FOR LEASE

BAY SPACE

ACRE COMMERCIAL

FLEX & PROFESSIONAL OFFICE · SOUTH ORLANDO

COMMERCE POINT

Office up front. Loading out back.

7550 – 7648 Southland Boulevard | Orlando, Florida 32809

141,000 SF
Seven-building flex & office campus

2,433 – 8,215 SF
Five suites available, office and/or warehouse

Grade Level
Roll-up loading doors with office frontage

15 Min
To Orlando International Airport (MCO)

THE OPPORTUNITY

Flex space for businesses that make, move and serve.

Commerce Point is a seven-building, 141,000 SF flex and professional office campus one block off Sand Lake Road, between John Young Parkway and Orange Blossom Trail. Every suite pairs a glass storefront and finished office with the practical back-of-house a working business needs — and five are available now, from a newly renovated 2,433 SF suite to an 8,215 SF office floor.


7566 · SUITE 102 — NEWLY RENOVATED


7558 · GRADE-LEVEL LOADING


7550 · OPEN OFFICE FLOOR

1 True flex, not a compromise

Single-story suites with private entries, a professional office front and grade-level roll-up doors at the rear. Run a showroom, a lab, a training academy or a dispatch operation from one address, with no shared loading dock and no elevator.

2 Connected to everything

I-4, SR 528, Florida's Turnpike and John Young Parkway are all within a ten-minute drive; MCO is 15 minutes away. Technicians, deliveries and clients reach you from anywhere in the Orlando MSA.

3 A managed campus

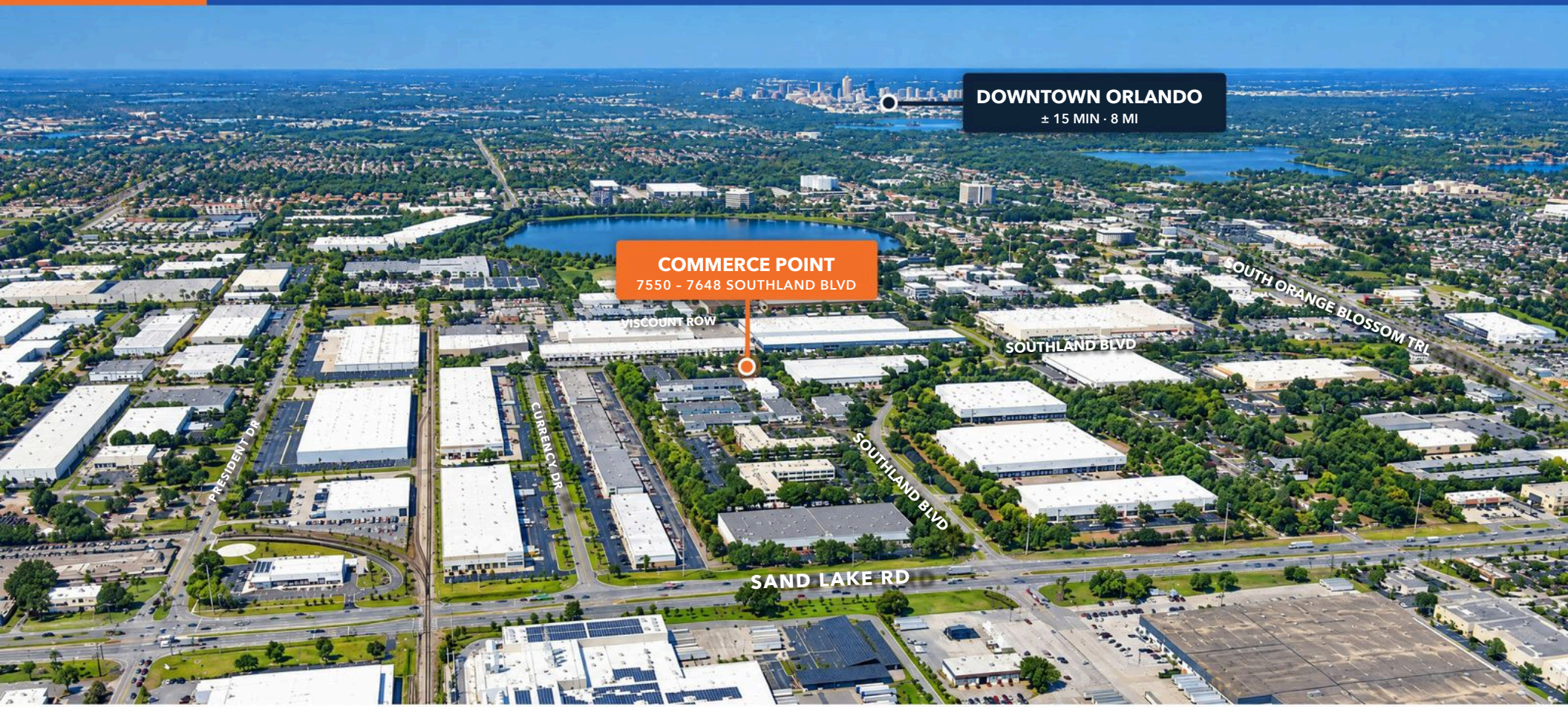
On-site Bay Space management, 24/7 access with video surveillance and nightly security patrols, tenant signage, professional landscaping and abundant surface parking across all seven buildings.

BUILDINGS Seven · single-story flex	**TOTAL CAMPUS** ± 141,000 SF	**AVAILABLE** 5 suites · 23,604 SF
LOADING Grade-level roll-up doors	**PROPERTY USE** Office / Flex	**SIGNAGE** Monument & tenant
YEAR BUILT 1983-1985	**ZONING** IND-2/IND-1	**LEASE RATE** Call for details

NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE



LOCATION & ACCESS

In the middle of South Orlando's commerce corridor

Drive times approximate, in typical traffic.

Florida Mall	4 min	SR 528 Beachline	6 min
Orange Blossom Trail	2 min	Florida's Turnpike	7 min
John Young Parkway	4 min	I-4 via Sand Lake Rd	9 min
Orlando Int'l Airport	15 min	Downtown Orlando	15 min

WORKFORCE · 3-MILE RADIUS

Daytime Employees 32,379

Population	**91,143**
Households	**36,022**
Daytime employees · 10 mi	**96,769**
Population · 10 mi	**179,482**

AROUND THE PARK

Commerce Point sits inside the Southland industrial district, where suppliers, service partners and a deep skilled-labor pool are next door rather than across town. Sand Lake Road and Orange Blossom Trail carry more than 90,000 vehicles a day past the corridor, the Florida Mall and its restaurant row are four minutes east, and Costco, Home Depot and Walmart are minutes away for daily operating needs.

NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

AVAILABILITY

Five suites. Five ways to work.

A renovated professional suite and its warehouse-backed neighbor, an eight-office suite, a two-bay flex building and a full office floor – each with its own front door on the same managed campus.

Floor plans and dimensions are approximate. Suites are offered for immediate occupancy; Bay Space can tailor finishes and loading configurations for qualified tenants.

BLDG	SUITE	SIZE	LAYOUT	IDEAL FOR
7550	Suite 100	8,215 SF	Two open areas (55' × 47' and 46' × 53'), 13 private rooms, full kitchen, two restrooms, foyer	Training academies, testing centers, large back-office teams
7558	Suite 100	7,811 SF	Office front with 88' × 32' open area, 12 rooms and kitchen; two warehouse bays with grade-level roll-up doors	Logistics HQ, field-service operators, medical technology, ghost kitchens
7566	Suite 102	2,443 SF	Newly renovated: reception, 23' conference room, four offices, open workspace, kitchen, laundry, storage, two restrooms CAN BE COMBINED WITH SUITE 103 · 4,940 SF	Professional services, clinics, creative studios
7566	Suite 103	2,497 SF	Reception, eight private offices, 20' × 12' warehouse bay with rear door, two storage rooms, kitchenette, two restrooms CAN BE COMBINED WITH SUITE 102 · 4,940 SF	Contractors and field-service offices, sales teams, professional firms
7600	Suite 102	2,638 SF	Eight private offices including a 32' × 18' bullpen, storage, two restrooms	Insurance, staffing, engineering and consulting firms



LEASE RATE	ACCESS	VIRTUAL TOURS	AVAILABILITY
Call for details	24/7 · private entries	3D tours available	Immediate

Floor plans and dimensions are approximate. Suites are offered for immediate occupancy; Bay Space can tailor finishes and loading configurations for qualified tenants.

NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4ACRE COMMERCIAL

BAY SPACE

7550 SOUTHLAND BLVD

7550 Suite 100

8,215 SF



7550 · SUITE 100 ENTRY

The largest office floor on the campus. Ready for a team of 40 or more

Suite 100 at 7550 combines two big open areas with thirteen private rooms, a full 32-foot kitchen and two restrooms behind a glass storefront. Carpet, lighting and ceilings are in place, so the space works as-is for a training academy, testing center or back-office operation – or as a canvas for a custom plan.

- Two open areas: 55′4″ × 46′7″ and 45′8″ × 52′8″
- 13 private rooms from 9′9″ × 10′7″ up to 25′0″ × 12′6″
- Full kitchen 32′1″ × 12′0″;
- Two restrooms in-suite
- Private entry with foyer
- Parking at the door


RECEPTION


BREAKROOM

NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

Suite 100

8,215 SF

A central core splits the suite into two open areas, each surrounded by private rooms. Keep it as one large operation, or run two teams side by side with shared kitchen and restrooms in the middle.

LAYOUT

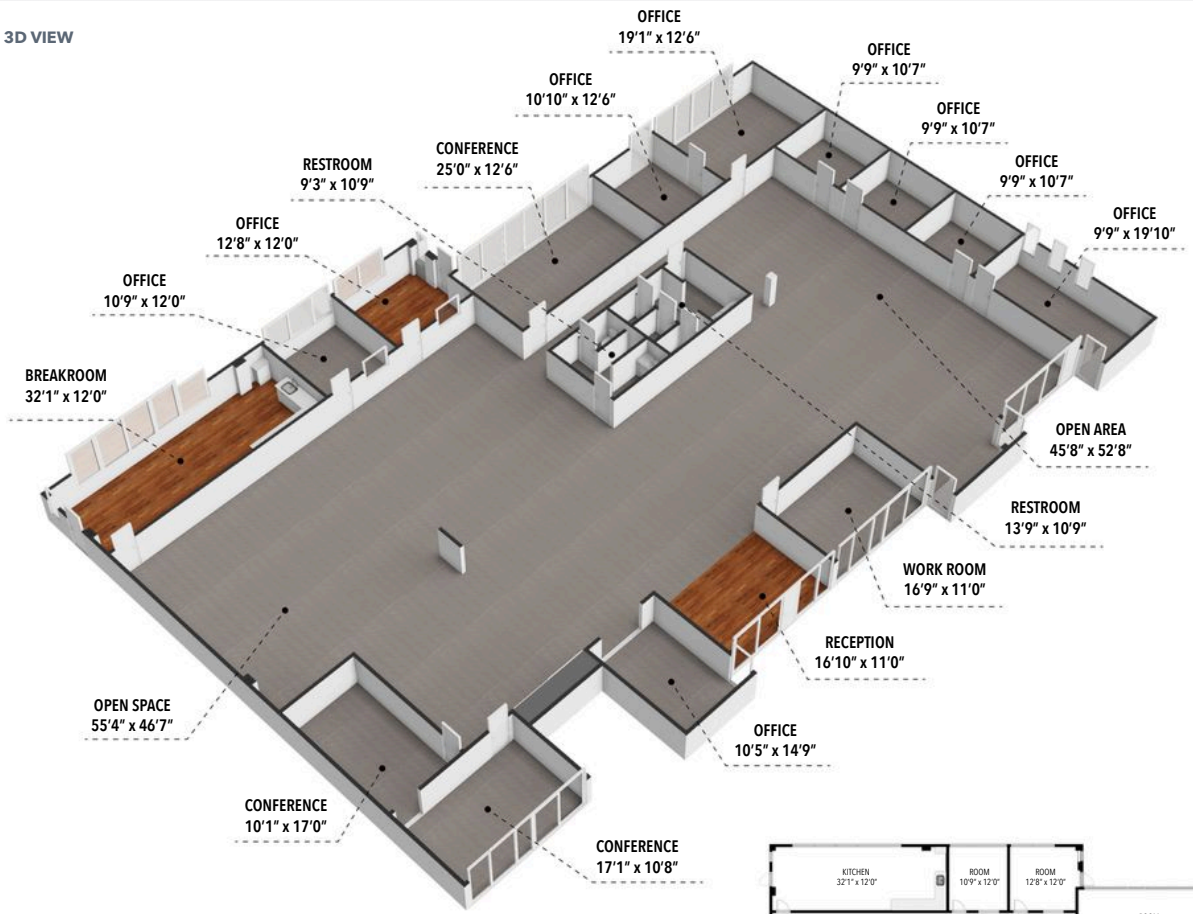
Open area · west	**55'4" × 46'7"**
Open area · east	**45'8" × 52'8"**
Private rooms	**13**
Largest room	**25'0" × 12'6"**
Breakroom	**32'1" × 12'0"**
Restrooms	**2**
Reception	**16'10" × 11'0"**

IDEAL FOR

Training academies, testing and certification centers, call centers, back-office operations.

TAKE THE 3D VIRTUAL TOUR

3D VIEW





NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

7558 SOUTHLAND BLVD

7558 Suite 100

7,811 SF

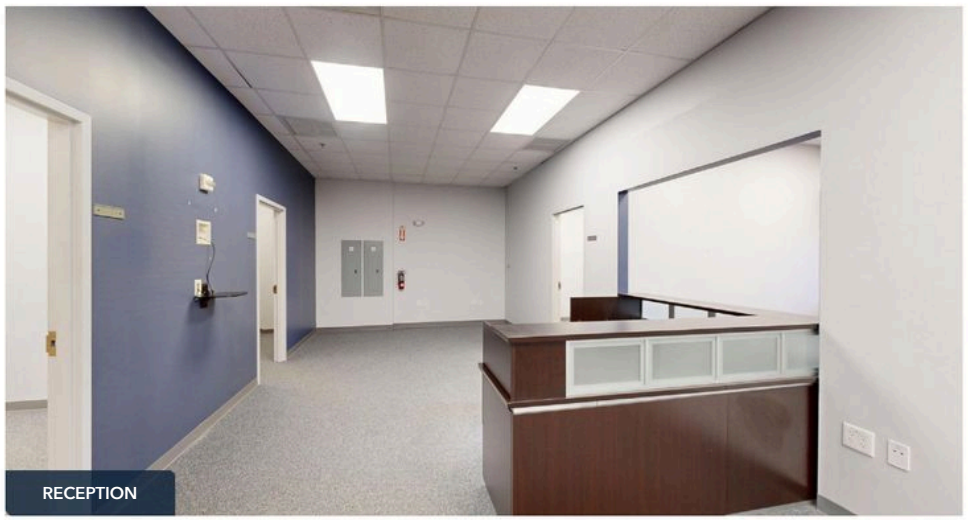


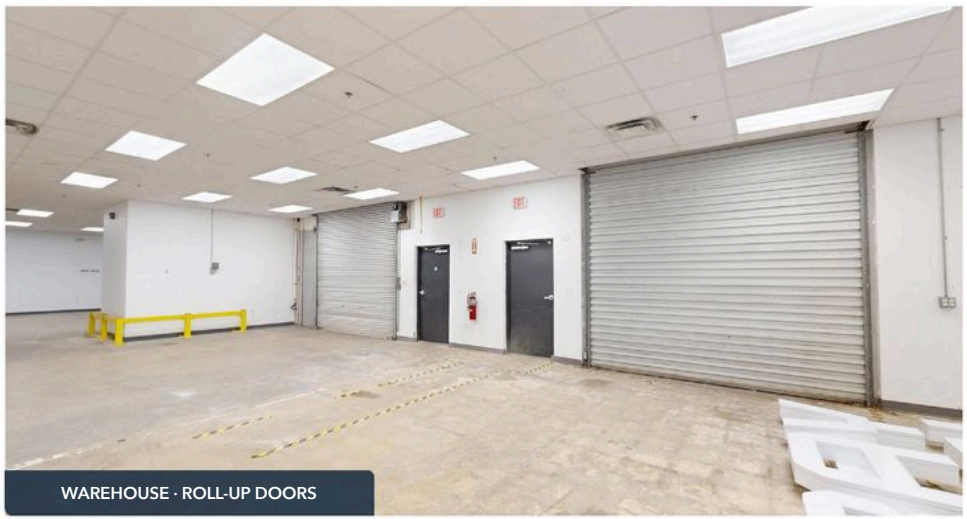
7558 · SUITE 100 ENTRY

Finished office in front, two warehouse bays with roll-up doors in back

The definition of flex: a reception, twelve private rooms, an 88-foot open work area and a kitchen behind the storefront, with two grade-level warehouse bays at the rear for inventory, vehicles, equipment or production. Finished interiors with accent walls and built-in casework are already in place.

- Warehouse bays 83'6" × 27'1" and 27'1" × 43'7" with roll-up doors
- Open work area 88'5" × 31'7" plus 12 private rooms
- Kitchen 22'1" × 12'2"; two restrooms
- Pre-finished reception and built-in work counters


RECEPTION


WAREHOUSE · ROLL-UP DOORS

NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

Suite 100

7,811 SF

Roughly a third of the suite is warehouse, two-thirds finished office. The large bay opens directly onto the open work area, so product, parts or equipment move from the dock to the floor without crossing the office.

LAYOUT

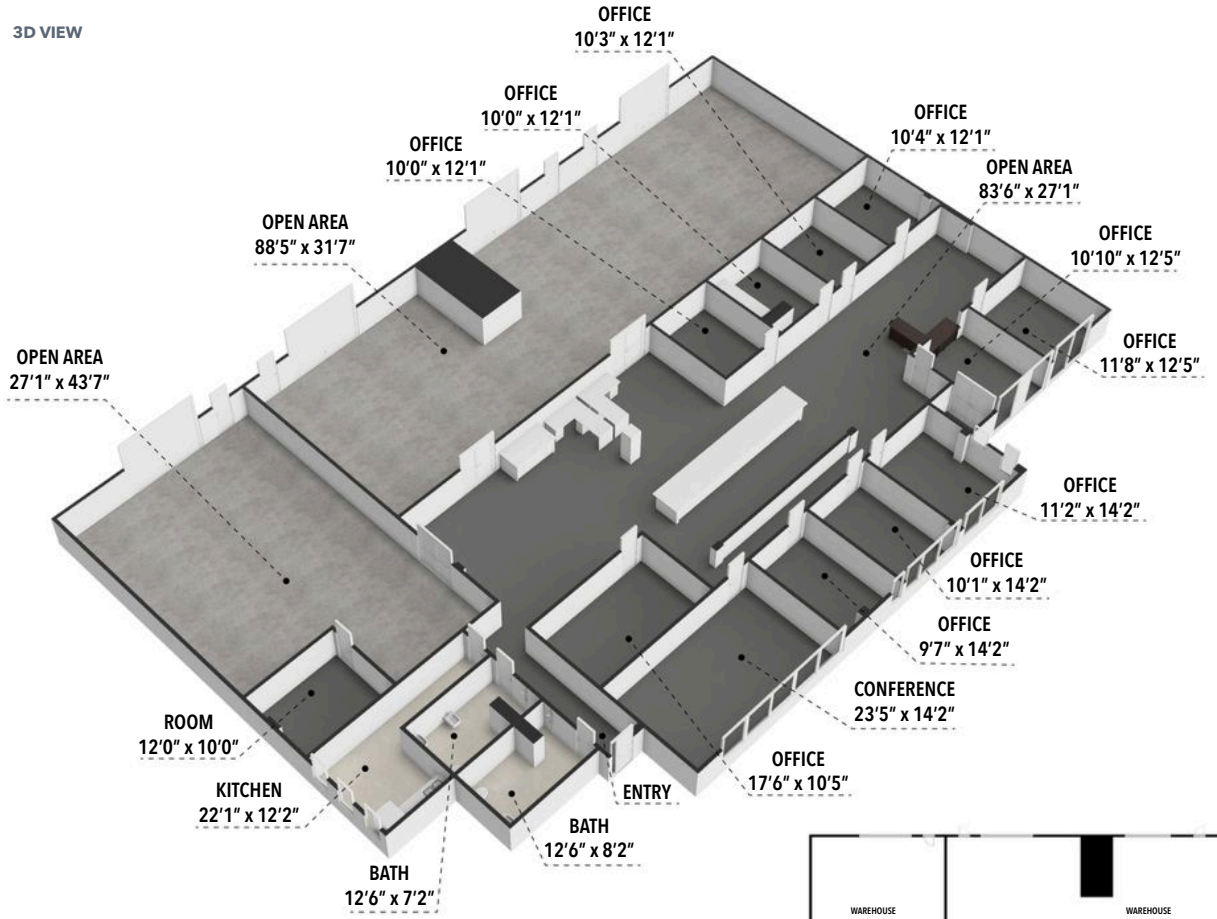
Warehouse · main	**83'6" × 27'1"**
Warehouse · side	**27'1" × 43'7"**
Open work area	**88'5" × 31'7"**
Private rooms	**12**
Largest room	**23'5" × 14'2"**
Breakroom	**22'1" × 12'2"**
Restrooms	**2**

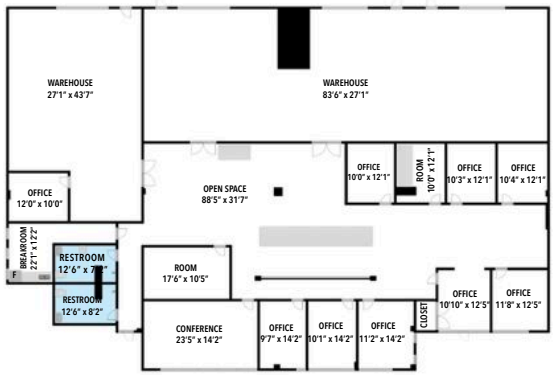
IDEAL FOR

Logistics and field-service headquarters, medical technology, e-commerce, culinary and ghost-kitchen operators.

TAKE THE 3D VIRTUAL TOUR

3D VIEW





NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

7566 SOUTHLAND BLVD · NEWLY RENOVATED

7566 Suite 102

2,167 SF



7566 SUITE 102 · ENTRY

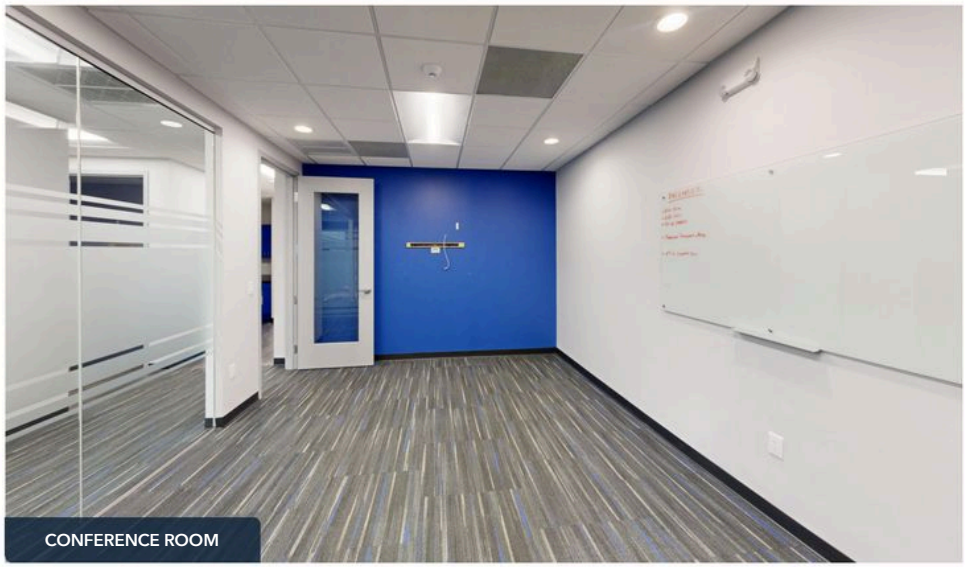
Freshly renovated, down to the glass walls and the blue casework

Suite 102 was just rebuilt from the floor up: new plank flooring, glass-fronted private offices, a 23 foot conference room, a built-in kitchen, and a reception with a feature wall. Walk in with your furniture and open on Monday.

- Reception 14'6" × 16'2" with covered porch entry
- Conference room 22'6" × 11'5"; four private offices
- Open workspace 32'9" × 10'1"; storage 8'5" × 18'5"
- Kitchen and two in-suite restrooms



BREAK AREA


CONFERENCE ROOM

NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

Suite 102

2,443 SF

Client-facing rooms sit at the front door – reception and conference – with private offices, open workspace and storage down the hall. Efficient for a firm of six to ten.

LAYOUT

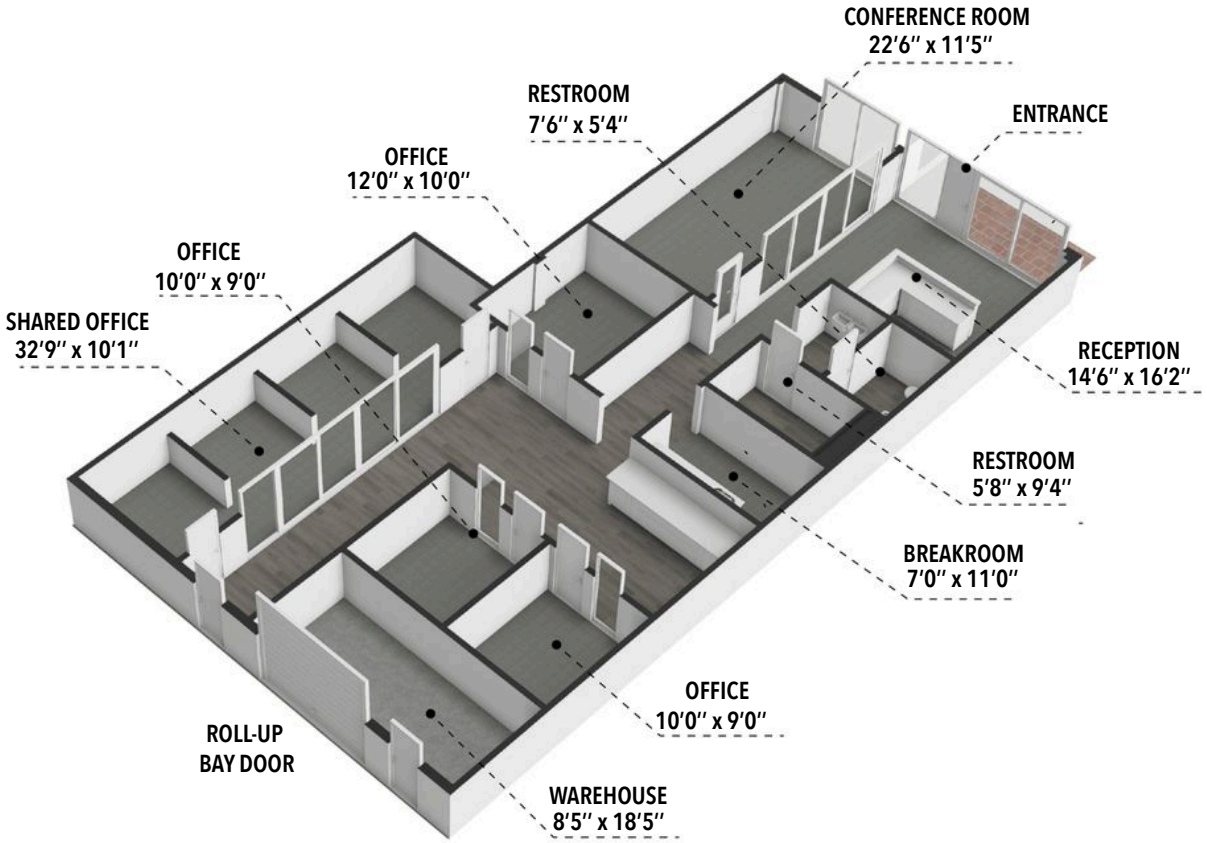
Reception	14'6" × 16'2"
Conference room	22'6" × 11'5"
Private offices	4
Open workspace	32'9" × 10'1"
Breakroom	7'0" × 11'0"
Storage	8'5" × 18'5"
Restrooms	2

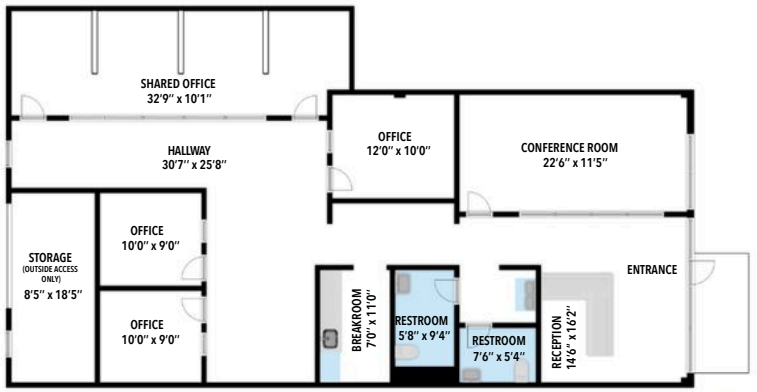
102 + 103 = 4,940 SF
Combine with adjacent Suite 103 (2,497 SF, with warehouse bay).

IDEAL FOR

Professional and financial services, clinics and wellness, creative and design studios

TAKE THE 3D VIRTUAL TOUR





NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

7566 SOUTHLAND BLVD · NEWLY RENOVATED

7566 Suite 103



NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

Suite 103

2,497 SF

Next door to the renovated Suite 102. Eight private offices line a central hall behind the reception, with a 20-foot warehouse bay and rear door at the back, two storage rooms and two restrooms. Lease it alone, or pair it with Suite 102 for 4,940 SF with two front doors and a loading bay.

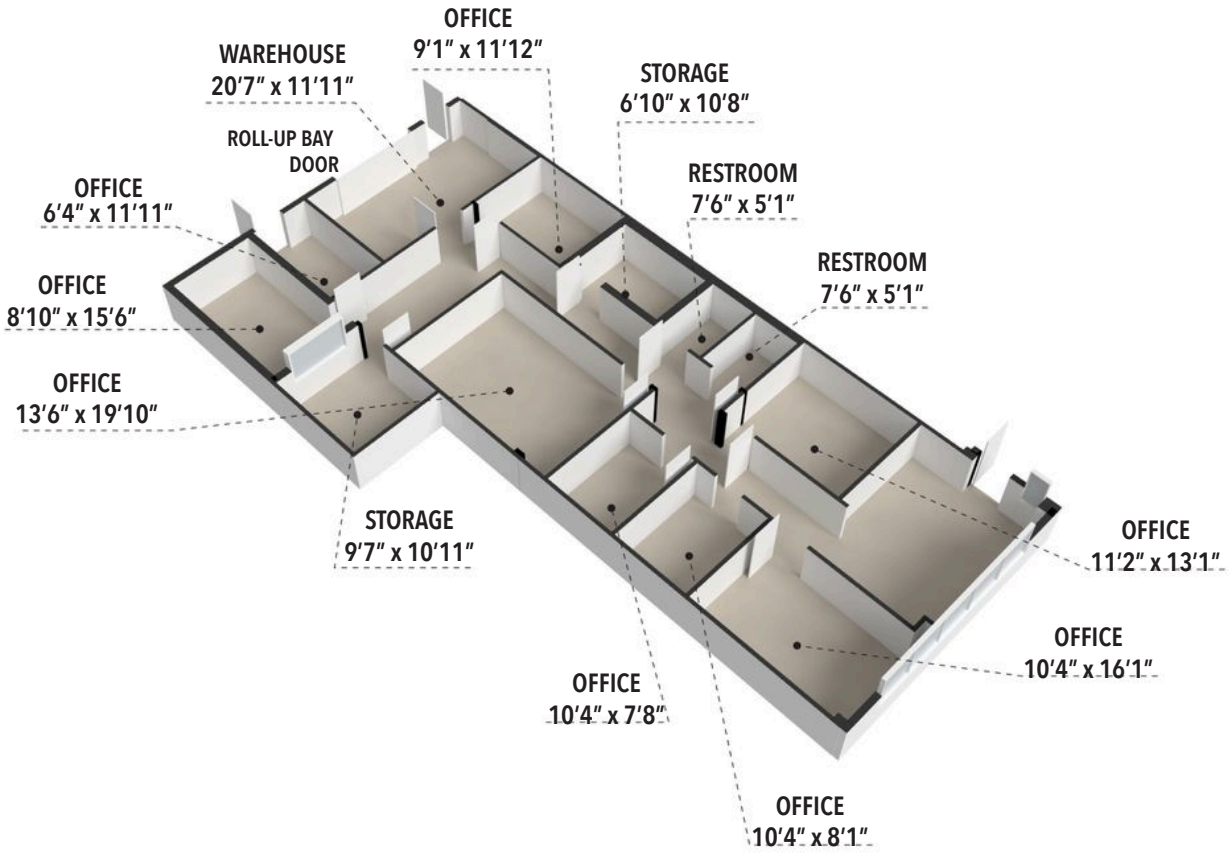
LAYOUT

Private offices	**8**
Largest office	**13'6" × 19'10"**
Warehouse bay	**20'7" × 11'11"**
Storage rooms	**2**
Kitchenette	**Yes**
Restrooms	**2**

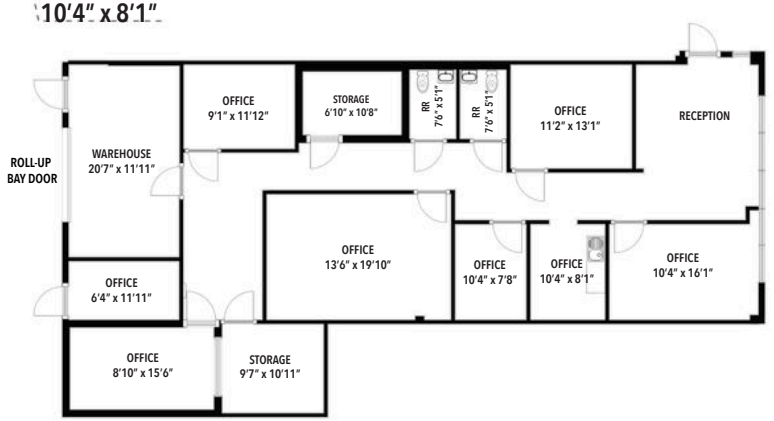
102 + 103 = 4,940 SF
Combine with adjacent Suite 102 (2,443 SF, newly renovated).

IDEAL FOR

Contractors and field-service offices, sales teams, professional firms that need a small warehouse.



FLOOR PLAN



NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

7566 SOUTHLAND BLVD · COMBINED SUITES

Suite 102 + 103

4,940 SF

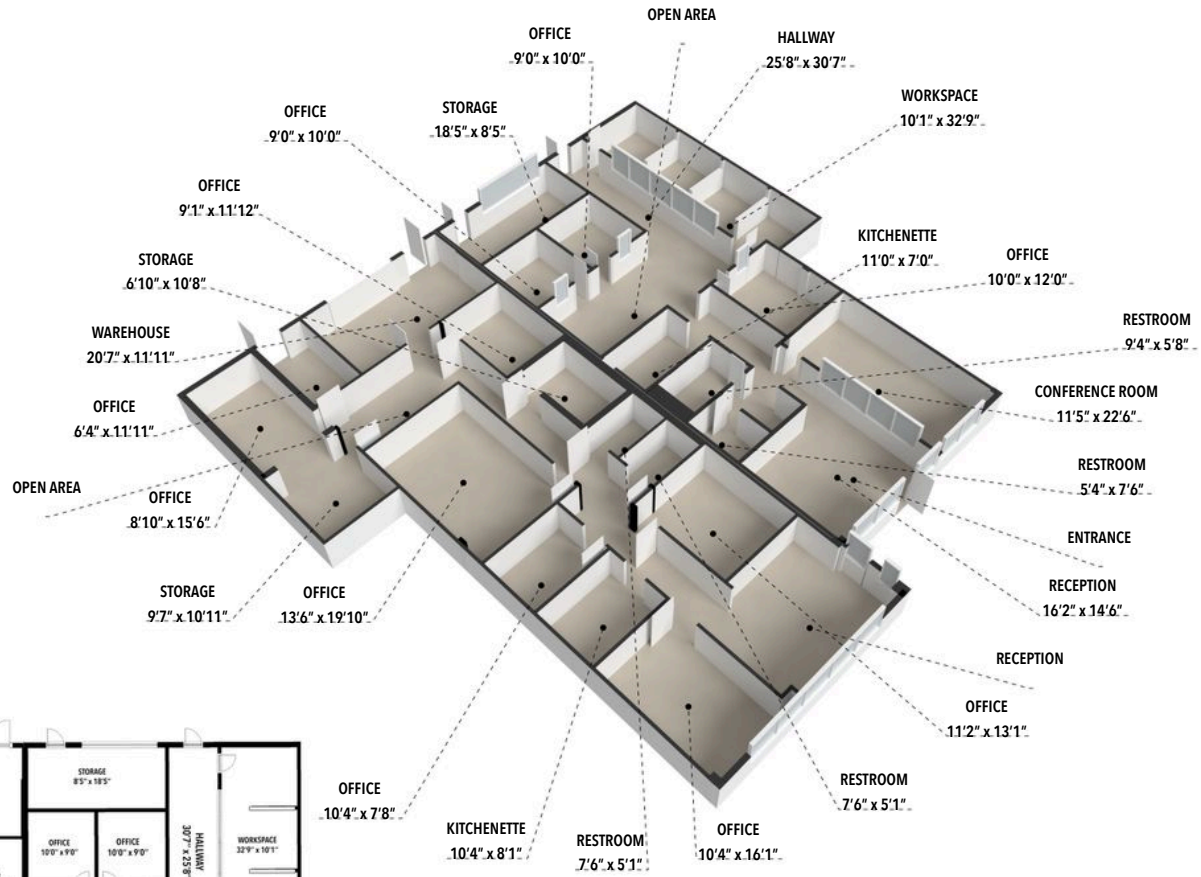
One operation, two front doors. Suite 102's renovated reception, conference room and offices meet clients; Suite 103 adds seven private offices and a 20-foot warehouse bay with a rear roll-up door.

LAYOUT

Private offices	**10**
Conference room	**22'6" × 11'5"**
Warehouse bay	**20'7" × 11'11"**
Storage rooms	**3**
Kitchenettes	**2**
Restrooms	**4**

IDEAL FOR

Growing professional firms, contractors and service companies that need client-ready offices up front and a working warehouse bay.





NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

7600 SOUTHLAND BLVD

7600 Suite 102

2,638 SF



NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

7600 SOUTHLAND BLVD · GROUND FLOOR

Suite 102

2,638 SF

Six private offices around a central open area, anchored by a 32' × 18' bullpen that works as a team room, training space or open-plan workspace. Two restrooms and storage are in-suite.

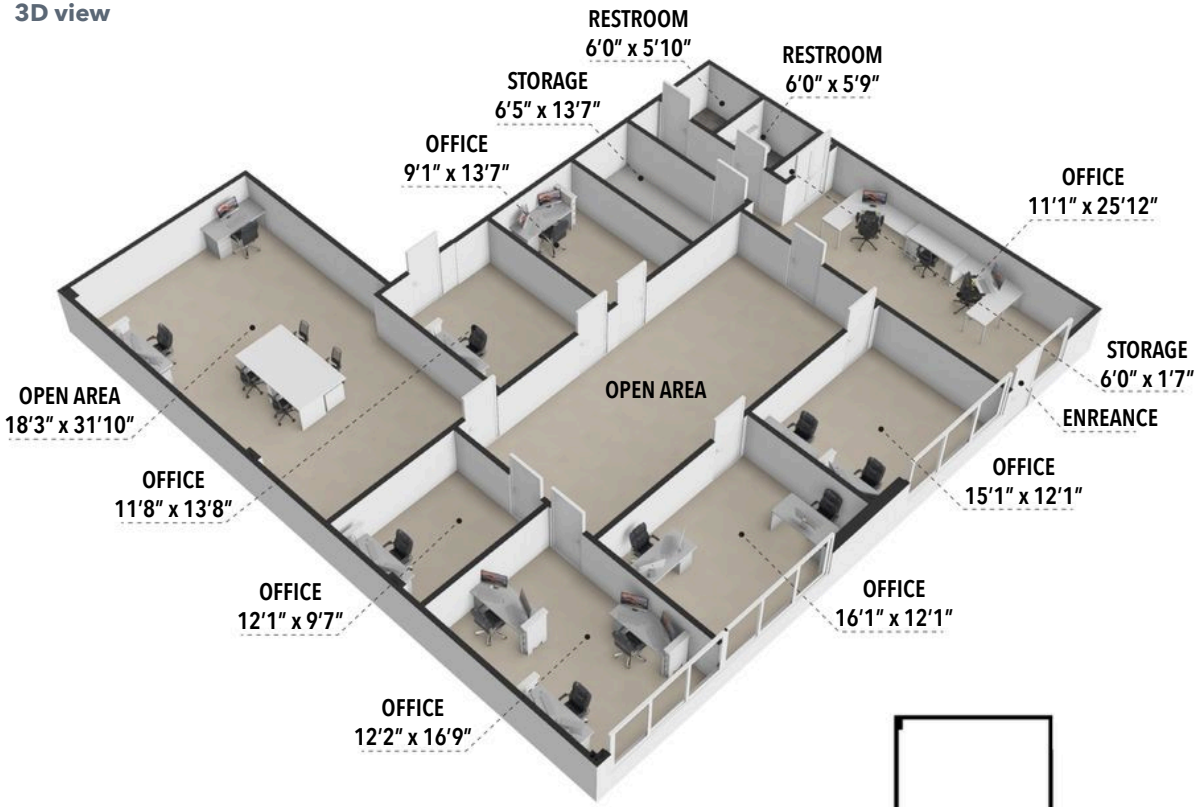
LAYOUT

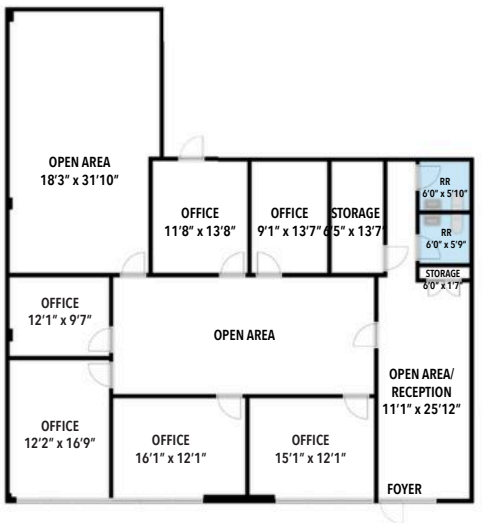
Private offices	6
Bullpen / team room	31'10" × 18'3"
Largest office	26'0" × 11'1"
Storage	13'7" × 6'5"
Restrooms	2

IDEAL FOR

Insurance, staffing, engineering and consulting firms.

3D view





NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR JACOB FLAHERTY | JACOB@4ACRE.COM | C: 386.747.4353

4 ACRE COMMERCIAL

BAY SPACE

SCHEDULE A TOUR

COMMERCE POINT

Let's find the suite that fits.

7550 – 7648 Southland Boulevard
Orlando, Florida 32809

NATALEE GLEITER
4 ACRE COMMERCIAL
natalee@4acre.com
407.353.8548

JACOB FLAHERTY
4 ACRE COMMERCIAL
jacob@4acre.com
386.747.4353

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. Floor plans and dimensions are approximate and for illustrative purposes only.