

OFFICE BUILDING  
**FOR SALE**

# Add-Value Opportunity

6100 Lake Ellenor Dr. Florida, 32809



Price  
Reduced  
Motivated Seller!

Grow  
the Cap by  
**Nearly 10%  
Immediately!**  
CALL FOR DETAILS



Asking  
Price  
**\$2,990,000**  
7.36% CAP RATE

We are pleased to bring to market 6100 Lake Ellenor, a rare add-value opportunity. The building is a 38,420 SF office building located in the Orlando Central Park submarket which is home to 23,000 employees and local businesses. The property currently has 37.33% vacancy and features a mixture of small and large tenants allowing an owner to have stabilized cash-flow, as well as, opportunity to push rents on the small spaces. The property's current cap rate is 6.66% and new ownership has the immediate ability to grow the cap rate by 9.85% bringing the property to a potential 16.45% cap rate. Don't miss this opportunity, call for details.

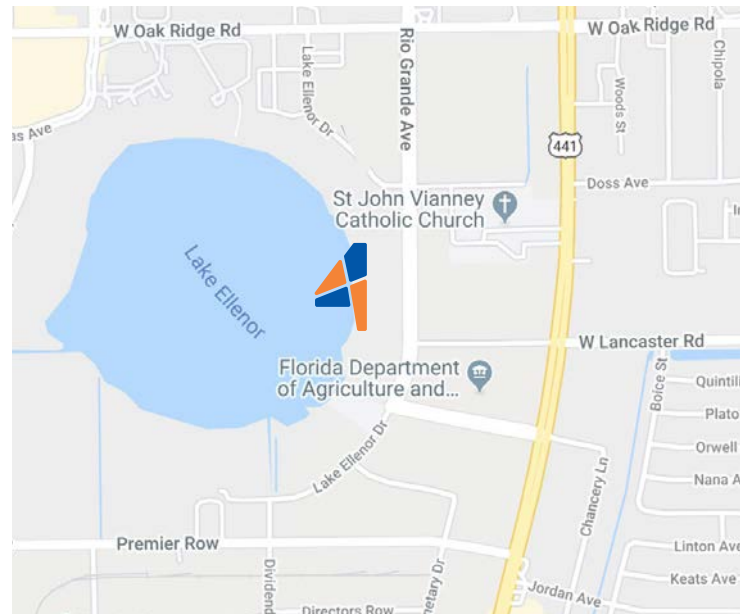
## Property Details

Rentable Building Area:	38,420 SF
Land Size:	±3.5 Acres
Primary Type:	Professional/Small Business
Stories:	2
Year Built / Age:	1975
Signage:	Building & Monument

## Property Highlights

- Add-Value Opportunity
- 37.33% Vacancy
- 9.85% immediate cap growth
- \$285,583 of untapped value
- Strong growth market
- Large & small office suites

## Location



PRESENTED BY

Samuel Gaslin

SAM@4ACRE.COM | 904.505.5282

Nicholas Fouraker CCIM

NICK@4ACRE.COM | 407.601.1466

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INFORMATION

ADDITIONAL  
PHOTOS

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## Lobby



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## Front Aerial



## Back



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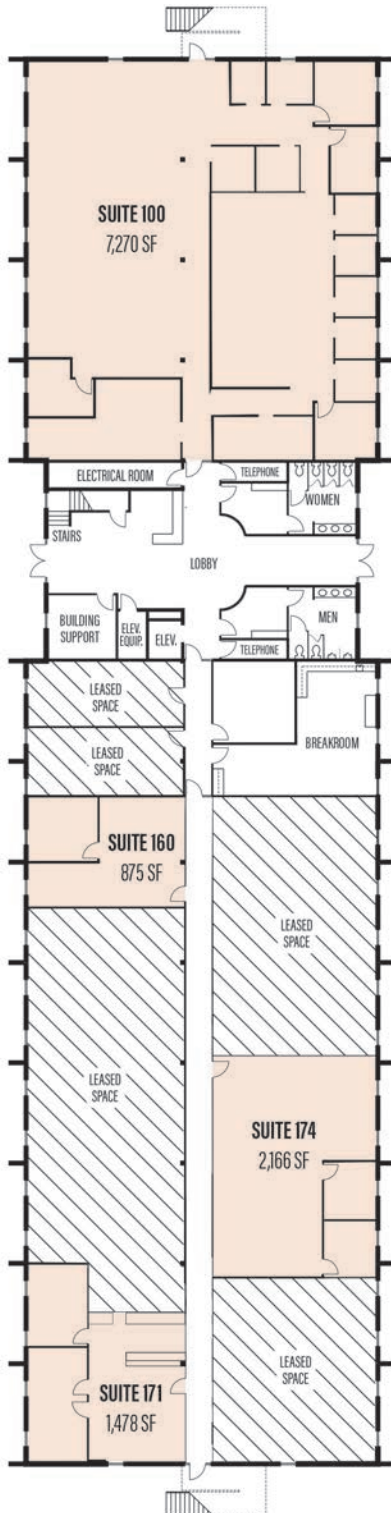
ADDITIONAL  
PHOTOS

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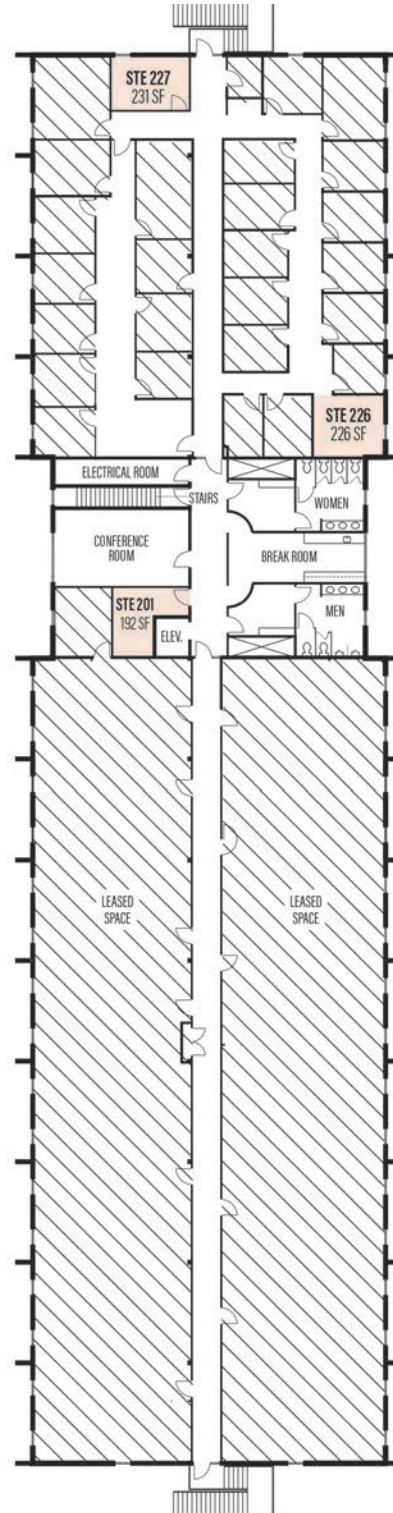
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## First Floor



## Second Floor



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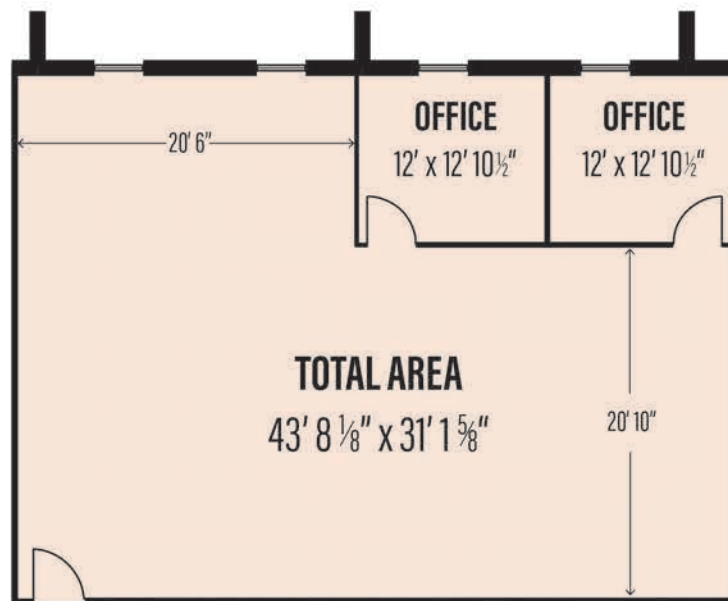
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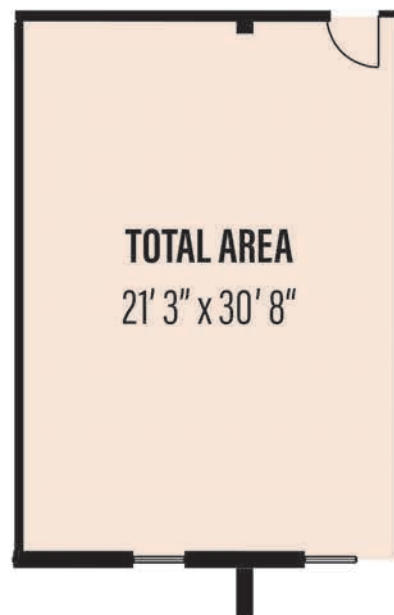
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## First Floor Plans

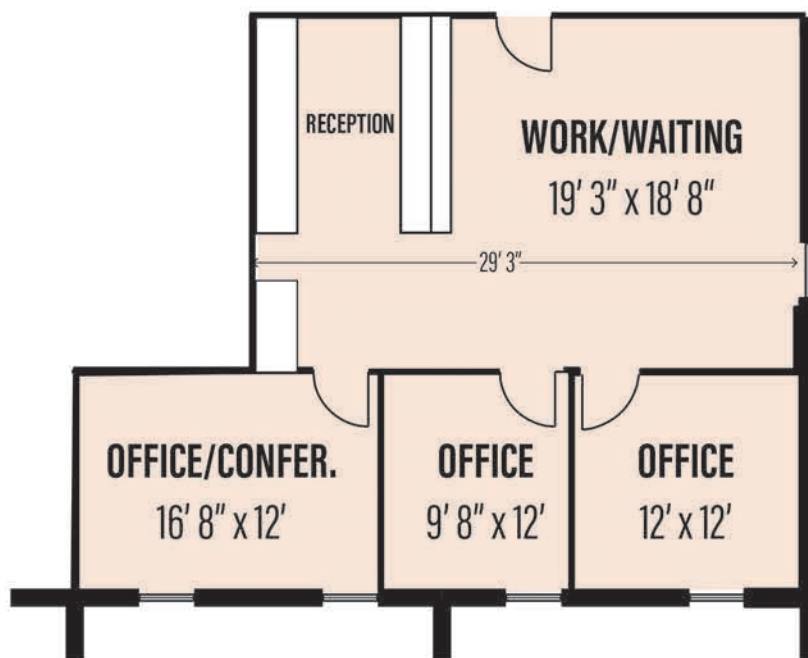
**SUITE 174 ±2,166 SF**



**SUITE 160 ±875 SF**



**SUITE 171 ±1,478 SF**



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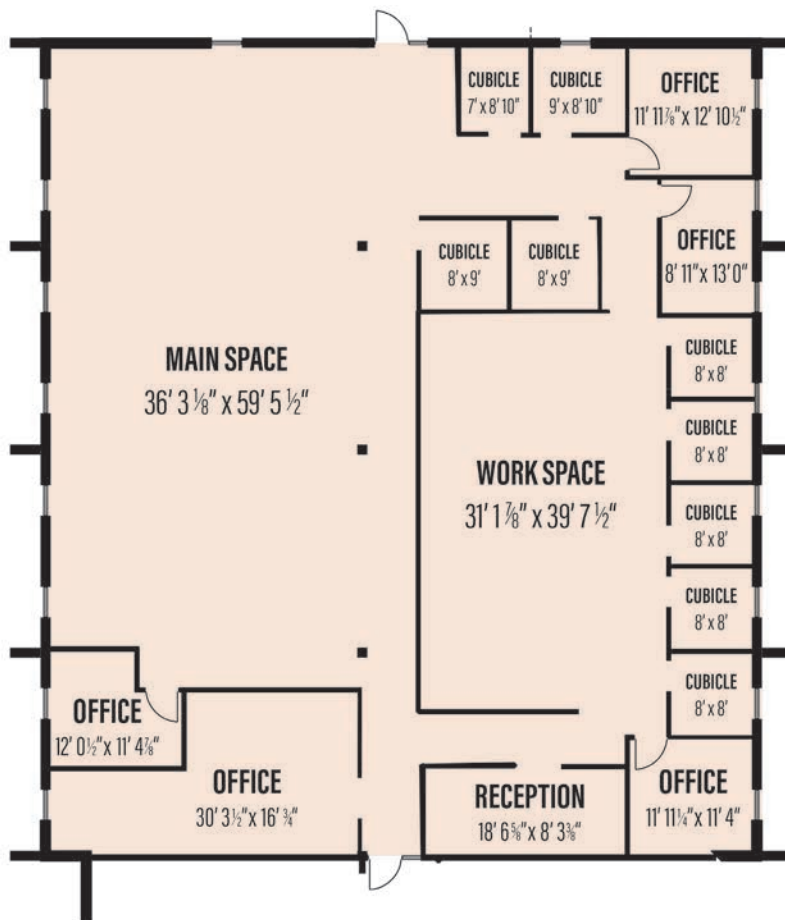
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## Suite 100



**SUITE 100 ±7,270 SF**



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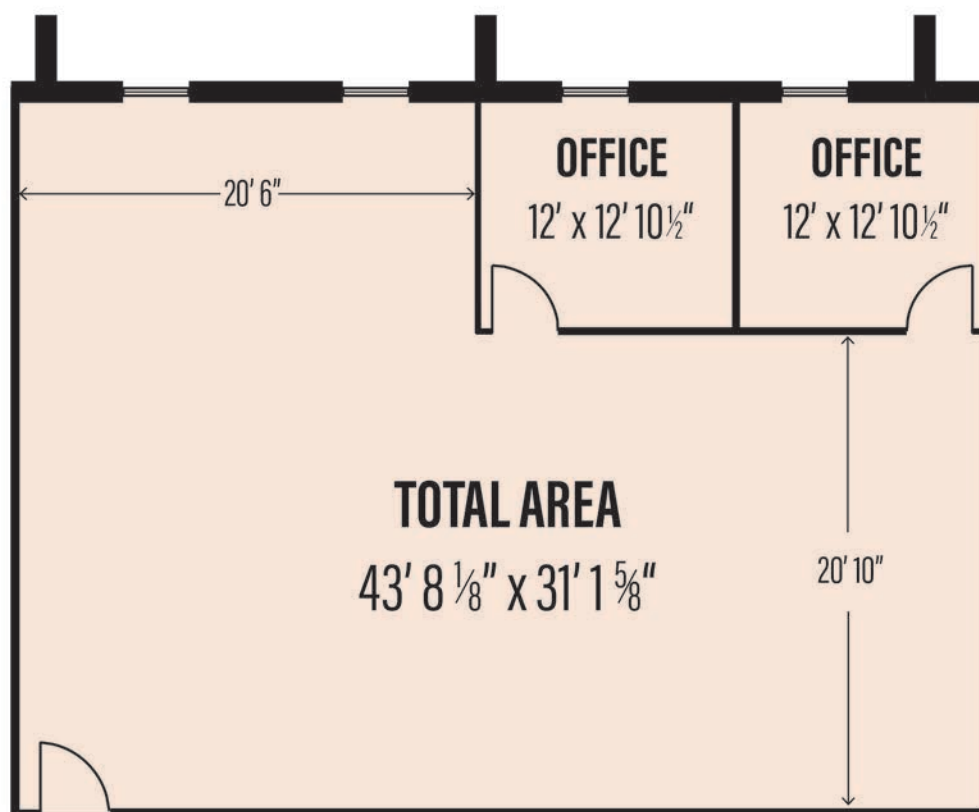
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Suite 174



**SUITE 174 ±2,166 SF**



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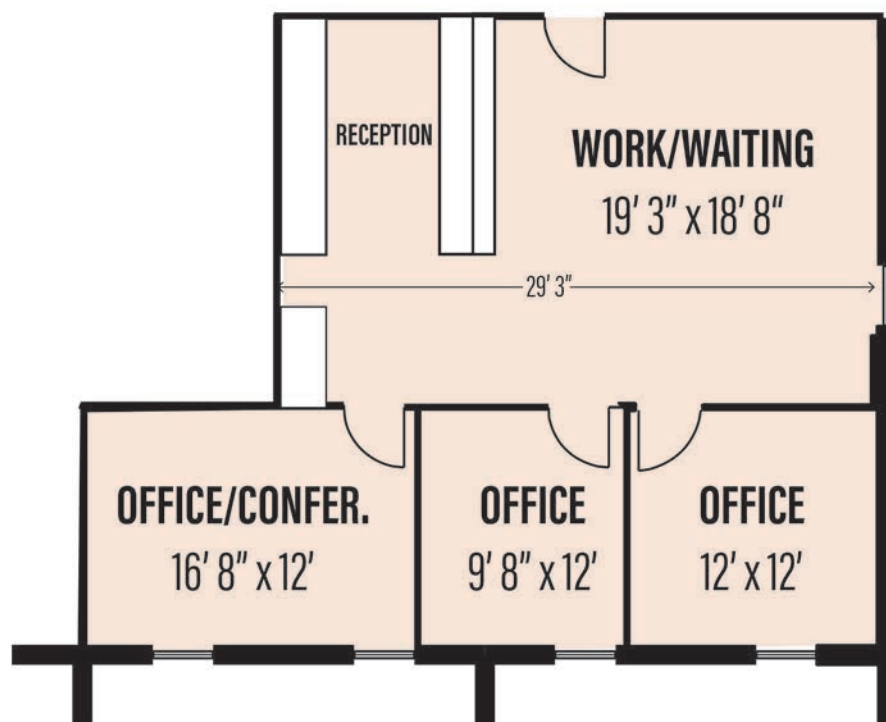
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Suite 171



**SUITE 171 ±1,478 SF**



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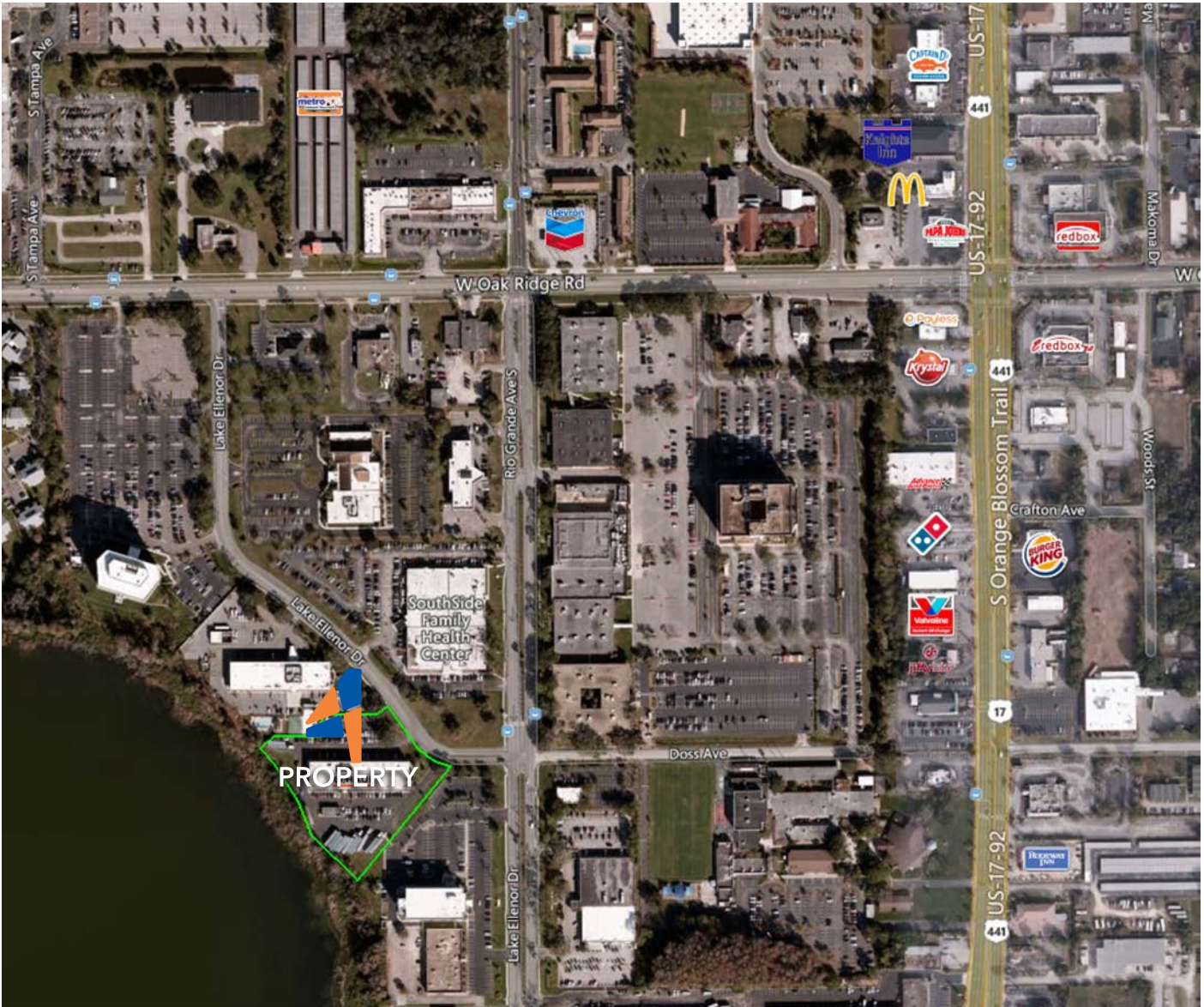
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AERIAL  
MAP

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