6355 METROWEST BLVD - 1800 METROCENTER BLVD

FOUNDRY COMMERCIAL

METROCENTER OFFICE @ METROWEST

TWO FULL BUILDINGS AVAILABLE

FOR SALE OR LEASE

31,895 - 133,914 SF





DISCOVER METROCENTER @ METROWEST

Discover Metrocenter Office @ Metrowest, offering a perfect blend of modern functionality and timeless design. Originally constructed in 1988 and thoughtfully renovated in 2000, this single-story space is ideal for businesses seeking a professional and well-maintained environment.

FEATURES & AMENITIES

- **10 minutes from Universal Studios** - annually welcoming over 21 million visitors
- Over 200 hotels located **within 10 miles of the property**
- MetroWest Golf Club is less than 1 mile down the street, **featuring an 18-hole public course, plus restaurants, pro shop, and lessons**
- **$6.5MM** in tenant contributions to tenant interiors
- **Metrocenter Office @ Metrowest features onsite dining** which serves the entire campus

KEY FEATURES

Year Built	1988/2011
No. of Stories	1
SF	±133,914
Parking Ratio	4.1/1,000 / 6.4/1,000
Site Size	11.01 acres / 4.26 acres

133,914 Sq. Ft.
of rentable space

11.01 acres
campus

Outdoor Spaces
and ample natural light

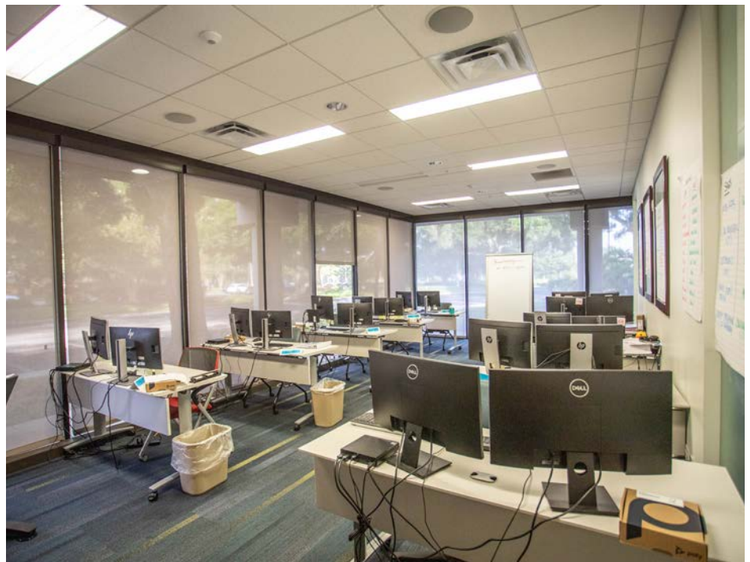
Adjacent
to Valencia College

On-Site Cafeteria
full-campus service











Cambridge Building
31,895 RSF

METRO CENTER BLVD

VALENCIA COLLEGE DR

RECEIVING RD

1st floor

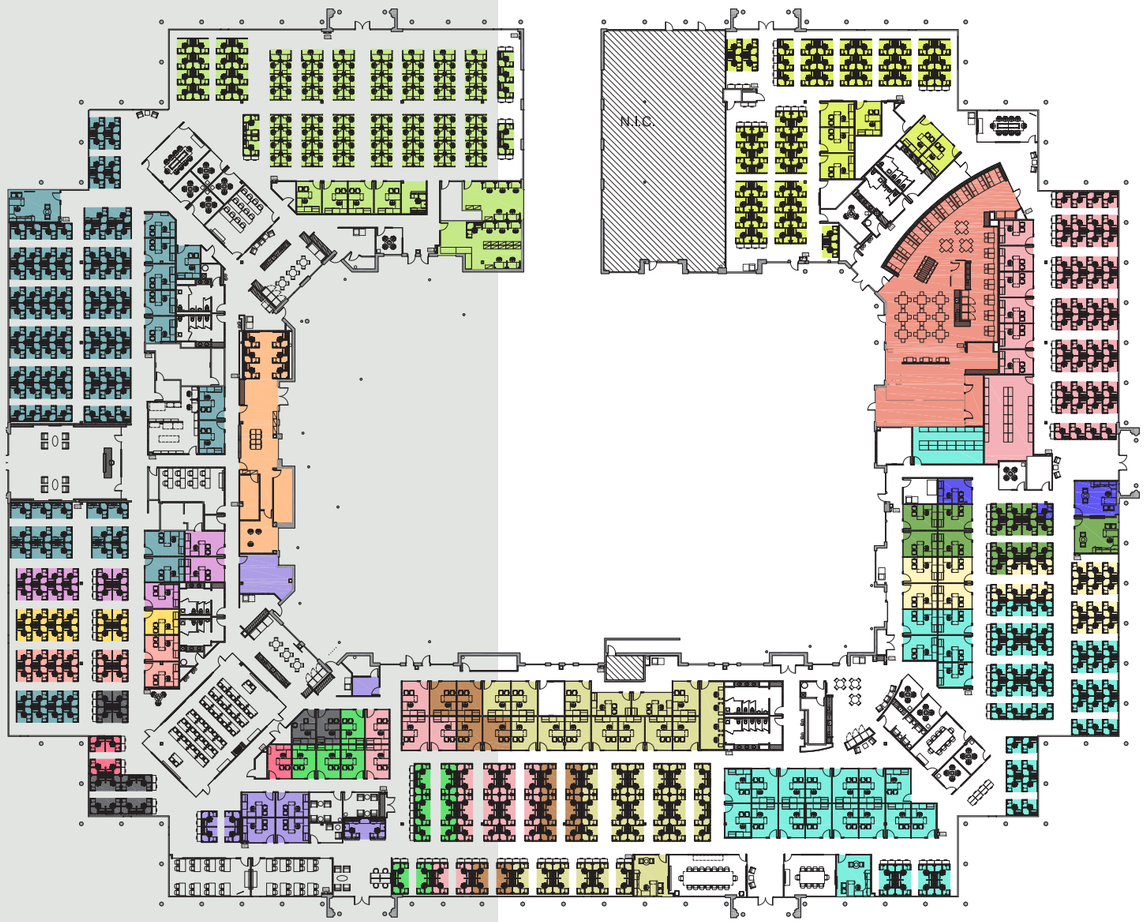
Metrowest Commerce Center
102, 019 RSF

METROWEST BLVD

FLOORPLANS

6355 Metrowest Blvd

102,019 SF Available









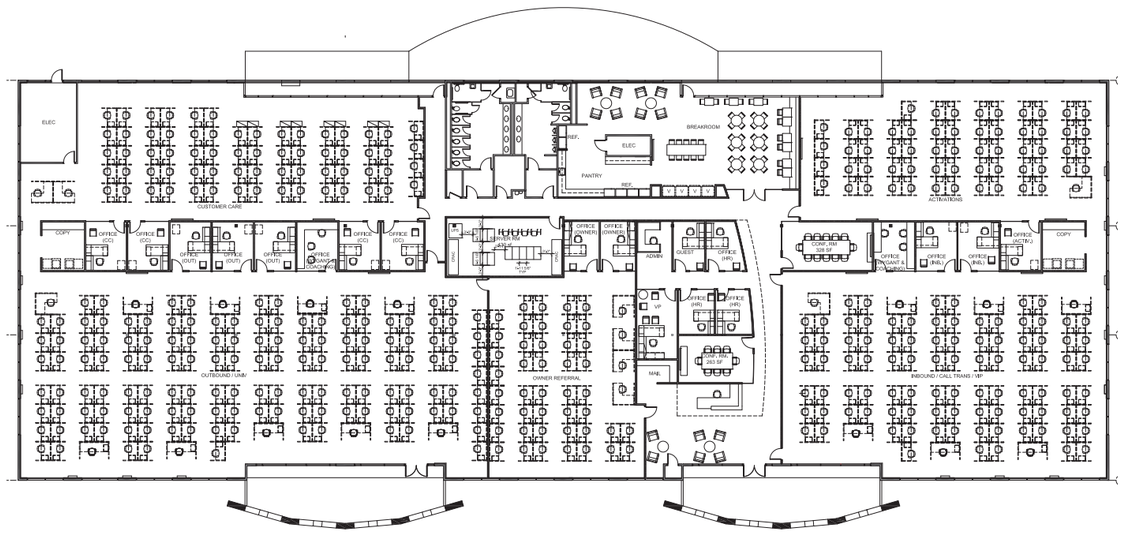


FLOORPLANS

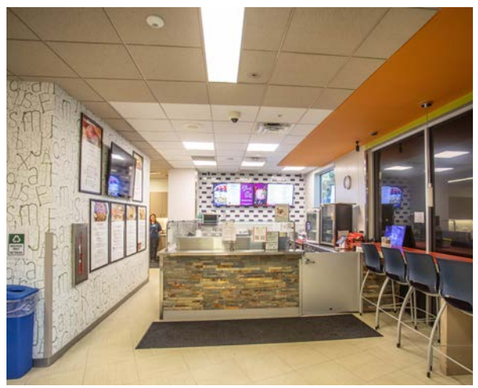


1800 Metrocenter Blvd

31,895 SF Available













NEARBY AMENITIES

Easily Accessible From Metro Orlando & Beyond

Get to major thoroughfares like I-4 in 10 minutes and Florida's Turnpike in 15 minutes. Downtown Orlando's Central Business District is just 15 minutes away.

RESTAURANTS

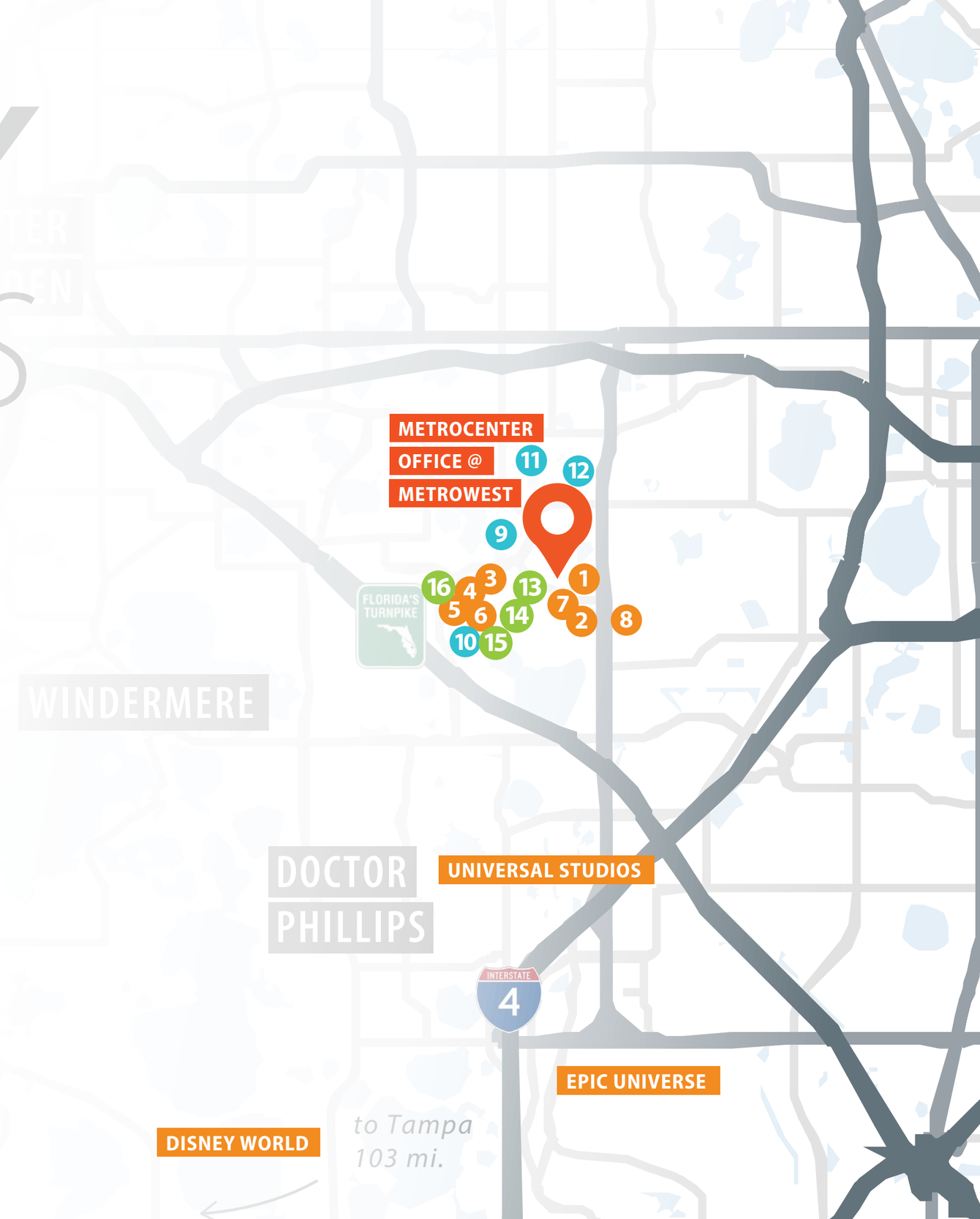
1. Bubbakoo's Burritos
2. Mecatos Bakery & Cafe
3. Achilles Art Cafe
4. Musashi Sushi Lounge
5. a Brasileira Bar & Grill
6. Yami Buffet
7. Chipotle
8. Starbucks

AMENITIES

9. MetroWest Golf Club
10. Publix Supermarket
11. ALDI
12. Wawa

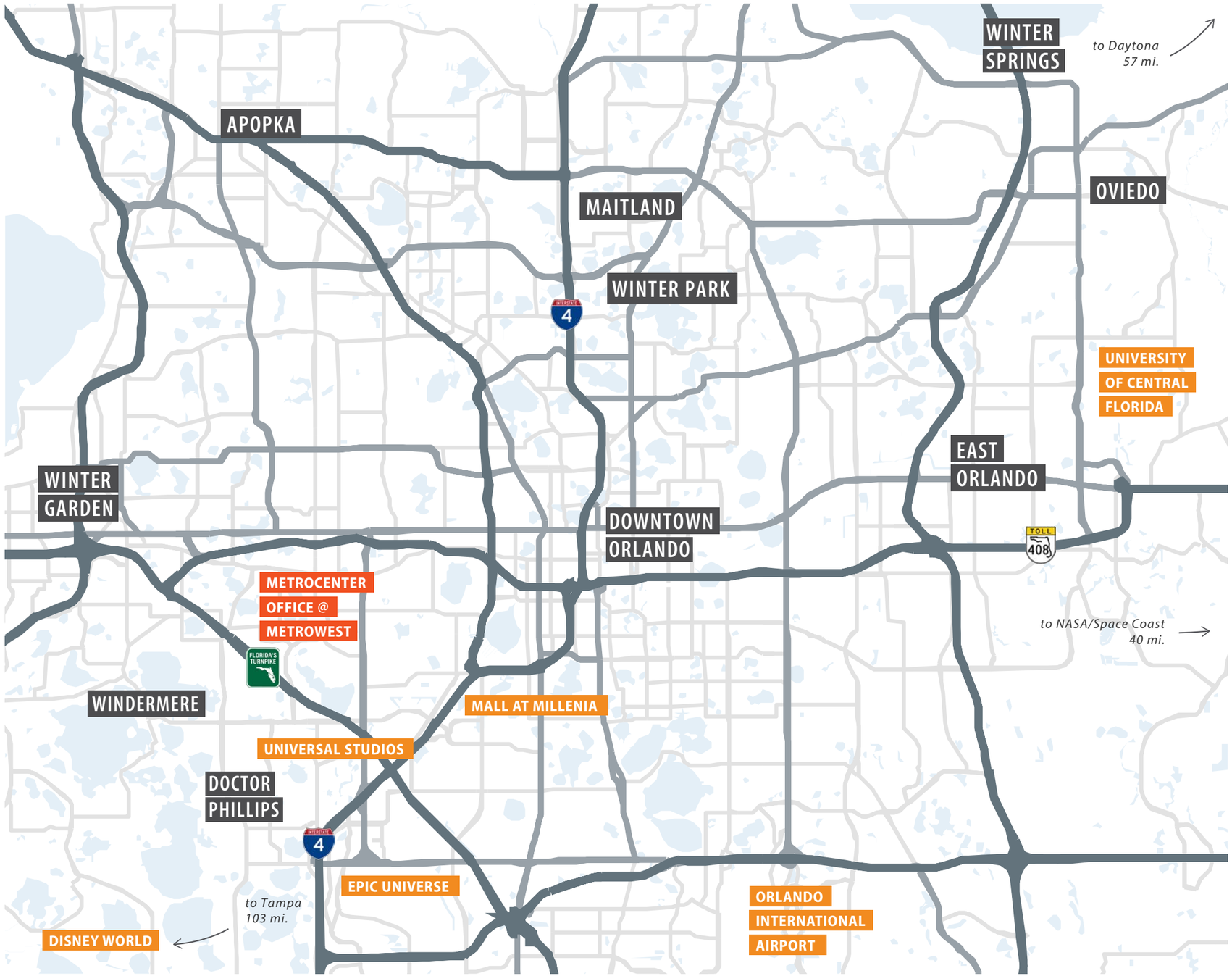
MULTI-FAMILY

13. The Summit at MetroWest
14. Madison at MetroWest
15. Alvista Metrowest
16. The Debra Metrowest



GREATER ORLANDO

REGIONAL MAP





DRIVE TIMES

Mall at Millenia	12 mins.
Downtown Orlando	15 mins.
Universal Studios	13 mins.
Epic Universe	18 mins.
Disney World	22 mins.
Orlando International Airport	24 mins.
Tampa, Florida	1 hr 31 mins.

GREATER ORLANDO

Class-A Campus in a First-Class City

IN METROWEST ORLANDO

Discover Metrocenter Office @ Metrowest, offering a perfect blend of modern functionality and timeless design. Originally constructed in 1988 and thoughtfully renovated in 2011, this single-story space is ideal for businesses seeking a professional and well-maintained environment.

Metrocenter Office @ Metrowest is an excellent choice for companies seeking to relocate their HQ to a top-of-the-line location. Design-built for an institutional client, the building has everything a tenant could need from the get go.

#1
FASTEST GROWING METROPOLITAN STATISTICAL AREA

#1
CITY FOR JOB GROWTH

#2
BEST CITY FOR FUTURE JOB GROWTH

#3
BEST CITY FOR MILLENIALS

The fastest growing city in the U.S.

approximately
2.6
MILLION RESIDENTS IN ORLANDO MSA

Why Florida

- **No state income tax**
- **25M population** within a 5 hour drivetime
- **Most miles of contiguous coastline** in the U.S. - 1,350 miles
- Lowest average **residential real estate taxes** compared to the Southeast
- **Lowest US corporate tax rate**













ORLANDO

A UNIQUELY LIVEABLE COMMUNITY

One significant factor that sets Orlando apart is its remarkable quality of life. Those who venture into Orlando beyond our world-famous tourist attractions, quickly realize that this is a uniquely liveable community. Distinctive, brick streets and tree-lined neighborhoods; year-round outdoor recreation; proximity to beaches, lakes, springs, parks, and trails; worldclass entertainment options; professional sports; cultural events; closets free of winter coats, scarves, and gloves all contribute to an environment that most never want to leave once they've called it home. In fact, companies of all types and sizes find that the unparalleled quality of life enhances employee recruitment and retention.

(Source: Orlando Economic Partnership)

RECREATION/ENTERTAINMENT

- #1 Family travel destination in the world
- 70+ Million visitors annually
- 1,000+ fresh water lakes
- #1 Meetings and conventions destination
- 300+ Golf courses, including Arnold Palmer's Bay Hill
- More theme parks, resorts, and attractions than any place in the world (including Walt Disney World, Universal Orlando Resort, and Seaworld Orlando)

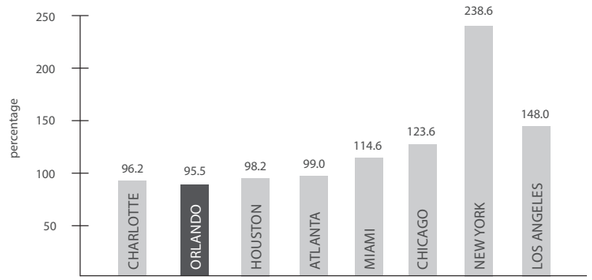
ARTS & CULTURE

- Dr. Phillips Center for the Performing Arts
- Orlando Philharmonic Orchestra
- Orlando Symphony Orchestra
- Orlando Science Center
- Orlando Ballet
- Orlando Museum of Art
- Morse Museum
- Florida Film Festival

HOUSING

Executive housing choices are abundant: from urban historic neighborhoods with winding brick roads, to suburban homes with big backyards, to high-rise condos with bars and restaurants next door, to world renowned golf course communities with famous neighbors.

COST OF LIVING INDEX



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FOUNDRY
COMMERCIAL

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