

FLEX + OFFICE FOR LEASE



QUORUM CENTER

4401 Vineland Road
Orlando, FL 32811

The Quorum Center is comprised of 13 single-story office / flex buildings totaling 317,521 SF. It sits along Interstate-4 in an attractively landscaped 30-acre park.

The easily accessible complex is minutes from Downtown Orlando, Universal Studios and the Orlando International Airport.

**EFFICIENT
FLEX | OFFICE
UNITS**

RSF Available

1,572 - 12,354



For more information, contact:

Lou Payas, CCIM, SIOR
(407) 843.9781 | LouPayas@PayasCRE.com

www.trpcr.com

Space Available

1,572 RSF - 12,354 RSF

Rental Rate

\$17.00/RSF - Modified Gross
4% Escalations



BUILDING FEATURES & AMENITIES

- ▶ Quality, Built-to-Suit Units
- ▶ Flexible Floor Plans
- ▶ 12' Grade Level Loading Doors
- ▶ 13.5' Clear Height in Warehouse
- ▶ 3.75/1000 Pull Up Parking
- ▶ Energy-Efficient HVAC Units (Individually Metered)
- ▶ Custom Signage
- ▶ Quality, Built-to-Suit Units



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LOCATION HIGHLIGHTS

- ▶ Well-positioned along Interstate-4 south of Downtown Orlando and only minutes from Downtown Orlando, Universal Studios and Orlando International Airport.
- ▶ Close to hotels, restaurants, retail and the Mall of Millenia along with many surrounding residential developments
- ▶ Ideal access to all major thoroughfares
 - Interstate-4: 1 mile
 - Florida's Turnpike: 2.3 miles
 - Express Road 408: 5 miles
 - Express Road 528: 12 miles

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