

FOR LEASE

5 SUITES · 2,443 – 8,215 SF

FLEX & PROFESSIONAL OFFICE · SOUTH ORLANDO

COMMERCE POINT

7550 – 7648 Southland Boulevard | Orlando, Florida 32809

ONE BLOCK OFF SAND LAKE ROAD · BETWEEN JOHN YOUNG PKWY & ORANGE BLOSSOM TRAIL · 15 MIN TO MCO



7550 · SUITE 100



7558 · GRADE-LEVEL LOADING



7566 · SUITE 102 – RENOVATED



7600 · SUITE 102

THE OPPORTUNITY

Office up front. Loading out back.

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, from grade-level roll-up doors to private entries. Five suites are available now, from a newly renovated 2,443 SF suite to an 8,215 SF office floor, all on a campus with on-site Bay Space management, 24/7 access and abundant surface parking. I-4, SR 528, Florida's Turnpike and John Young Parkway are within a ten-minute drive, and Orlando International Airport is 15 minutes away.

141,000 SF
Seven-building flex & office campus

23,604 SF
Five suites available, 2,443 – 8,215 SF

Grade Level
Roll-up loading doors with office frontage

15 Min
To Orlando International Airport (MCO)

IND-2 / IND-1
Zoning · built 1983–1985

24/7 Access
Video surveillance, nightly patrols, on-site management

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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.



SITE PLAN · AVAILABLE SUITES

WHY COMMERCE POINT

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, with no shared loading dock and no elevator.

2 Connected to everything

Ten minutes to I-4, SR 528, the Turnpike and John Young Parkway, 15 to MCO; the Florida Mall is four minutes east.

3 A managed campus

On-site Bay Space management, 24/7 access with video surveillance, nightly security patrols, tenant signage and professional landscaping.

4 A workforce next door

32,379 daytime employees within three miles and 96,769 within ten, in the heart of the Southland industrial district.

7566 Suites 102 + 103 = 4,940 SF

The newly renovated Suite 102 and the warehouse-backed Suite 103 combine for a growing firm that needs both a polished front office and a working bay.

BLDG	SUITE	SIZE	LAYOUT	BEST FIT
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	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	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	AVAILABILITY	ACCESS	VIRTUAL TOURS
Call for details	Immediate	24/7 private entries	3D tours available

Floor plans and dimensions are approximate. Suites are offered for immediate occupancy; Bay Space can tailor finishes and loading configurations for qualified tenants. Uses shown are illustrative and subject to zoning and ownership approval. Rate per written proposal. Drive times approximate, in typical traffic; workforce figures are 3- and 10-mile radius estimates as published in the Commerce Point brochure. 4 Acre Commercial Real Estate does not represent or warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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