

WEB BENEFITS DESIGN TECHNOLOGY CENTER

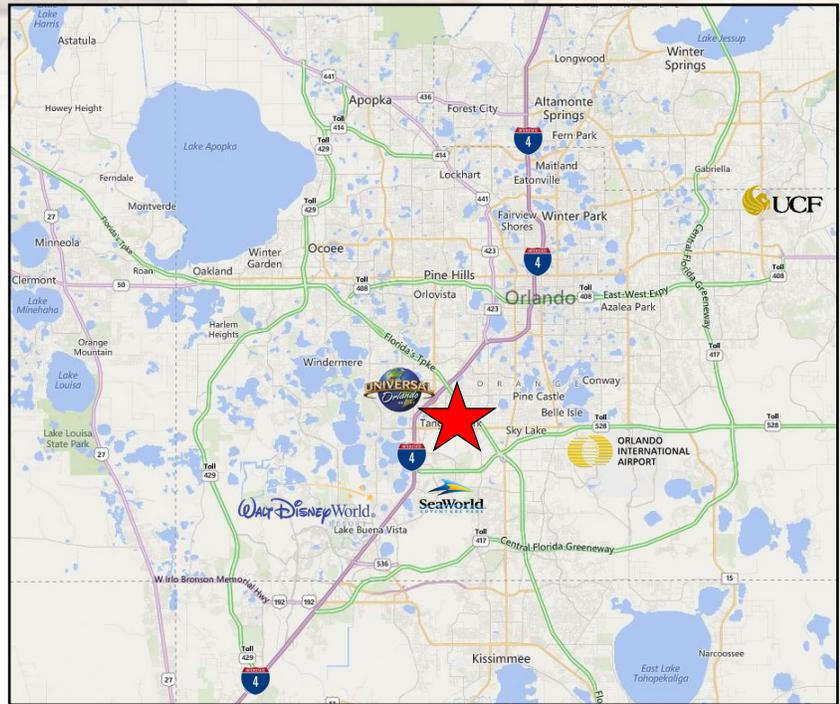
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Property Highlights

- ◆ 64,361 SF Class A Office Building with first floor office suites starting at 1,600 SF
- ◆ Endcap perfect for café, restaurant, or upscale lounge—wood trellis covered patio
- ◆ Beautiful, upscale design—high end renovation just completed including stone façade interior walls, LED screen tenant directory, travertine tile lobby, & LED lights
- ◆ Convenient full access intersection from Sand Lake Rd w/ exterior signage available
- ◆ Located within minutes of tourist corridor, I-Drive, Restaurant Row, and FL mall area
- ◆ Traffic Count: 50,000+ cars per day

4725 W. Sand Lake Rd. Orlando, FL 32819



Demographics 2015

	1 Mile	3 Miles	5 Miles
Population	2,471	53,966	201,175
Daytime Pop.	6,368	117,773	183,942
Avg. HH Income	\$47,229	\$47,840	\$58,964

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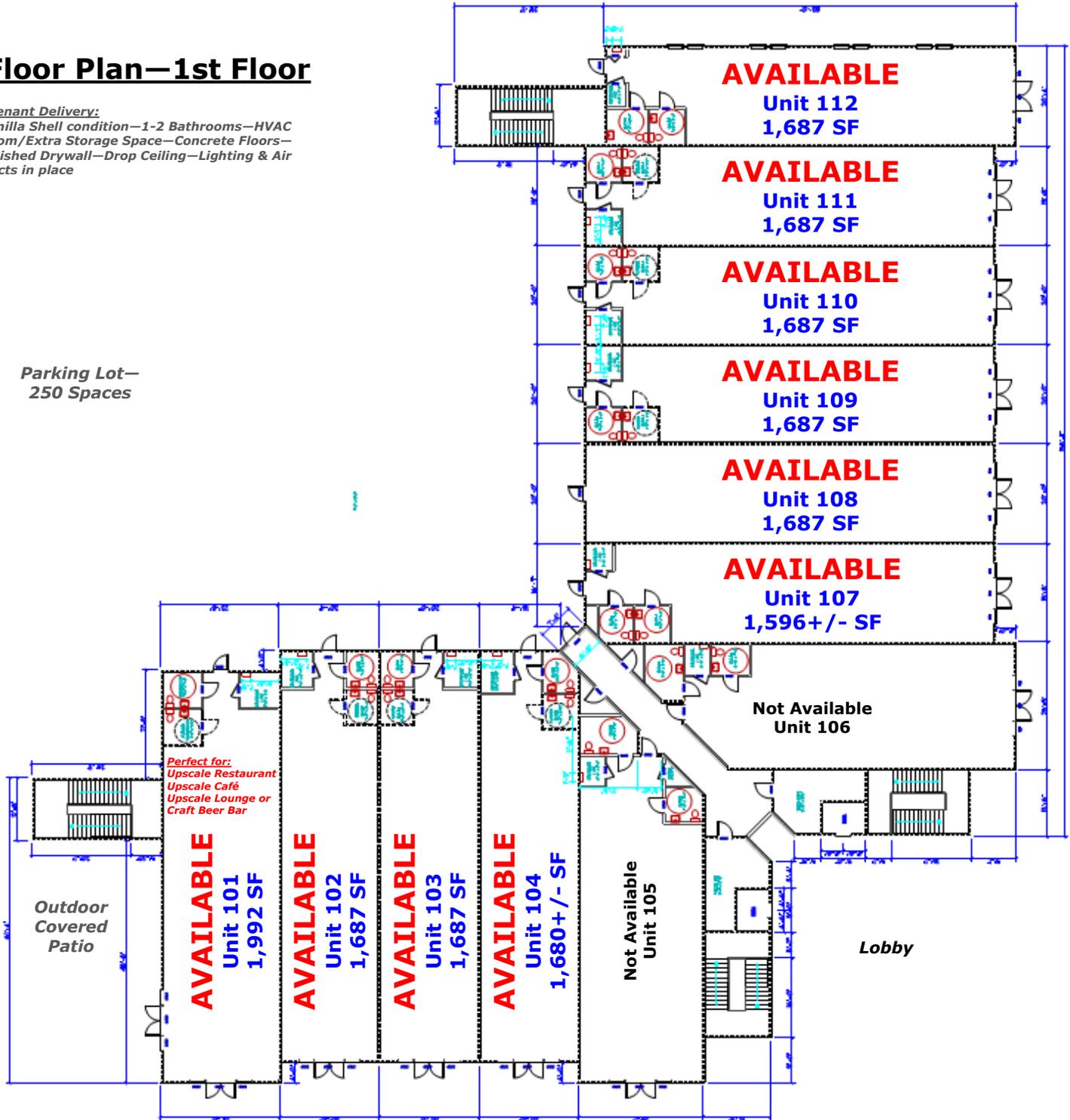
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Floor Plan—1st Floor

***Tenant Delivery:**

Vanilla Shell condition—1-2 Bathrooms—HVAC Room/Extra Storage Space—Concrete Floors—Finished Drywall—Drop Ceiling—Lighting & Air Ducts in place

Parking Lot—
250 Spaces



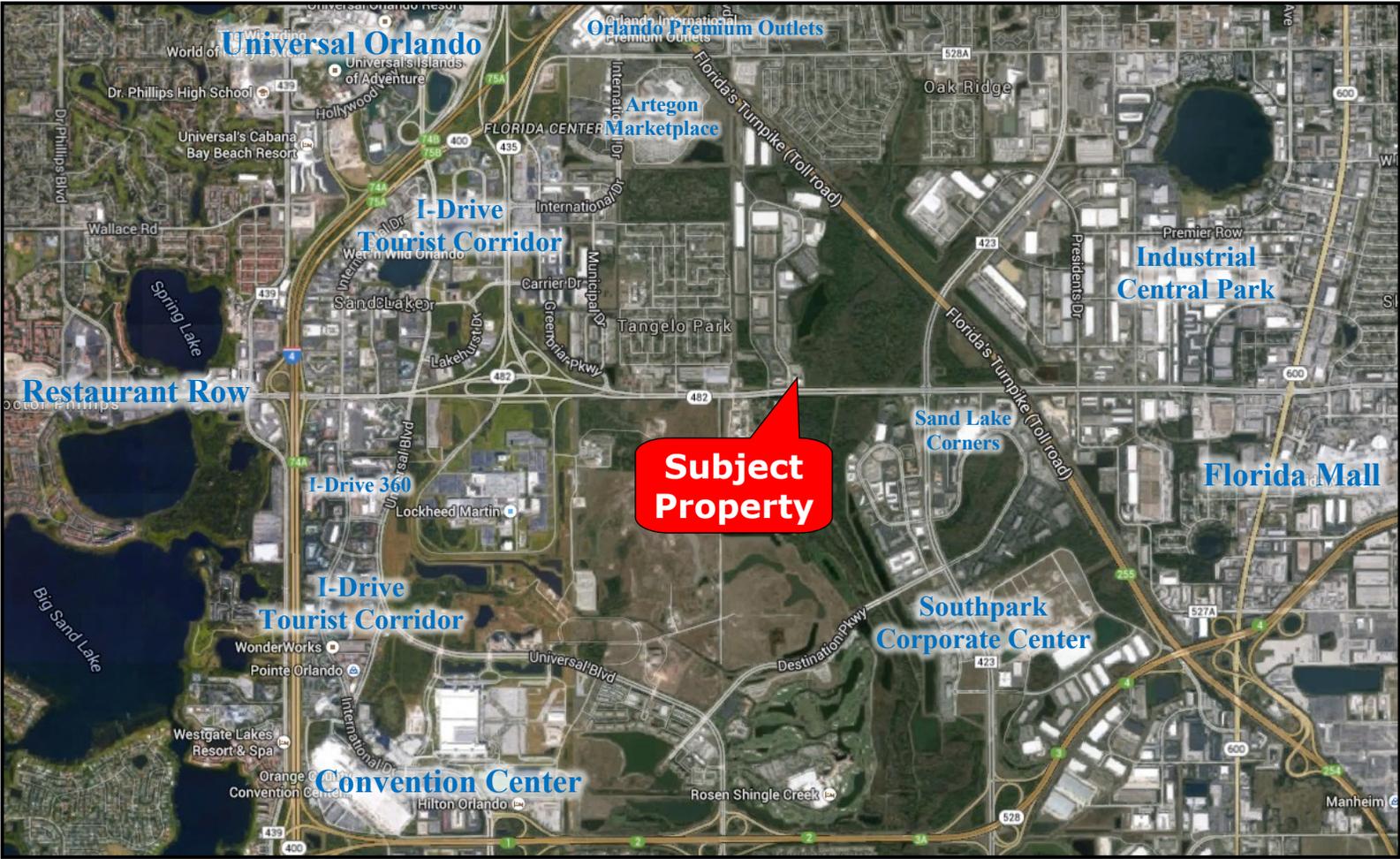
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