

±1,688 - 7,664 RSF AVAILABLE FOR LEASE

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

SAND LAKE IV

CLASS A OFFICE IN SOUTH ORLANDO

FOUNDRY
COMMERCIAL



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.

SUITE	RSF
135	2,482
460	1,688
420/430	7,664

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

FOR MORE INFORMATION, PLEASE CONTACT:

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 Licensed Real Estate Broker

ALEX ROSARIO | 407.540.7713
 Partner
 Alex.Rosario@foundrycommercial.com
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LAKE VIEWS



CLASS A OFFICE SPACE

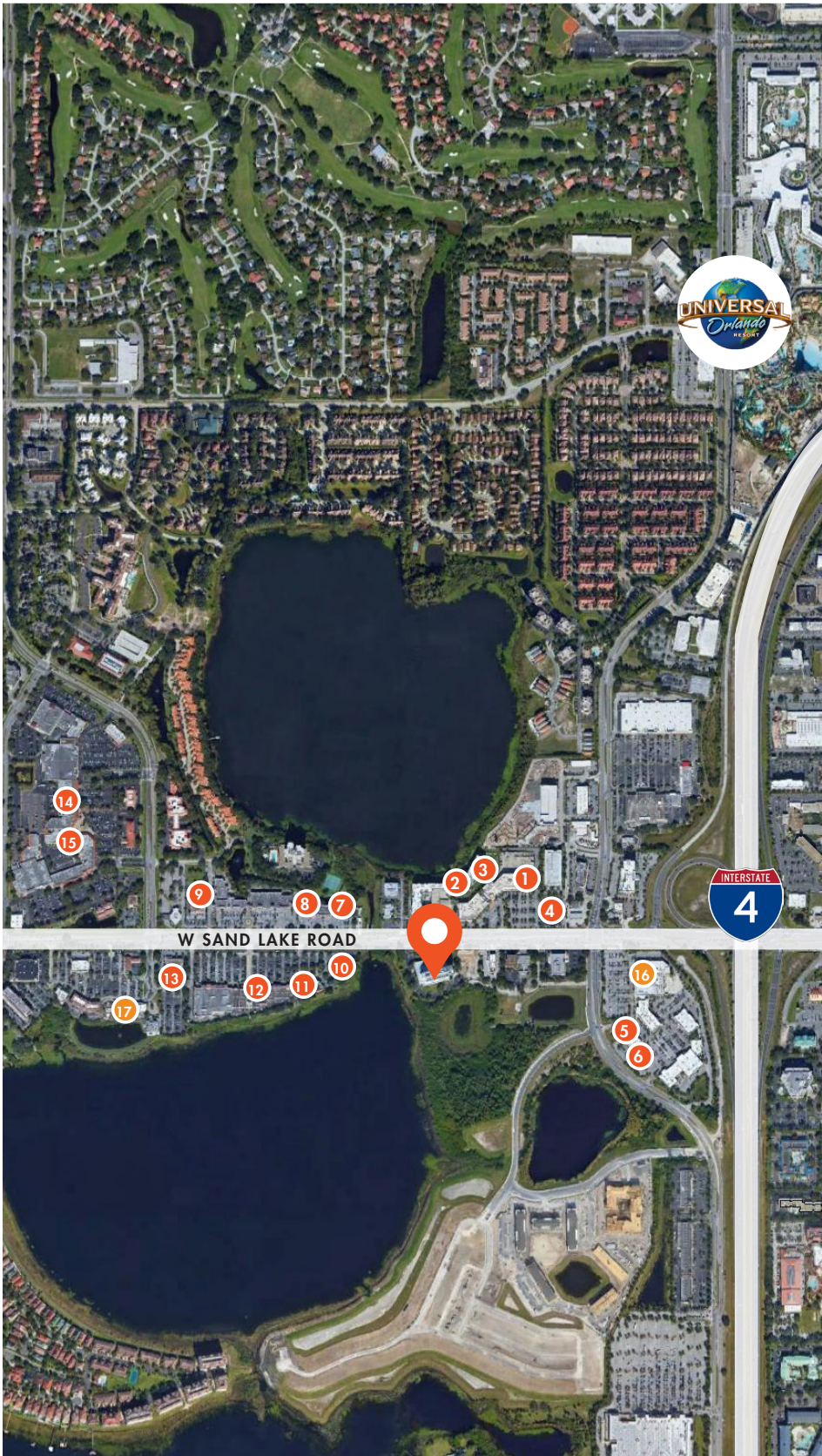
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LOCATION

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 American Social
- 2 Ocean Prime
- 3 North Italia
- 4 Chick Fil A
- 5 Seito Sushi
- 6 Anthony’s Coal Fired Pizza
- 7 Ruth’s Chris
- 8 MoonFish
- 9 The Melting Pot
- 10 Eddie V’s Prime Seafood
- 11 Rocco’s Tacos
- 12 First Watch
- 13 Panera
- 14 Domu
- 15 Bar Taco

RETAIL

- 16 Whole Foods Market
- 17 Publix

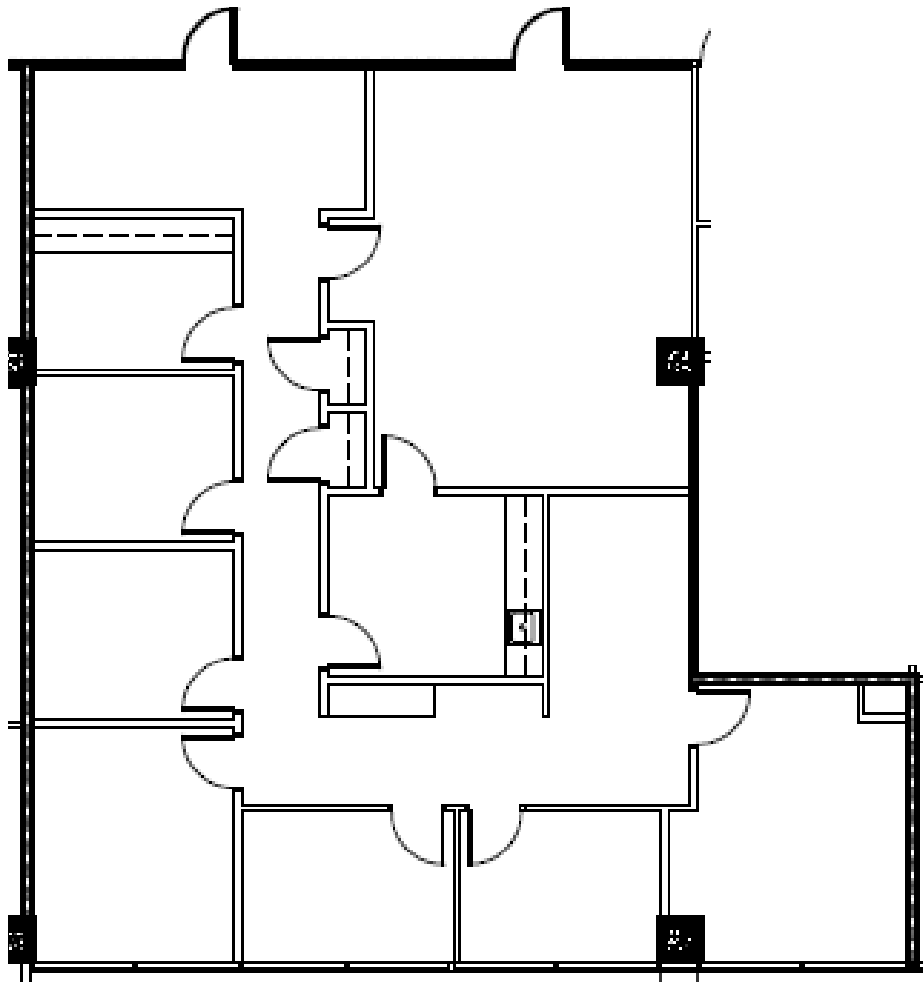
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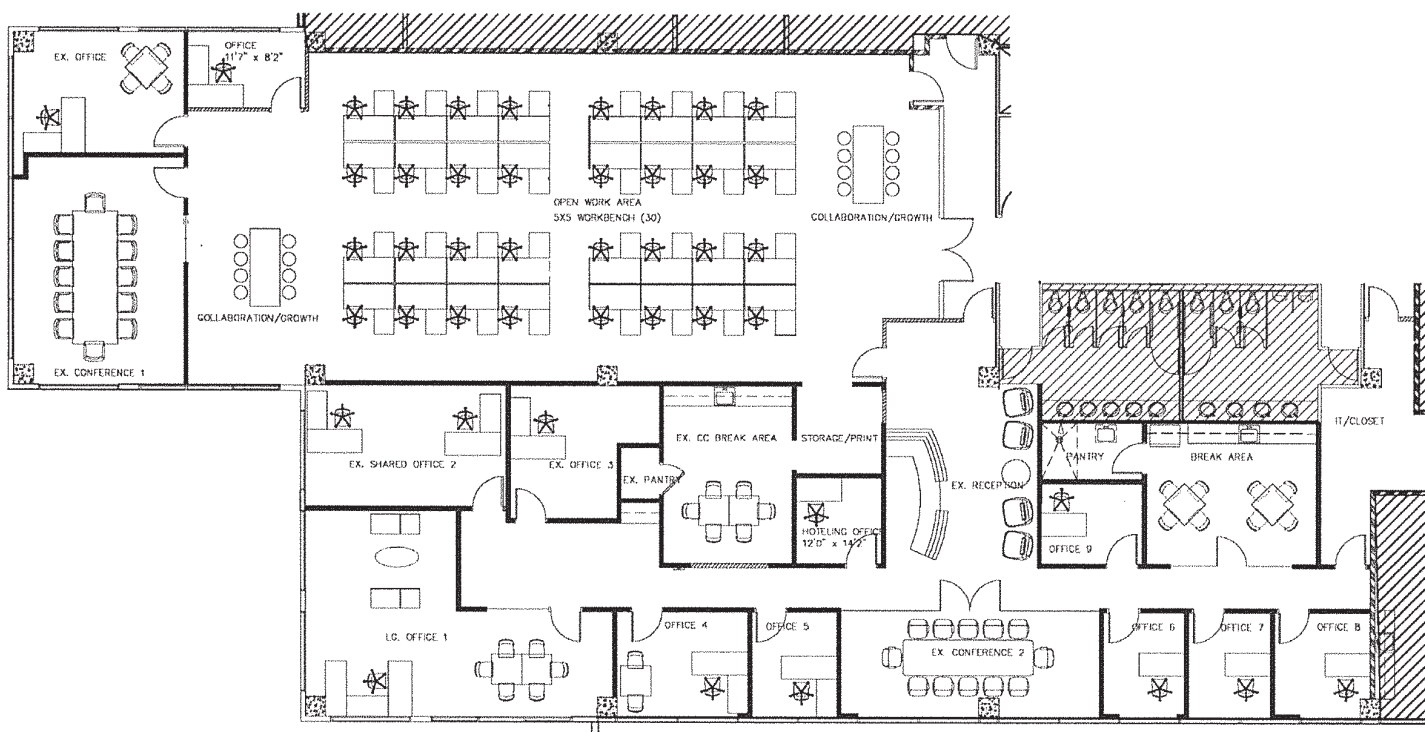
FIRST FLOOR

SUITE 135: 2,482 SF AVAILABLE 30 DAYS



FOURTH FLOOR

SUITE 420/430: 7,664 SF AVAILABLE 30 DAYS



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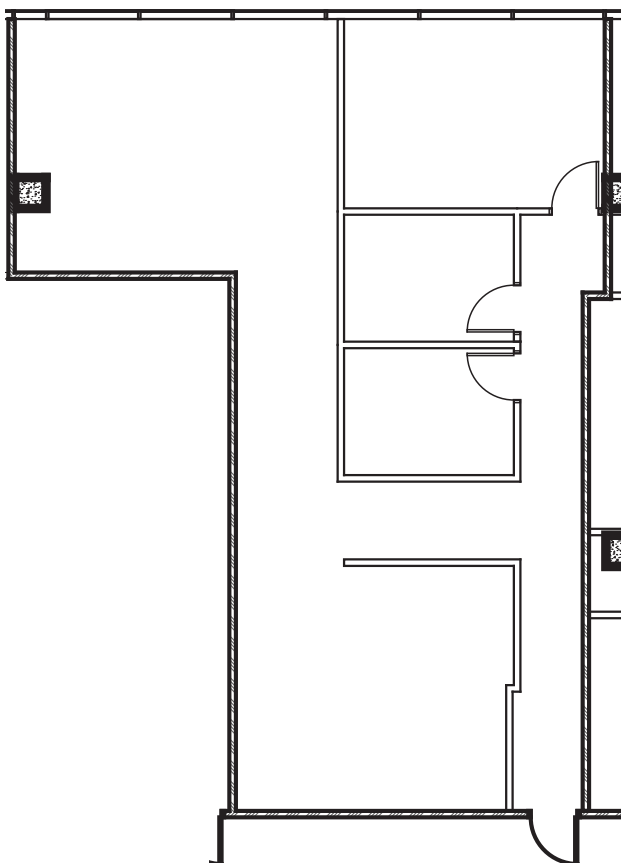
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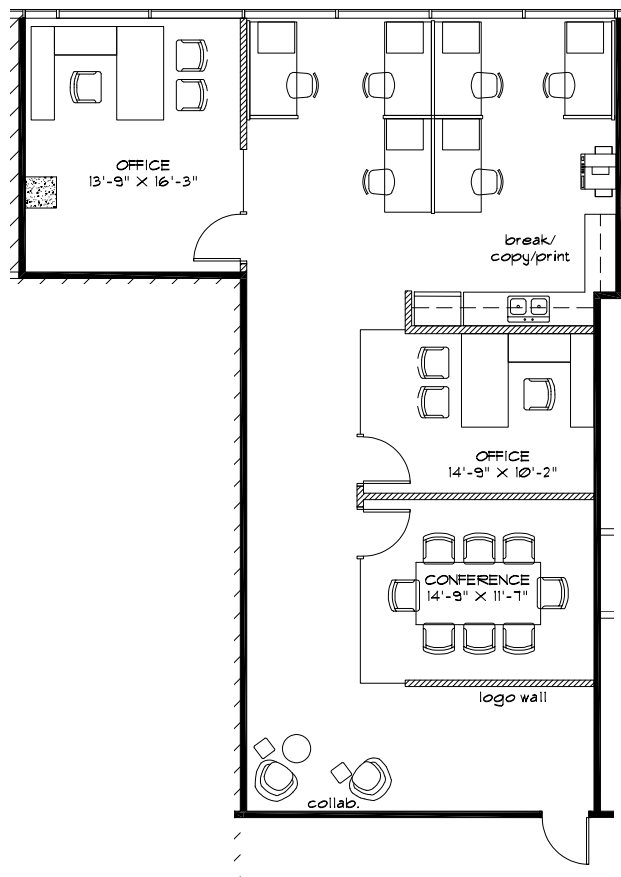
FOURTH FLOOR

SUITES 460: 1,688 SF

EXISTING PLAN



SPEC SUITE AVAILABLE 7/1/2024



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