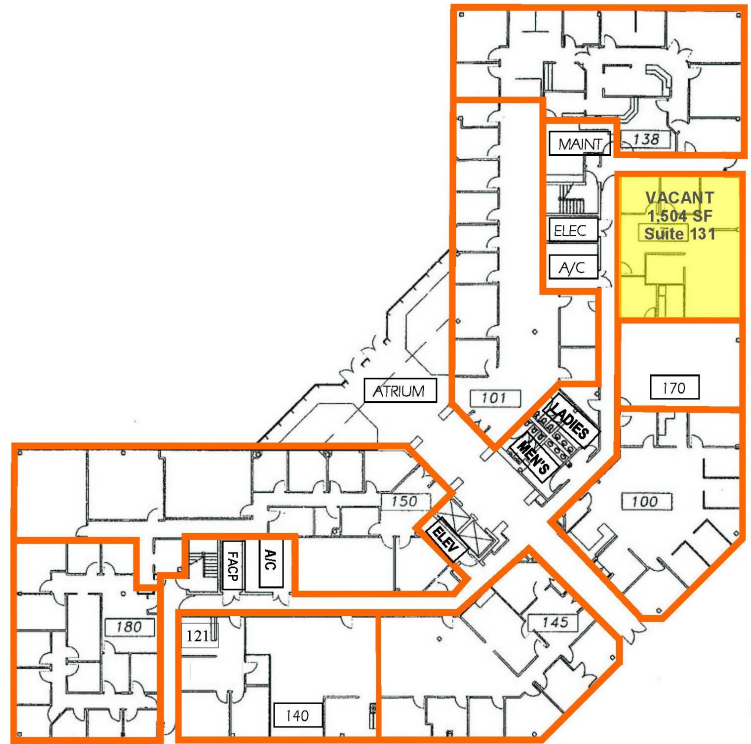
- Class "A", three-story office building containing 74,214 sq. ft.
- Excellent location with I-4 visibility & I-4 signage available
- 5 minutes to downtown Orlando, Maitland & Winter Park
- Easy access to the Interstate system
- 24 hour traffic count: 160,000 vehicles
- Ample and convenient parking, 4.25 spaces per 1,000 sq. ft.
- Restaurants, motels and shopping nearby



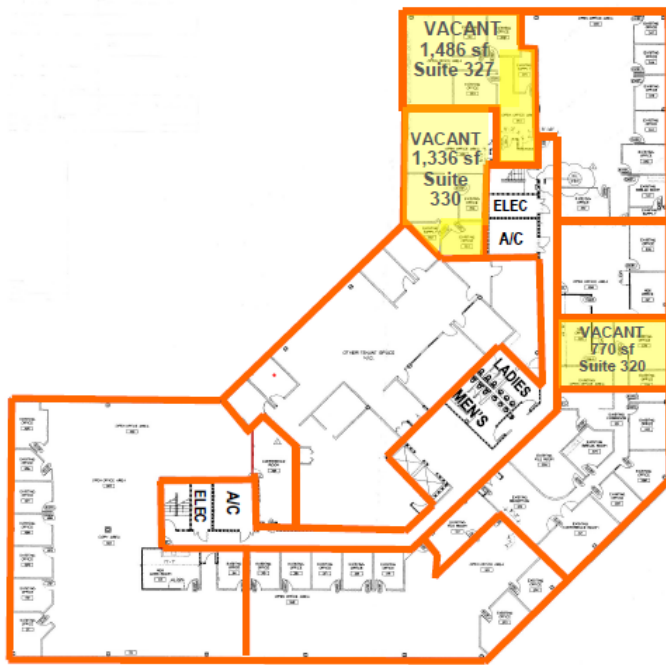
Commercial Sales & Leasing | Property Management | Project Development | Acquisitions & Dispositions | Construction Services

Southeastern Realty Group, Inc. - 933 Lee Road Suite 400 - Orlando, FL 32810 - t: 407-629-5595 - f: 407-645-2035

Floor Plans:



**604 Courtland Street
Orlando, FL
First Floor**



**604 Courtland Street
Orlando, FL
Third Floor**