

# FOR LEASE

**COLLEGE PARK WEST OFFICE with warehouse  
2301 SILVER STAR ROAD, ORLANDO, FL 32804**



**Lease Rate: \$16/SF Office, \$12/SF Warehouse \* Modified Gross Lease \***

## **BUILDING FEATURES**

**TOTAL SPACE AVAILABLE: 22,600 SF**

- 10,000 SF Office Space + 12,600 SF Warehouse  
OR  
16,300 SF Office Space + 6,300 SF Warehouse
- Grade level space, contiguous, with HVAC
- Former corporate offices for general contractor
- Over 50 parking spaces
- Frontage on Silver Star Road
- First time EVER availability
- City Bus Stop in front of building
- July 1, 2022 Availability



**RESULTS REAL ESTATE PARTNERS, LLC**  
Licensed Commercial Real Estate Brokers

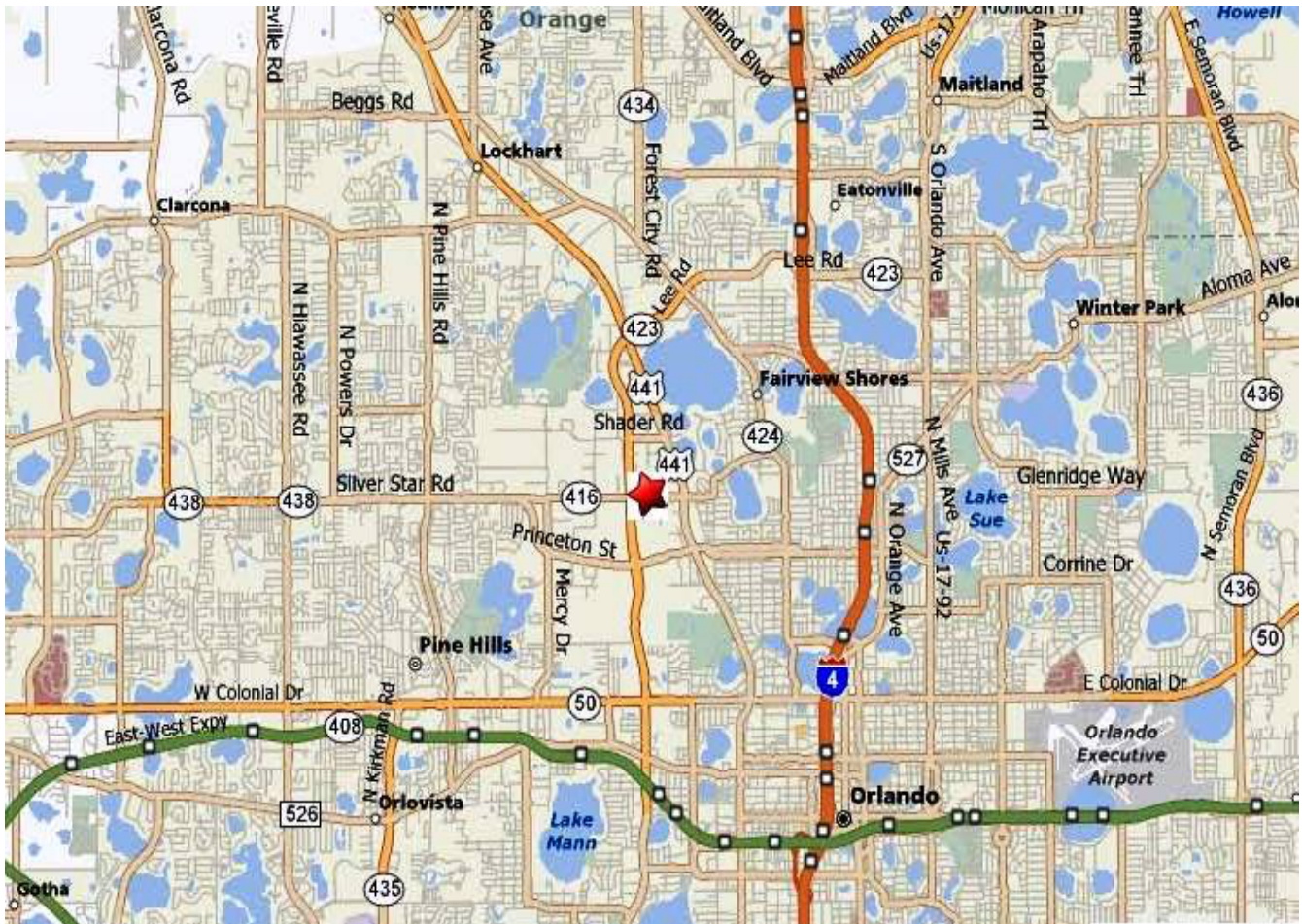
108 Commerce St, Suite 200  
Lake Mary, FL 32746  
Office (407) 647-0200  
Fax (407) 647-0205

**Contact Exclusive Agent:**

**Jeff Gindi, Broker/Principal**  
**407.925.4464 Cell**

**[JeffGindi@ResultsREPartners.com](mailto:JeffGindi@ResultsREPartners.com)**

## AREA MAP



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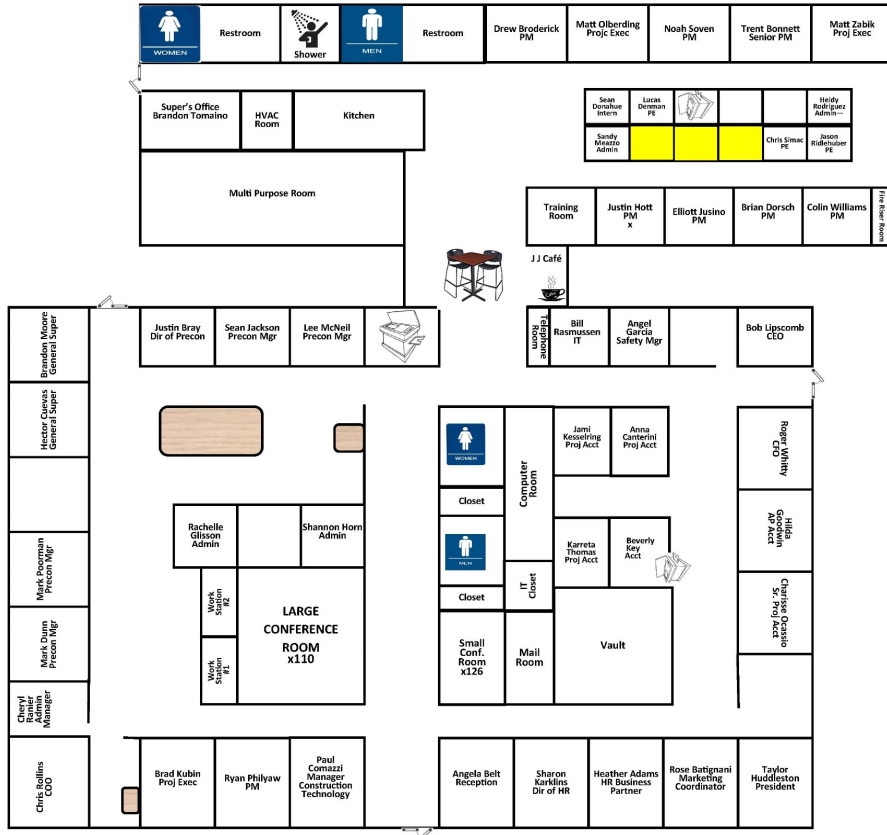
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# AS BUILT PLAN



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