

Office For Lease-Fully Furnished

2,906 sq.ft - 5 Minutes from Florida Mall and FL Turnpike

2151 Consulate Dr. Unit 6, Orlando FL



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Your Commercial Real Estate Advisors

DISCLAIMER & DISCLOSURE: The information contained in this Brochure has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. For the purpose of this Brochure a Fully Furnished Office includes: the Permanent Office Buildout, Cubicles, Private Offices, Reception Desk and Workstations. The following Business Personal Property items ARE NOT included: Desks, Chairs, Sofas, Computer, Telephones, Servers, among other owner's property. The owner reserves the right to not include any particular item as part of the rent. References to square footage, office improvements, site plans, and specific location of businesses are all approximate. Tenant must verify the information and bears all risk of inaccuracies.

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Licensed Real Estate Broker

CASABLANCA
Commercial Real Estate

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Office Highlights

- Rare Fully Furnished with Full Buildout Office
- Impeccable Interior Buildout with 2,906 Square Feet
- Premium Corner Office with Two Separate Access Doors
- Five (5) Private Offices, Three (3) Workstation Spaces
- Beautiful Reception with Two (2) Workstation Spaces
- An Executive Private Office in the Second (2nd) Floor
- Furnished Waiting Room with Wood Floors
- Fully Equipped Kitchen and Lunch Table
- Executive Office Furniture and Upscale Workstations
- Premium Lighting and Illumination
- Two (2) Separate Bathrooms for Women & Men
- Dedicated Server Room with High Speed Internet
- Two Full Storage Rooms
- Strategically Located Off FL Turnpike and Road 528
- Just Fifteen (15) Minutes from the International Airport
- Class A Condo Office Building with ample Parking
- Situated in a Professional Park area impeccable maintained



Ideal for:

- Consulting Firms
- Law Firms
- Real Estate Office
- Medical Office
- Travel Agencies
- Technology Firms

At a Competitive Lease Rate

Rare Fully Furnished with Full Buildout Office

Ready to Move, You Don't Have to do Anything!

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Fully Furniture Office - 2,906 Square Feet



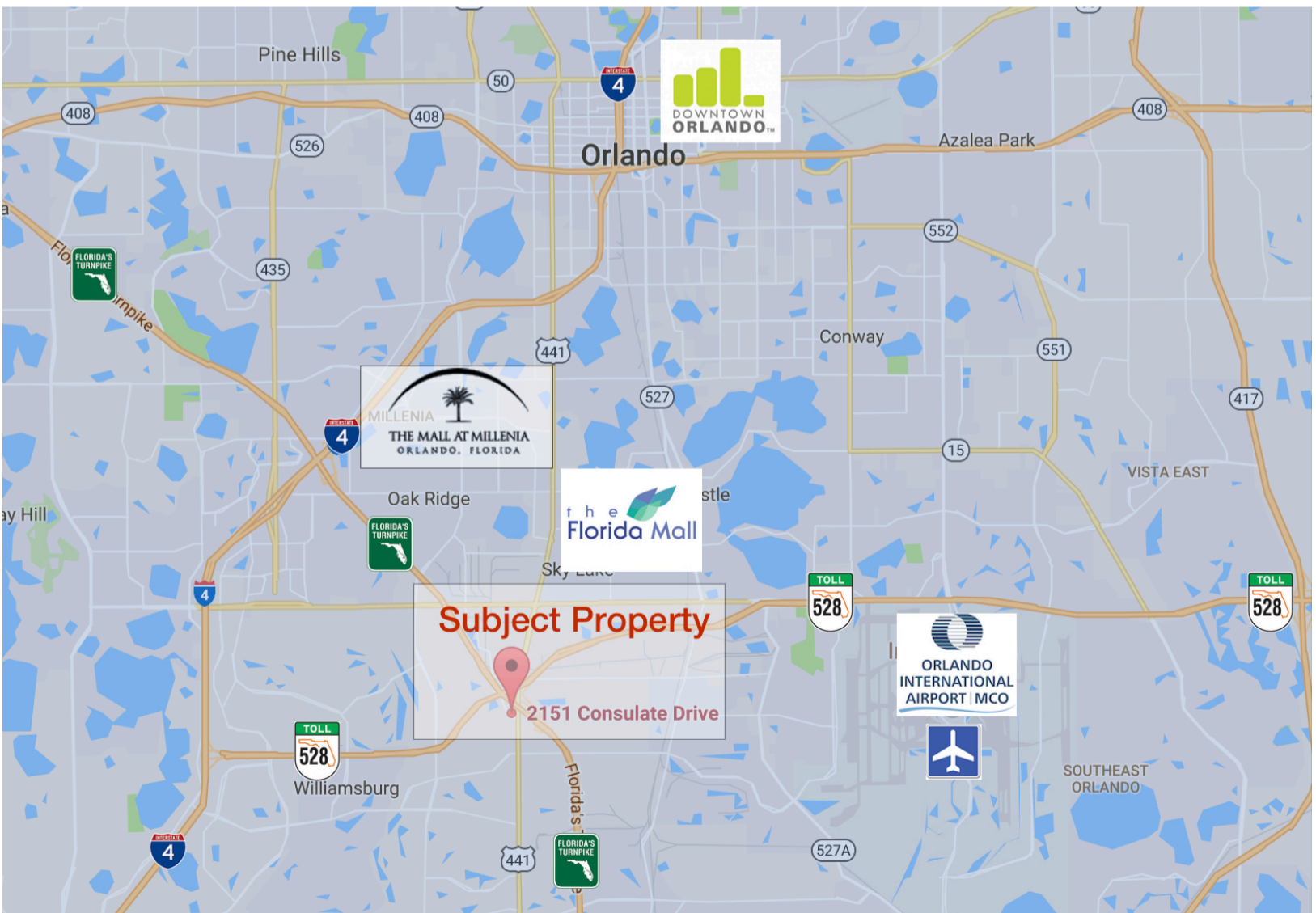
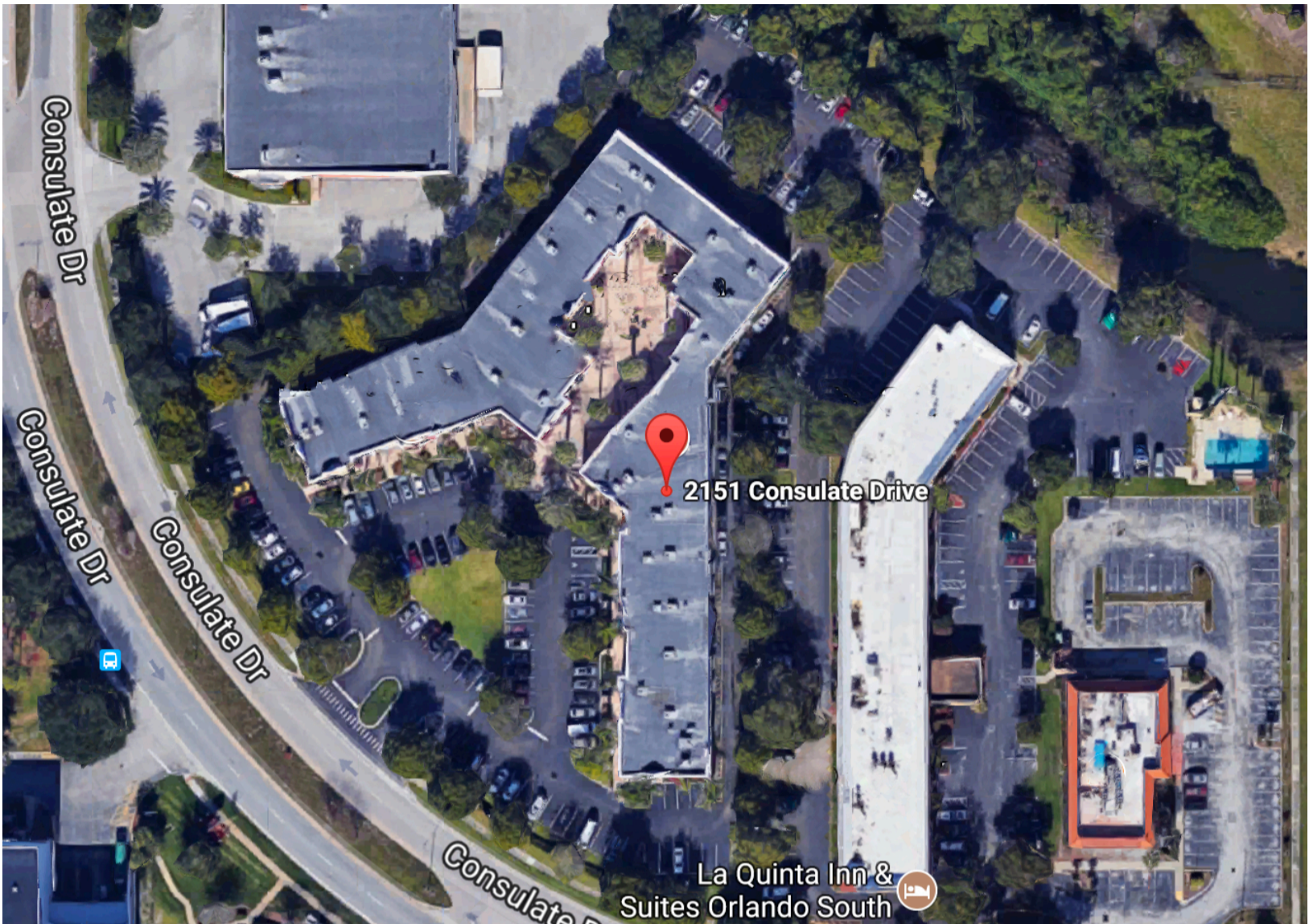
Rental and Lease Terms

Rental Breakdown						
Rent Breakdown	Monthly	Annual	Per Sq.Ft	Square Feet	Lease Type	Lease Term
Base Rent	\$3,000	\$36,000	\$12.41	2,901	NNN	3 Years Minimum
CAM	\$526	\$6,317	\$2.18	2,901		
Property Tax	\$507	\$6,078	\$2.10	2,901		
Sub-Total Rent	\$4,033	\$48,395	\$16.68			
Plus: Sales Tax	\$262	\$3,146				
Total Rent	\$4,295	\$51,541				

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Strategic Location - Easy Access to FL Turnpike



DISCLAIMER: Map Location of Business and the Subject Property are approximate and not accurate

Consulate Business Professional Park

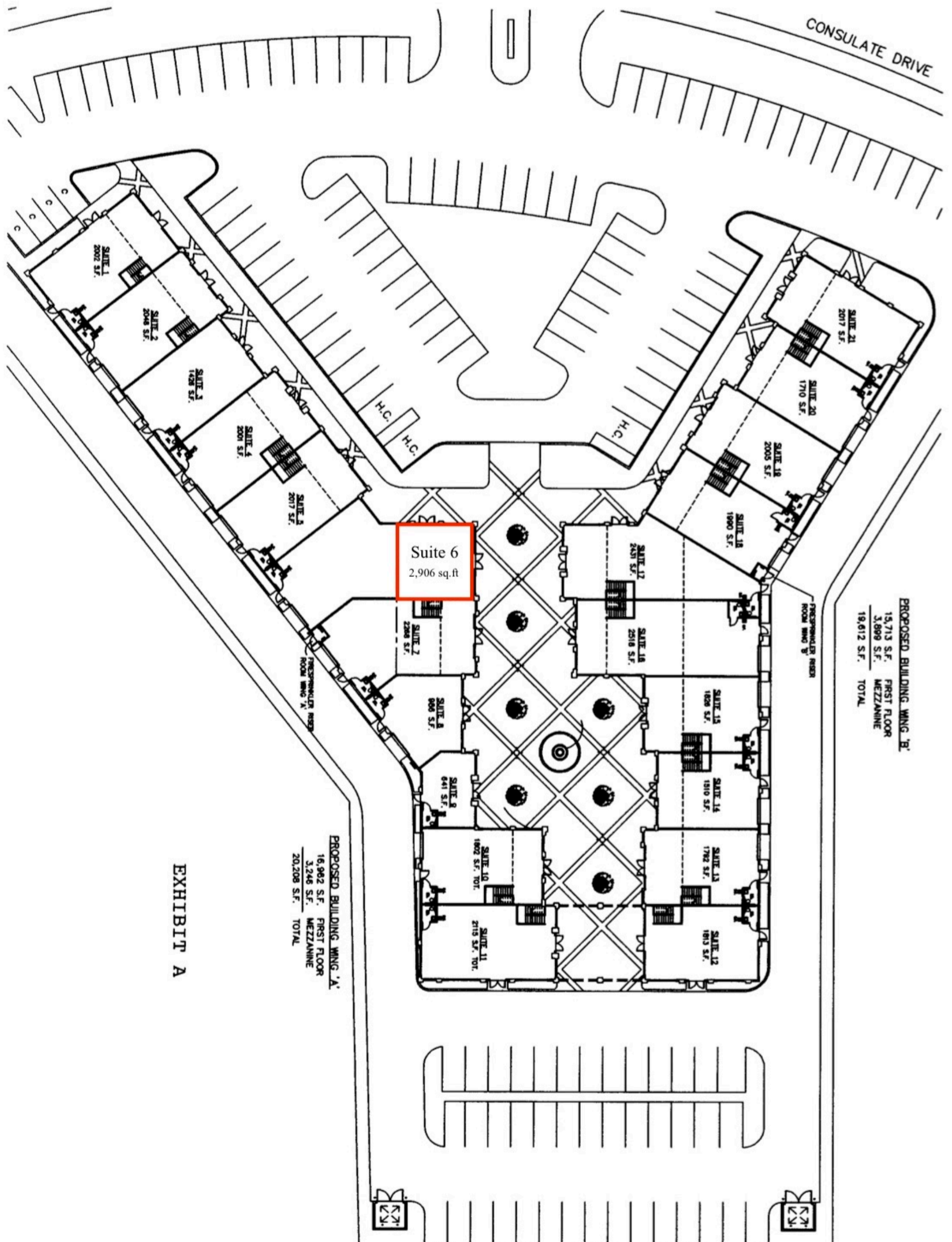


EXHIBIT A

PROPOSED BUILDING WING 'A'
16,962 S.F. FIRST FLOOR
3,246 S.F. MEZZANINE
20,208 S.F. TOTAL

PROPOSED BUILDING WING 'B'
15,713 S.F. FIRST FLOOR
3,899 S.F. MEZZANINE
19,612 S.F. TOTAL

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Workstation (3 Workplaces) & Reception with 2 Workplaces



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Five (5) Private Offices



Executive Private Office on 2nd Floor Mezzanine



Large Private Office



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Beautifully Appointed Main Hallway



Kitchen and Lunch Room



Ample Parking on Both Sides



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