77
W ILLIANA ST

OFFICE/FLEX SPACE

FOR LEASE

$9,600
MONTHLY
RENT+CAM

ACRE COMMERCIAL

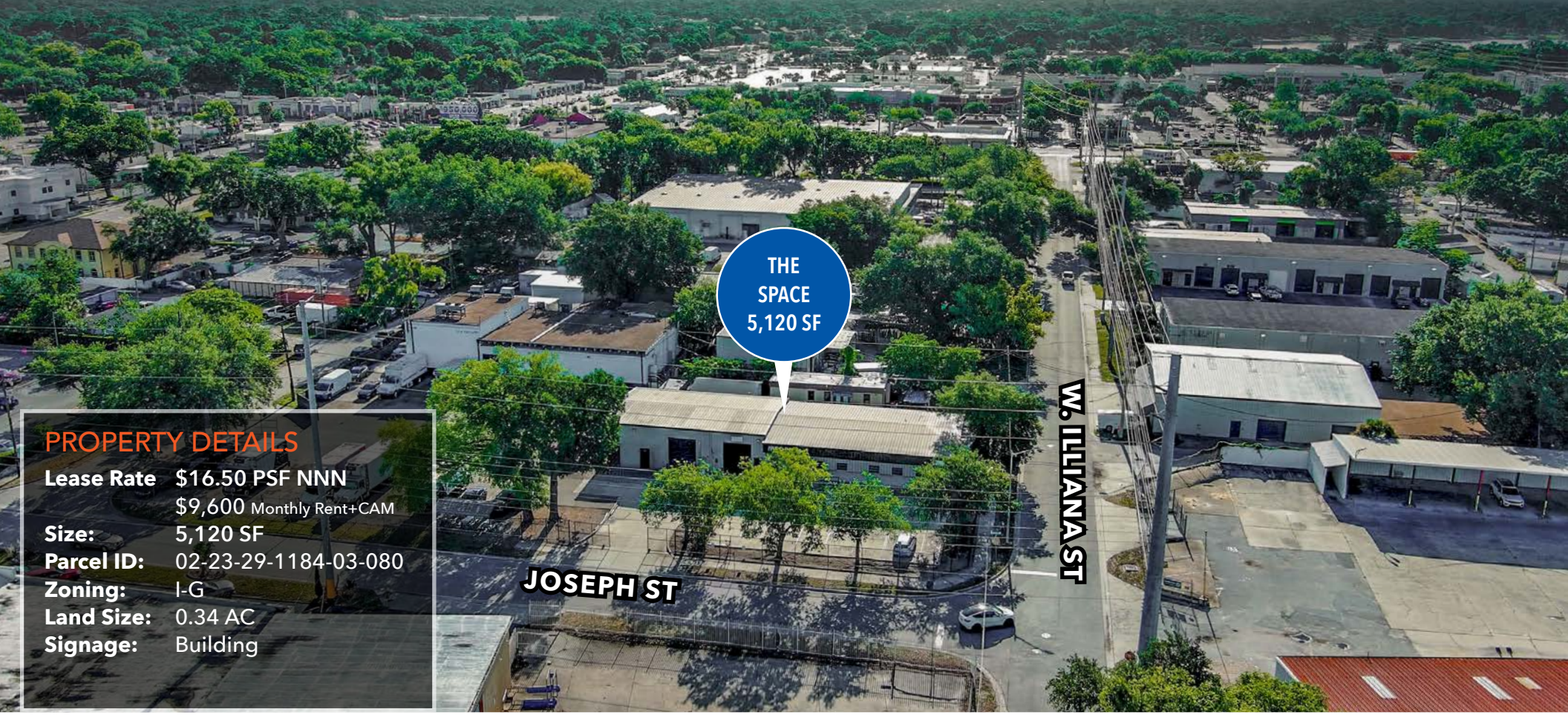


conceptual photocomposite

$16.50 PSF
NNN

5120 SF Sodo Orlando Office/Flex Space

77 W ILLIANA ST, ORLANDO, FL 32806



PROPERTY DETAILS

Lease Rate	$16.50 PSF NNN
	$9,600 Monthly Rent+CAM
Size:	5,120 SF
Parcel ID:	02-23-29-1184-03-080
Zoning:	I-G
Land Size:	0.34 AC
Signage:	Building

OVERVIEW

77 W Illiana St offers a unique office/flex opportunity in the heart of Orlando, combining a substantial professional office buildout with highly functional warehouse space. The 5,120 SF property is well suited for businesses that require a strong office presence while maintaining dedicated space for storage, equipment, inventory, or light operational needs.

The office component features multiple private offices, conference space, reception and client-facing areas, a kitchenette, and supporting work areas, creating a layout capable of accommodating a professional team in a standalone building environment. The adjoining warehouse provides additional flexibility with two 10′ x 12′ drive-in doors, allowing users to combine traditional office functions with convenient on-site storage and operations.

HIGHLIGHTS

- Strong office/flex configuration with substantial professional office buildout
- Multiple private offices, conference room, reception and client-facing areas
- Dedicated warehouse/storage component with two 10′ x 12′ drive-in doors
- Standalone building suitable for professional, service, sales and operational users
- Central Orlando location with convenient access to major roadways Infill location with limited comparable office/flex inventory

ACRE COMMERCIAL



Trey Dyer

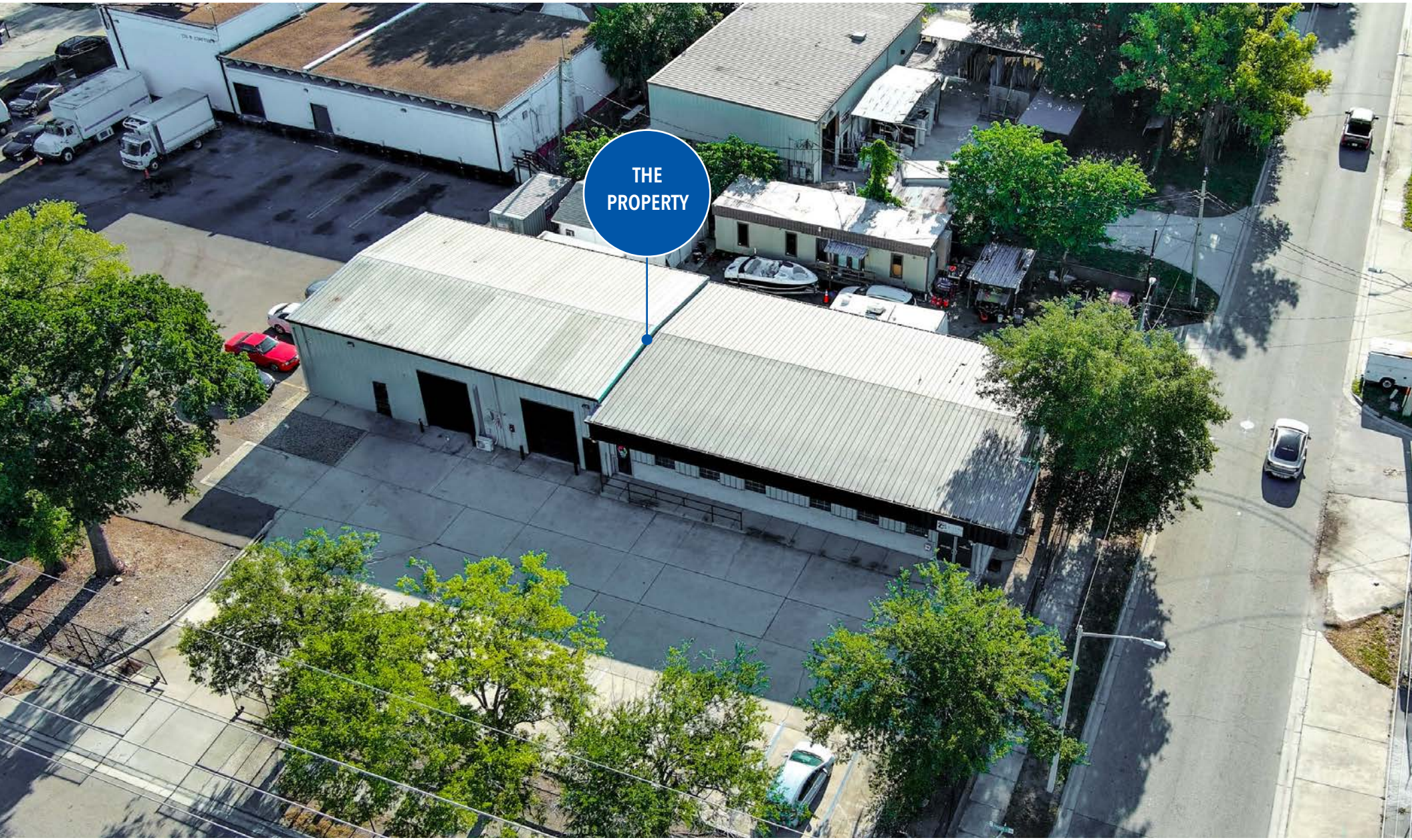
Trey@4acre.com

407.797.7767

LOCATION AERIAL



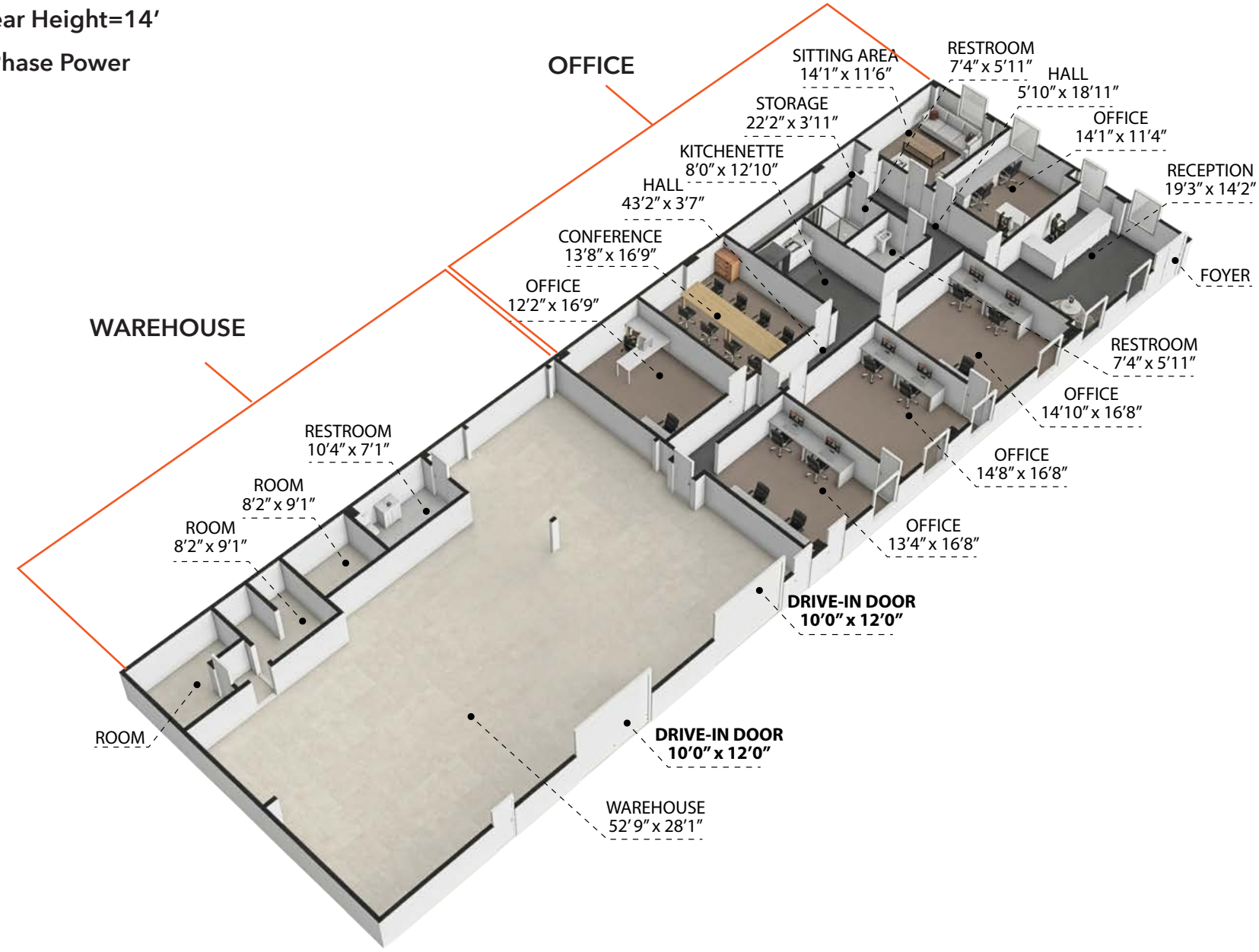
PROPERTY AERIAL



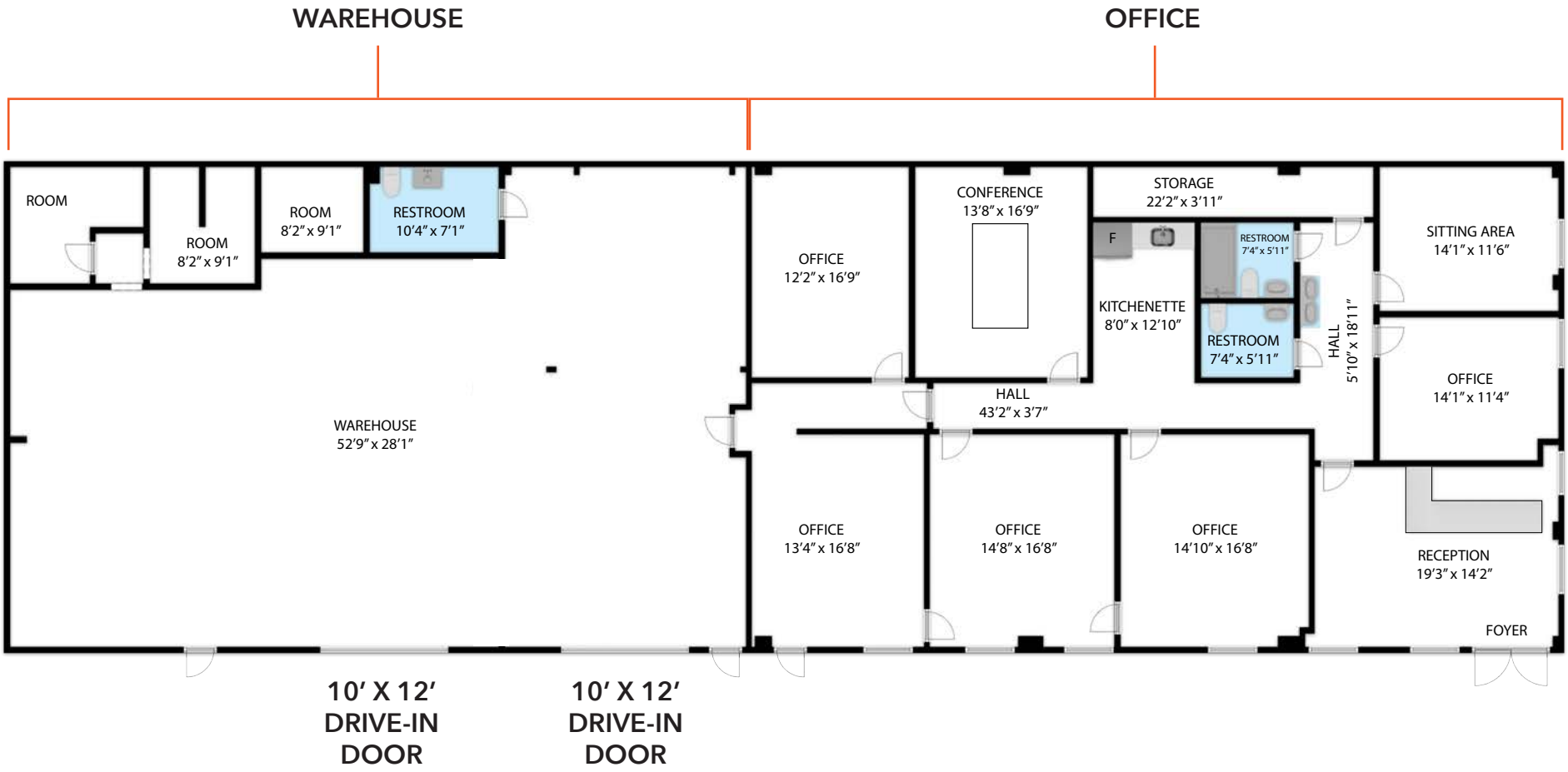
SPACE LAYOUT 5,120 SF TOTAL

Clear Height=14'

3 Phase Power



FLOOR PLAN 5,120 SF TOTAL

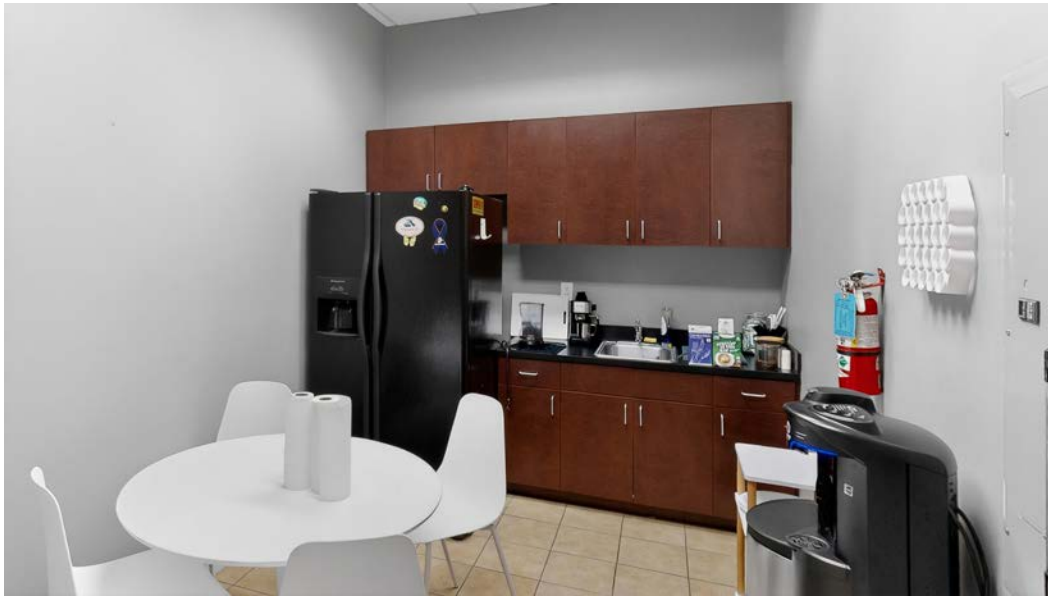


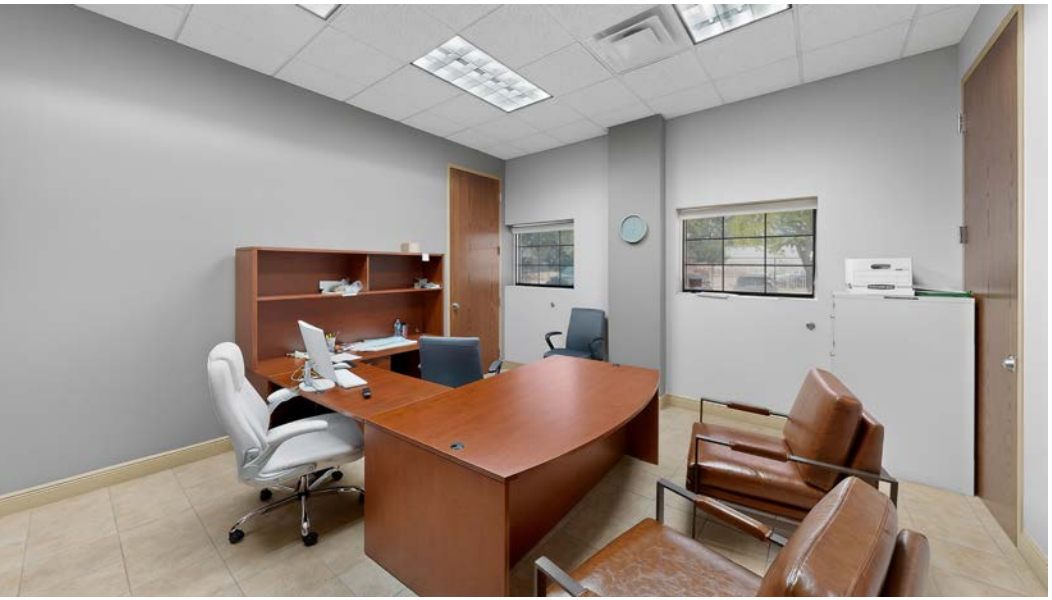
Clear Height=14'

3 Phase Power

INTERIORS | OFFICE





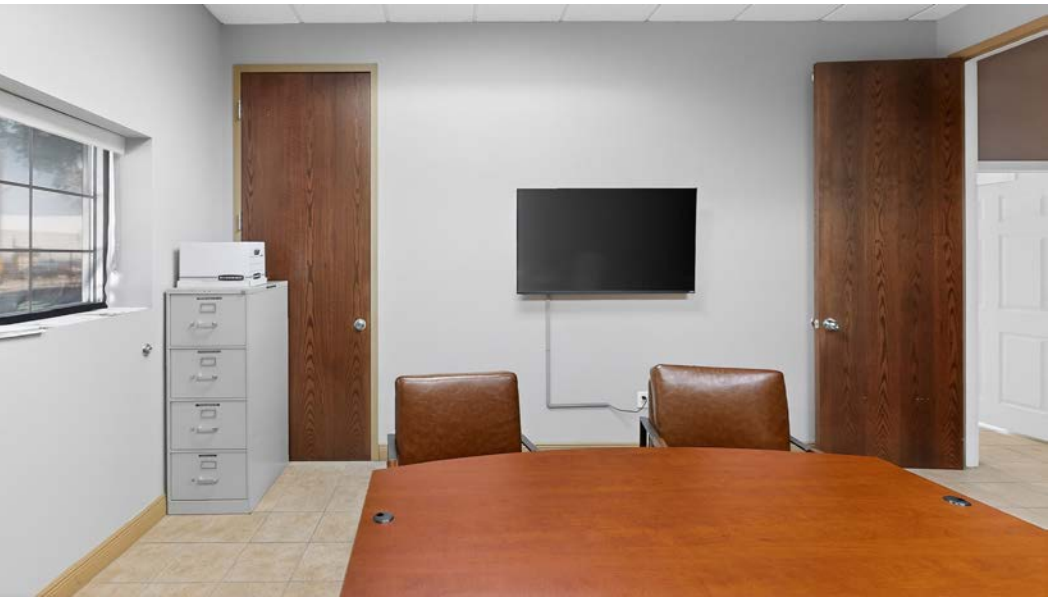




INTERIORS | OFFICE









GRADE-LEVEL DOCK DOORS



INTERIORS | WAREHOUSE

Artist conceptual renderings below

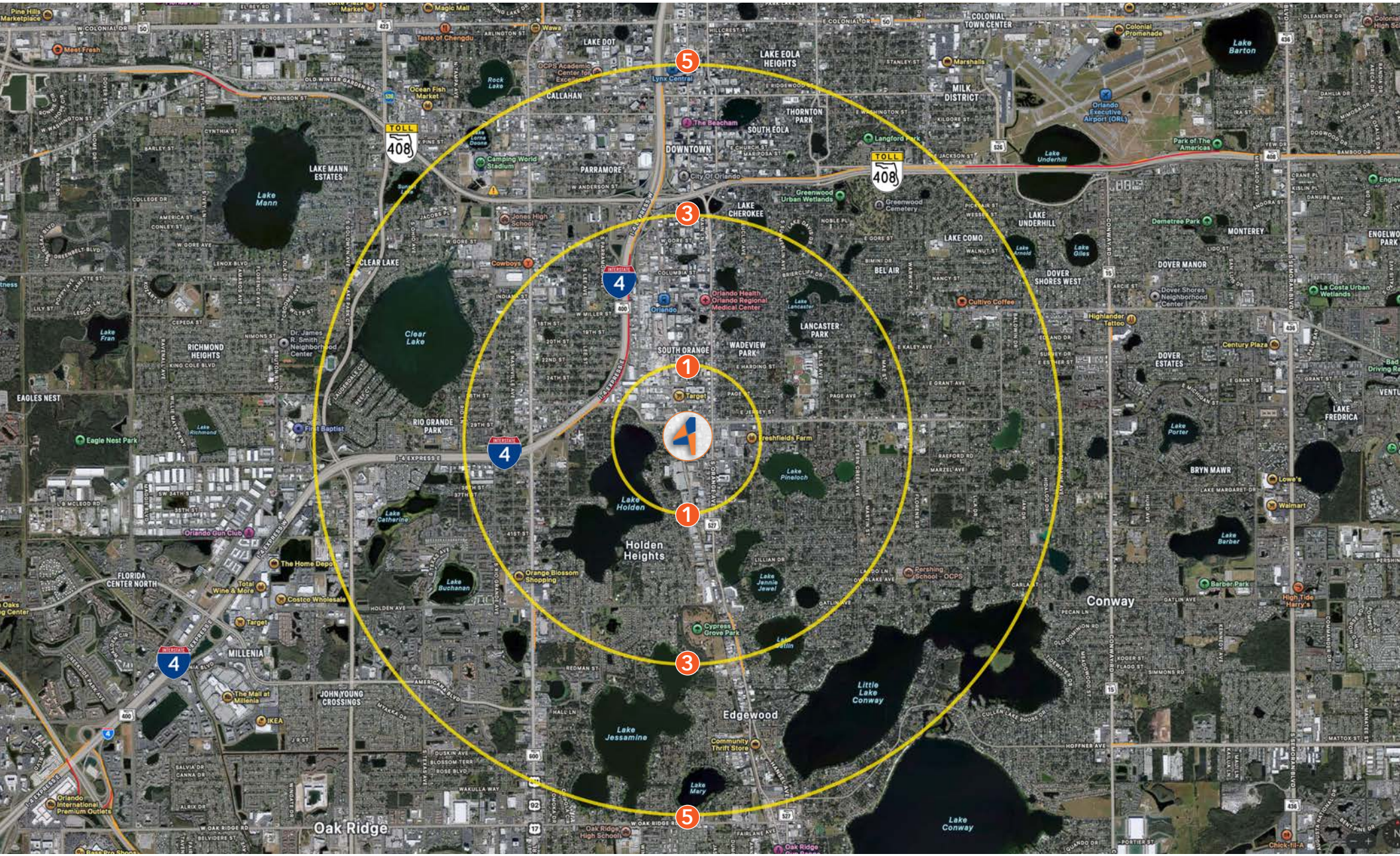








LOCATION MAP


5
3
1
1
3
5
TOLL 408
TOLL 408
4
4
4
Lake Mann
Clear Lake
Lake Holden
Lake Jessamine
Lake Conway
Lake Barton
Lake Underhill
Lake Pineloch
Lake Jennie Jewel
Lake Catherine
Lake Buchanan
Lake Fran
Lake Richmond
Lake Porter
Lake Barber
Lake Lancaster
Lake Arnold
Lake Giles
Lake Mary
Rock Lake
Lake Lorna Doone
Sunset Lake
Lake Cherokee
Lake Como
Lake Fredrica
Lake Eola Heights
Lake Dot
Lake Mann Estates
Lake Underhill
Lake Como
Lake Fredrica
Lake Barton
Lake Lancaster
Lake Arnold
Lake Giles
Lake Porter
Lake Barber
Lake Pineloch
Lake Holden
Lake Jessamine
Lake Conway
Lake Mary
Lake Catherine
Lake Buchanan
Lake Fran
Lake Richmond
Lake Jennie Jewel
Lake Underhill
Lake Barton
Lake Fredrica
Lake Como
Lake Arnold
Lake Giles
Lake Lancaster
Lake Porter
Lake Barber
Lake Pineloch
Lake Holden
Lake Jessamine
Lake Conway
Lake Mary
Lake Catherine
Lake Buchanan
Lake Fran
Lake Richmond
Lake Jennie Jewel
Rock Lake
Lake Lorna Doone
Sunset Lake
Lake Cherokee
Lake Eola Heights
Lake Dot
Lake Mann Estates
Colonial Town Center
Milk District
Thornton Park
South Eola
Downtown
Parramore
Callahan
Lake Eola Heights
Lake Dot
Lake Mann Estates
Lake Underhill
Lake Como
Lake Fredrica
Lake Barton
Lake Lancaster
Lake Arnold
Lake Giles
Lake Porter
Lake Barber
Lake Pineloch
Lake Holden
Lake Jessamine
Lake Conway
Lake Mary
Lake Catherine
Lake Buchanan
Lake Fran
Lake Richmond
Lake Jennie Jewel
Rock Lake
Lake Lorna Doone
Sunset Lake
Lake Cherokee
Lake Eola Heights
Lake Dot
Lake Mann Estates
Colonial Town Center
Milk District
Thornton Park
South Eola
Downtown
Parramore
Callahan
Clear Lake
Richmond Heights
Eagles Nest
Rio Grande Park
South Orange
Wadeview Park
Lancaster Park
Bel Air
Dover Shores West
Dover Manor
Dover Estates
Monterey
Bryn Mawr
Florida Center North
Millenia
John Young Crossings
Holden Heights
Edgewood
Conway
Oak Ridge
Little Lake Conway
Cypress Grove Park
Barber Park
Community Thrift Store
Orlando Executive Airport (ORL)
Orlando Health Orlando Regional Medical Center
Camping World Stadium
Greenwood Urban Wetlands
Greenwood Cemetery
Demetree Park
Park of the Americas
Century Plaza
Freshfields Farm
Orange Blossom Shopping
Orlando Gun Club
Orlando International Premium Outlets
Oak Ridge High School
Pershing School - OCPS
Jones High School
Dr. James R. Smith Neighborhood Center
Dover Shores Neighborhood Center
La Costa Urban Wetlands
Colonial Promenade
Lynx Central
OCPS Academic Center for Excellence
Cultivo Coffee
Highlander Tattoo
Chick-fil-A
High Tide Harry's
Lowe's
Walmart
Target
Costco Wholesale
The Home Depot
Total Wine & More
The Mall at Millenia
IKEA
Bass Pro Shops
Eagle Nest Park
First Baptist
Cowboys
The Beacham
Marshalls
Langford Park
Ocean Fish Market
Taste of Chengdu
Magic Mall
Wawa
Meat Fresh
Pine Hills Marketplace
Publix
Target
Publix
Target
Publix
Target



Trey Dyer
Trey@4acre.com
407.797.7767

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.