

All SF are approximate and subject to verification.



# For Sale

Value Add or Owner/User Opportunity

Lakefront @ Lee Vista | 7453 T.G. Lee Blvd, Orlando FL  
**76,630 SF | Plug & Play, office furnishings available**

 **JLL** SEE A BRIGHTER WAY

# LAKEFRONT @ LEE VISTA

## 7453 T.G. LEE BLVD., ORLANDO

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### Opportunity Details

 **76,630 SF available, single tenant or full floor opportunities**

 **Portion available for Immediate Occupancy**

 **Call broker for pricing**

### Building Features

 **Total building size 76,630 SF on 7.36 acres**

 **Class "A" office building**

 **Built 1999/Recently Renovated**

 **Parcel #27-23-30-5040-00-130**

 **Zoning: AC-3, City of Orlando**

 **399 parking spaces total, 5.20/1,000 ratio**

 **Adjacent to Orlando International Airport & Brightline Station**

 **Minutes from Downtown Orlando & Lake Nona**





## Generator Specifications

- Model: Cummins Onan 1100DFLB-40
- Power Output: 1100 kW / 1375 kVA, 3-Phase
- Fuel System: 2,000-gallon diesel tank (ConVault RN20003SF)

Extended runtime: 2,000-gallon capacity provides hours of continuous operation at full load (full building backup)

Three-phase power ideal for industrial facilities and critical infrastructure

Cummins reliability with comprehensive service network



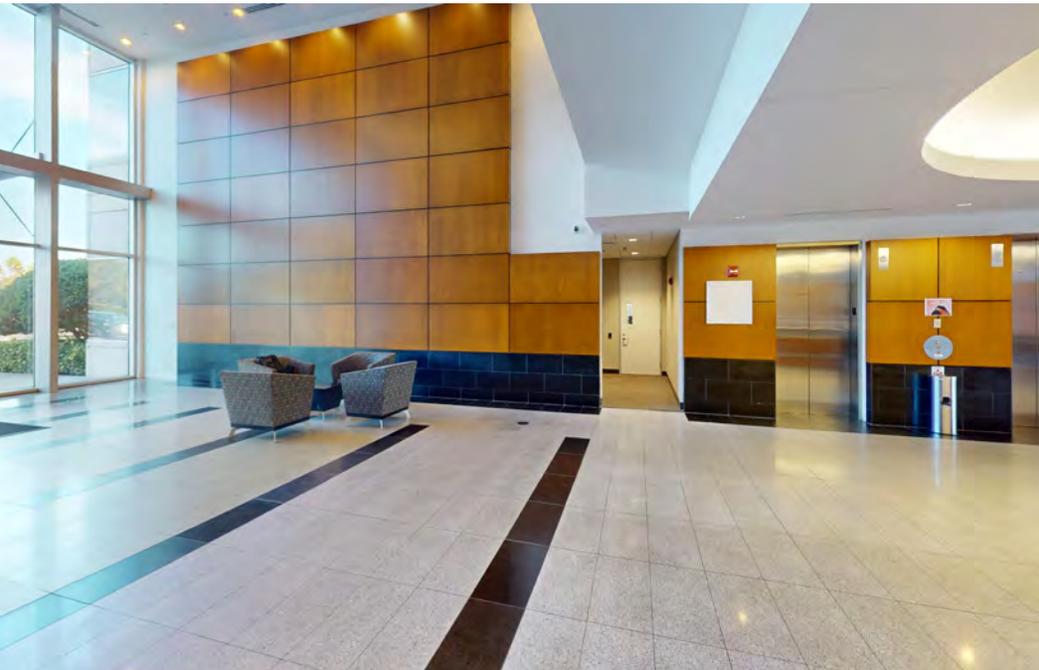
# LAKEFRONT @ LEE VISTA

## EXTERIOR PHOTOS



# LAKEFRONT @ LEE VISTA

## LOBBY PHOTOS



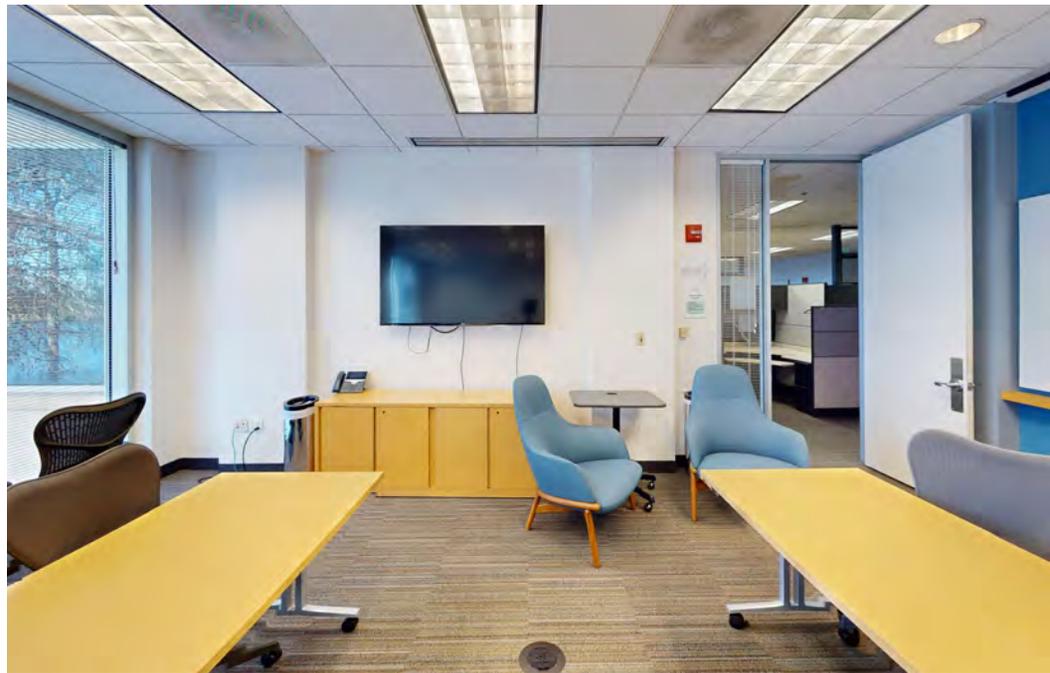
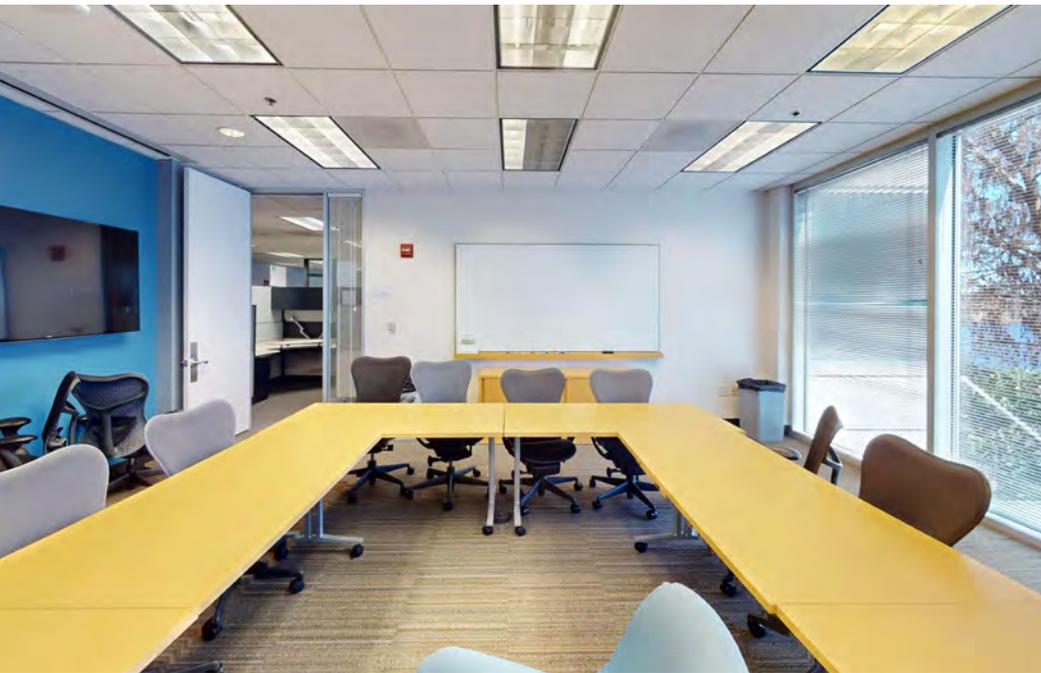
# LAKEFRONT @ LEE VISTA

## FIRST FLOOR PHOTOS



# LAKEFRONT @ LEE VISTA

## SECOND FLOOR PHOTOS



# LAKEFRONT @ LEE VISTA

## FIRST FLOOR PLAN

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# LAKEFRONT @ LEE VISTA

## SECOND FLOOR PLAN

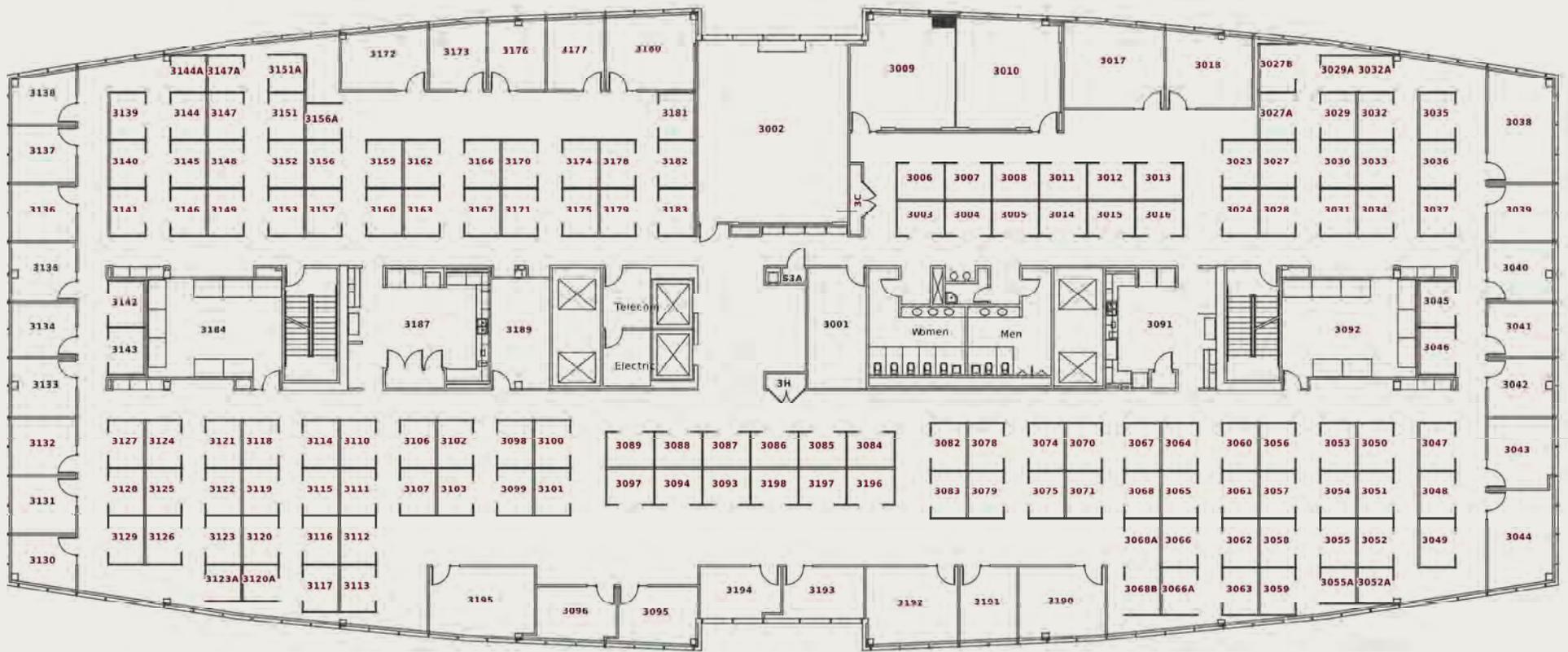
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# LAKEFRONT @ LEE VISTA

## THIRD FLOOR PLAN

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# 7453 T. G. Lee Blvd Amenities

## RESTAURANTS/COFFEE

- 1 Starbucks (3)
- 2 Dunkin' (3)
- 3 Miller's Ale House
- 4 Another Broken Egg Cafe
- 5 Texas Roadhouse
- 6 Panera Bread
- 7 Cheddar's Scratch Kitchen
- 8 Cracker Barrel
- 9 El Rinconito Restaurant & Bar
- 10 Chabuca Peruvian
- 11 Outback Steakhouse
- 12 Red Robin Gourmet Burgers
- 13 Rock & Brews
- 14 Chili's
- 15 Bar Louie Grill
- 16 Sonny's BBQ
- 17 Denny's
- 18 TGI Fridays
- 19 LongHorn Steakhouse
- 20 Cali Coffee
- 21 IHOP
- 22 Bonefish Grill
- 23 Carrabba's Italian Grill
- 24 Koon Thai Restaurant
- 25 Rooted Grounds Coffee
- 26 Crimson Tavern
- 27 Proccolino's Ristorante & Pizzeria
- 28 Brewlando Brewing
- 29 Dutch Bros Coffee
- 30 El Molcajete Mexican Restaurant
- 31 Junior Colombian Burger
- 32 Chipotle Mexican Grill
- 33 Septimo Cielo
- 34 The Arepa Station
- 35 First Watch
- 36 Marlow's Tavern

## POINTS OF INTEREST

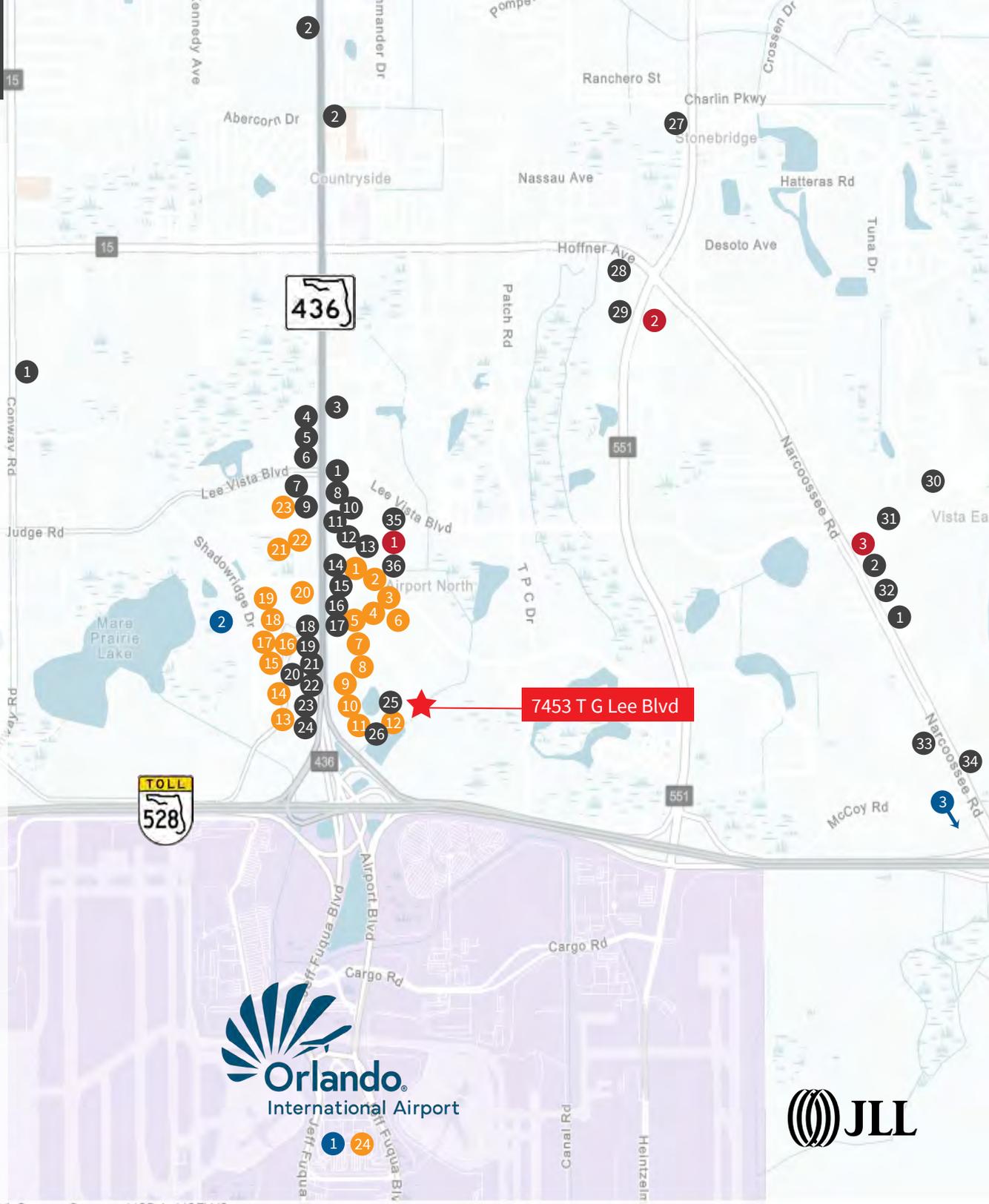
- 1 Orlando Int'l Airport (MCO)
- 2 Airport Lakes Park
- 3 Lake Nona Golf & Country Club

## HOTELS

- 1 Wingate Orlando Int'l Airport
- 2 SpringHill Suites Orlando Airport
- 3 Residence Inn Orlando Airport
- 4 Fairfield Inn Orlando Airport
- 5 Hampton Inn Orlando Airport
- 6 Embassy Suites Orlando Airport
- 7 Holiday Inn Orlando Airport
- 8 Hilton Garden Inn Orlando Airport
- 9 Staybridge Suites Airport South
- 10 Ramada Inn Orlando Airport
- 11 Sheraton Suites Orlando Airport
- 12 Marriott Orlando Airport Lakeside
- 13 Hyatt House Orlando Airport
- 14 Hampton Inn Orlando Airport
- 15 Homewood Suites Orl. Airport
- 16 Courtyard Orlando Airport
- 17 LaQuinta Suites Orlando Airport
- 18 Country Inn & Suites Orl. Airport
- 19 Hyatt Place Orlando Airport
- 20 Renaissance Orlando Airport Hotel
- 21 Home2 Suites Orlando Airport
- 22 DoubleTree Orlando Airport
- 23 TownePlace Suites Orl. Airport
- 24 Hyatt Regency at Orlando Airport

## SHOPPING/RETAIL

- 1 Lee Vista Promenade
- 2 Goldenrod Marketplace
- 3 Vista Palms





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[jll.com/orlando](https://jll.com/orlando)

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