FOR LEASE

BAY SPACE

ACRE COMMERCIAL

PROFESSIONAL OFFICE · SOUTH ORLANDO

GATEWAY BUSINESS PARK

Right-sized office. Right in the middle of everything.

7700 - 7800 Southland Boulevard | Orlando, Florida 32809



972 – 4,965 SF
Five suites available now

118,000 SF
Two-building professional office campus

4 / 1,000 SF
Surface parking, included in rent

15 Min
To Orlando International Airport (MCO)

THE OPPORTUNITY

Where South Orlando does business.
Without the downtown price tag.

Gateway Business Park is a two-building, 118,000 SF professional office campus one block off Sand Lake Road, between John Young Parkway and Orange Blossom Trail. Five suites are available today, from a 972 SF four-office suite to a 4,965 SF headquarters suite with its own reception, open floor and kitchen — every one of them minutes from the airport, the Florida Mall and every major highway in the region.

1

Connected to everything

I-4, SR 528, Florida's Turnpike and John Young Parkway are all within a ten-minute drive, and MCO is 15 minutes away. Clients, staff and vendors reach you from anywhere in the Orlando MSA without fighting the I-4 corridor.

2

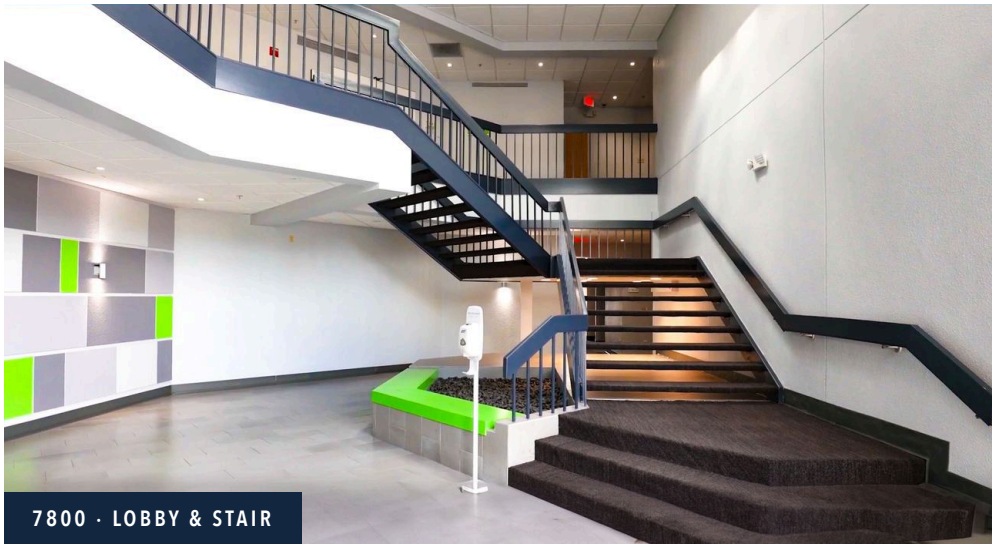
Space that fits the way you work

Finished private-office suites from 972 SF, a 4,965 SF headquarters suite, and a clean 3,770 SF open suite at 7700 ready for a custom build-out. Adjacent 7800 suites can combine, so you can grow in place within the campus.

3

Managed on-site, every day

On-site property management and a building engineer, evening security patrols, a renovated two-story lobby at 7800, and abundant surface parking at 4 per 1,000 SF — included in the rent.



7800 · LOBBY & STAIR



7800 · SUITE 100 RECEPTION



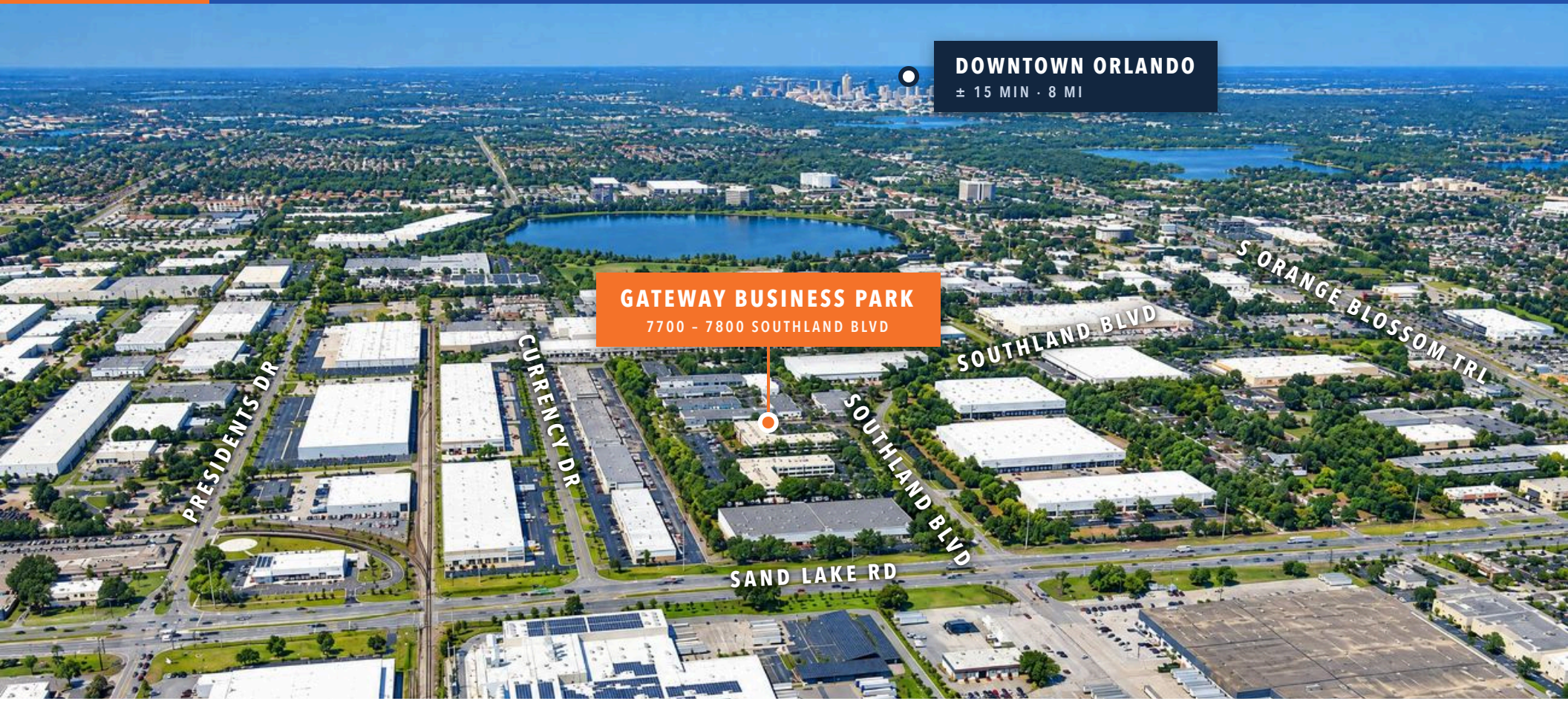
7700 · SUITE 140 OPEN AREA

BUILDINGS	TOTAL CAMPUS	AVAILABLE
Two · two-story office	± 118,000 SF	5 suites · 12,935 SF
PARKING	**PROPERTY USE**	**SIGNAGE**
4 / 1,000 SF surface	Office	Monument / Directory
YEAR BUILT	**ZONING**	**LEASE RATE**
1985	IND-2 / IND-1	Call for details

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4 ACRE COMMERCIAL

BAY SPACE



LOCATION & ACCESS

In the middle of South Orlando's commerce corridor

Orange Blossom Trail	**2 min**	SR 528 Beachline	**6 min**
Florida Mall	**4 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**

Drive times are approximate, typical off-peak conditions. Demographics: 3-mile radius unless noted.

WORKFORCE · 3-MILE RADIUS

Population	**91,143**
Households	**36,022**
Daytime employees	**32,379**
Population · 10 mi	**179,482**
Daytime employees · 10 mi	**96,769**

AROUND THE PARK

A deep labor pool, and everything your team needs at lunch: the Florida Mall and its restaurant row are four minutes east, with Costco, Home Depot, Walmart and dozens of national and local dining options along Sand Lake Road and Orange Blossom Trail. LYNX bus service runs along the corridor, and the Southland industrial district next door puts suppliers, vendors and service partners on your doorstep.

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4 ACRE COMMERCIAL BAY SPACE

AVAILABILITY

Five suites. One campus.
Every size in between.

From a four-office suite for a growing practice to a 4,965 SF headquarters with its own reception and open floor, Gateway lets you start where you are and expand within the park.

BLDG	SUITE	SIZE	LAYOUT	IDEAL FOR
7700	Suite 140	3,770 SF	Entry from the main lobby plus a 32' × 55' open area.	Training, showroom, open-plan teams
7800	Suite 100	4,965 SF	Foyer and reception, 61' × 49' open area, meeting room, four private offices, kitchen	Team HQ, clinic or agency, testing & training
7800	Suite 102	1,457 SF	Waiting room, five private offices, meeting room	Professional & financial services
7800	Suite 105	1,771 SF	Six private offices, two conference rooms, break room	Law, accounting, insurance, consulting
7800	Suite 109	972 SF	Reception, four private offices, break room	Small firms & satellite offices
	Total	12,935 SF	Five suites · 972 – 4,965 SF	

LEASE RATE
Call for details

PARKING
4 / 1,000 SF · included

3D TOURS
Suites 100 · 102 · 105 · 109

AVAILABILITY
Immediate

Adjacent suites at 7800 can be combined for larger requirements. Floor plans and dimensions are approximate. Market context: Orlando office vacancy 16.6%, average asking rent $29.67/SF (CBRE, Orlando Office Figures Q3 2026).



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4 ACRE COMMERCIAL BAY SPACE

BUILDING ONE

7700 Southland Blvd

AVAILABLE

Suite 140 · 3,770 SF



7700 · MAIN ENTRY

Two stories of flexible office at the front of the campus

7700 anchors the Southland Boulevard entrance with a glass-fronted lobby and an efficient L-shaped floor plate wrapped in parking. On the ground floor, Suite 140 offers 3,770 SF of open space with direct entry from the lobby, ready for a custom build-out.

- Ground-floor suite with direct lobby entry.
- Monument signage on Southland Blvd.
- Parking on all sides of the building.


7700 · AERIAL


SUITE 140 · WINDOW LINE

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ACRE COMMERCIAL BAY SPACE

7700 SOUTHLAND BLVD · GROUND FLOOR

Suite 140

3,770 SF

A clean, rectangular open area with a prominent entry from the main building lobby – the simplest suite in the park to plan around. Build it out as a training room, a showroom or an open-plan workspace with a window line down the long wall.

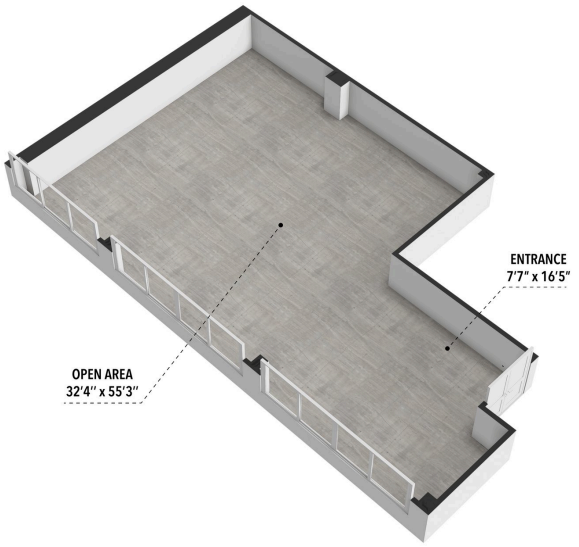
LAYOUT

Open area	**32'4" × 55'3"**
Reception	**7'7" × 16'5"**
Entry	**Direct from lobby**
Build-out	**Open to custom**

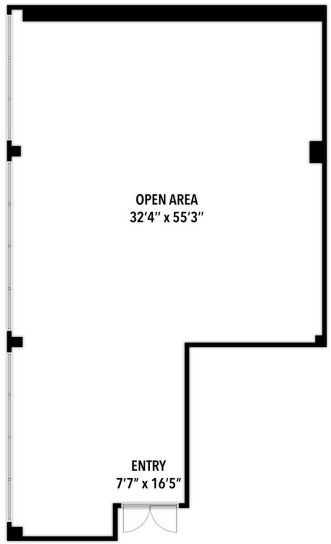
IDEAL FOR

Training and testing centers, showrooms, open-plan teams.

3D VIEW



FLOOR PLAN




OPEN AREA


MAIN ENTRY

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4 ACRE COMMERCIAL

BAY SPACE

BUILDING TWO

7800 Southland Blvd

AVAILABLE

Suites 100 · 102 · 105 · 109 972 – 4,965 SF

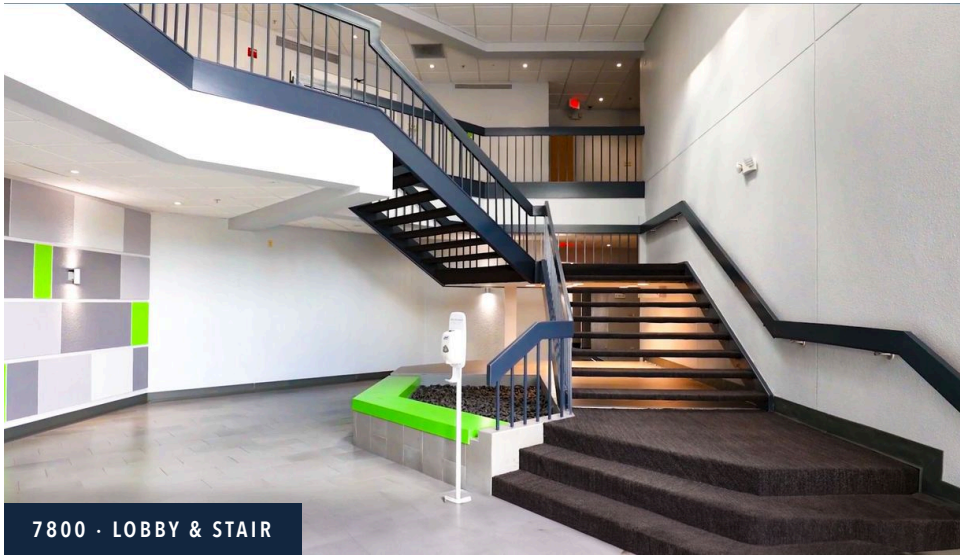


7800 · MAIN ENTRY

A renovated lobby and four move-in-ready suites

7800 greets visitors with a renovated two-story lobby and open stair – the first impression a professional firm wants its clients to walk into. Four ground-floor suites are available, each already built out with private offices, meeting space and reception.

- Suites from 972 SF to 4,965 SF – combine for larger requirements.
- Finished private offices, meeting rooms and break areas in place.
- Evening security patrols; on-site management and engineer.
- Directory signage in the lobby.



7800 · LOBBY & STAIR



SUITE 100 · RECEPTION

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4 ACRE COMMERCIAL

BAY SPACE

7800 SOUTHLAND BLVD · GROUND FLOOR

Suite 100

4,965 SF

The best of both worlds: a finished reception and foyer with a custom stone-clad desk, a 61' × 49' open area for workstations or a training floor, and private offices, a meeting room and a full kitchen along the perimeter. Walk in and start working.

LAYOUT

Reception	**17'8" × 25'0"**
Open area	**61'0" × 49'0"**
Meeting room	**15'3" × 19'8"**
Private offices	**4**
Kitchen	**24'8" × 19'8"**

IDEAL FOR

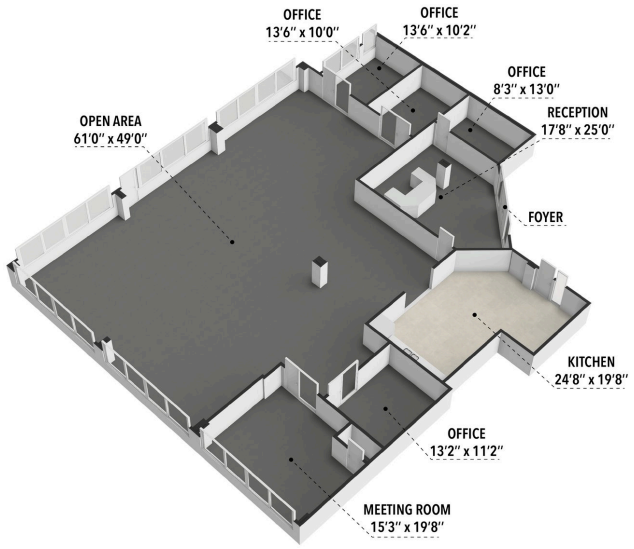
Company headquarters, medical or agency administration, testing and training centers.

WALK THE SUITE NOW

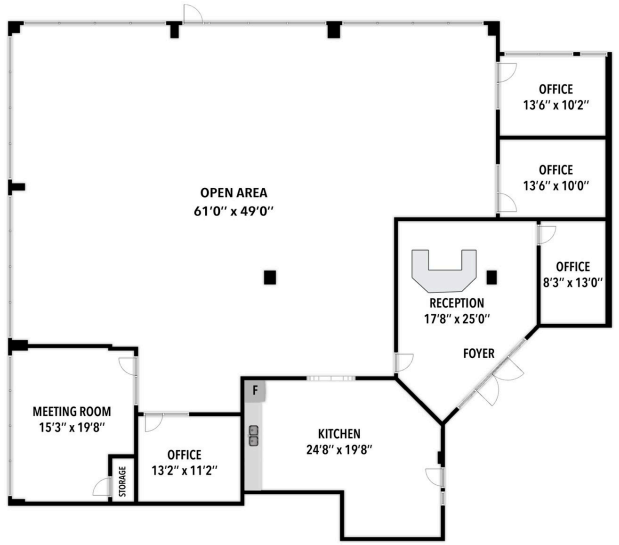
Open the 3D tour and walk every room of Suite 100 before you visit.

TAKE THE 3D VIRTUAL TOUR

3D VIEW

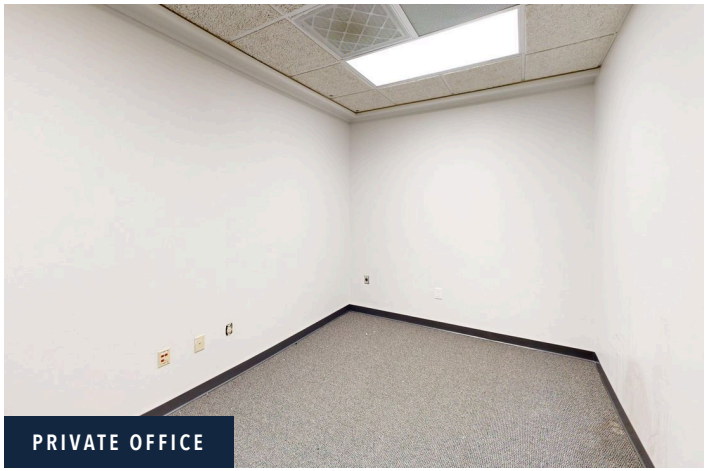


FLOOR PLAN





WINDOW-LINE OFFICE



PRIVATE OFFICE

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4 ACRE COMMERCIAL · BAY SPACE

7800 SOUTHLAND BLVD · GROUND FLOOR

Suite 102

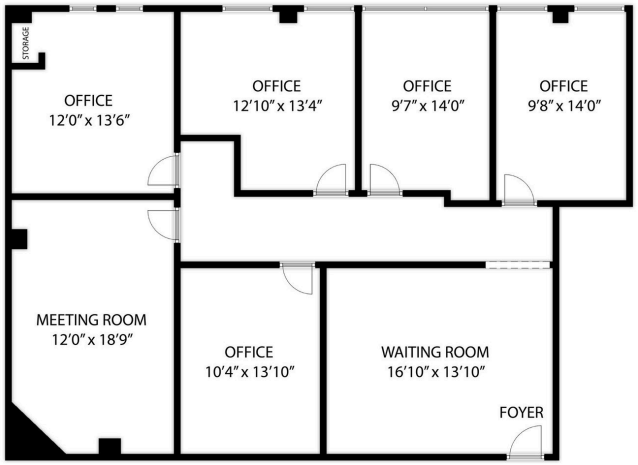
1,457 SF

A classic professional-services layout: a waiting room at the door, five private offices – four along the window line – and a room for meeting clients. Efficient, private and ready for your company to move in immediately.

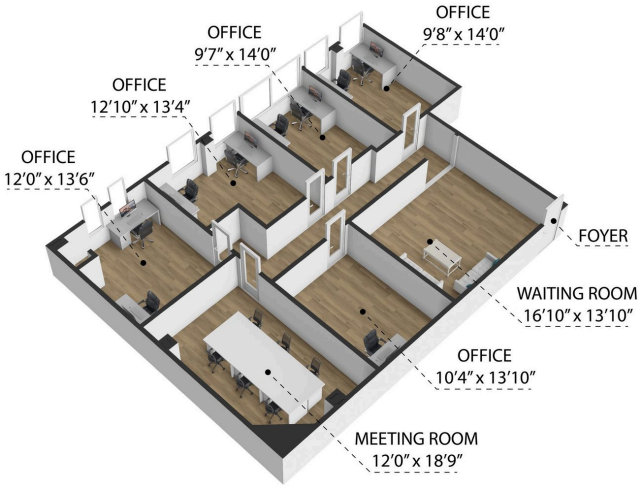
LAYOUT

Waiting room	**16'10" × 13'10"**
Private offices	**5**
Largest office	**12'10" × 13'4"**
Meeting room	**12'0" × 18'9"**
Storage	**In-suite closet**

FLOOR PLAN



3D VIEW



IDEAL FOR

Financial advisors, insurance, legal and accounting practices.

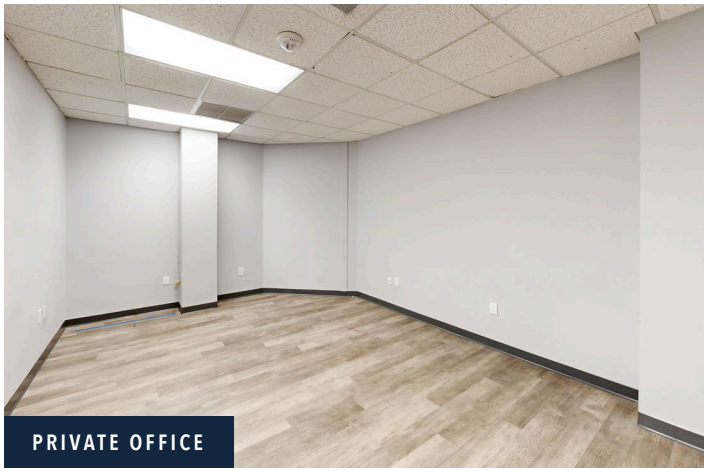
WALK THE SUITE NOW

Open the 3D tour and walk every room of Suite 102 before you visit.

TAKE THE 3D VIRTUAL TOUR



WAITING AREA



PRIVATE OFFICE

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ACRE COMMERCIAL BAY SPACE

7800 SOUTHLAND BLVD · GROUND FLOOR

Suite 105

1,771 SF

Six private offices, two conference rooms and a break room – the highest office count per square foot in the park. Every workspace has a door, and two meeting rooms mean client conversations never compete for space.

LAYOUT

Private offices	**6**
Conference rooms	**2**
Largest conference	**15'2" × 10'2"**
Break room	**9'6" × 8'5"**

IDEAL FOR

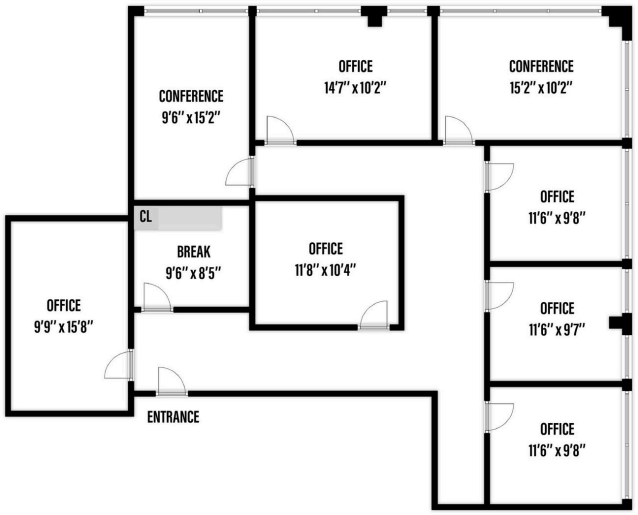
Law, accounting, insurance and consulting practices.

WALK THE SUITE NOW

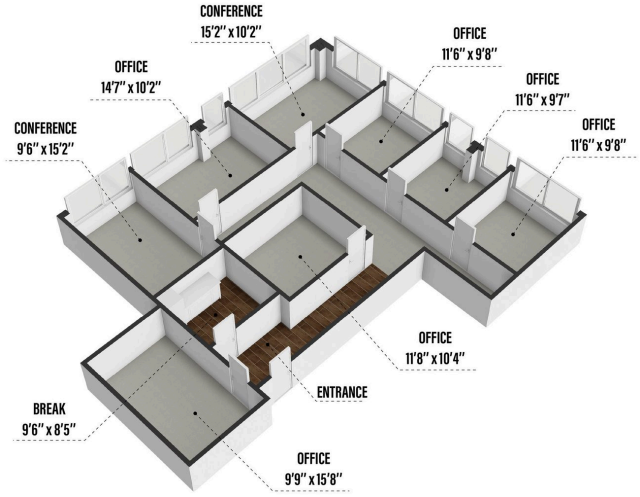
Open the 3D tour and walk every room of Suite 105 before you visit.

TAKE THE 3D VIRTUAL TOUR

FLOOR PLAN

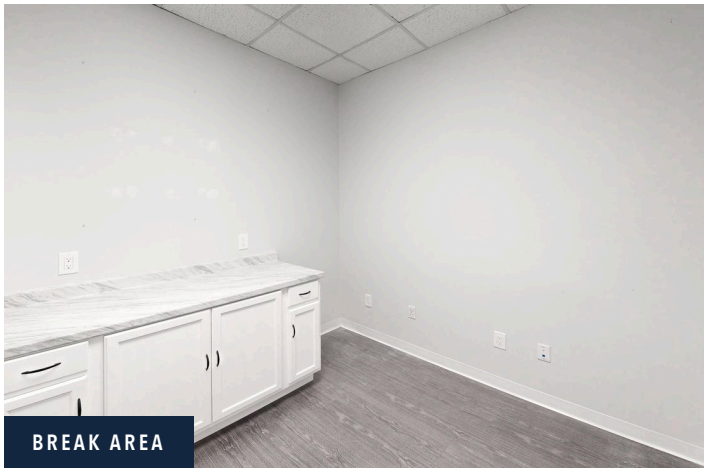


3D VIEW





CONFERENCE ROOM



BREAK AREA

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4 ACRE COMMERCIAL

BAY SPACE

7800 SOUTHLAND BLVD · GROUND FLOOR

Suite 109

972 SF

Four private offices, a reception and a break room in under 1,000 SF – a complete professional office for a small firm or a satellite location, at a footprint that keeps occupancy costs in check.

LAYOUT

Reception	**14'2" × 10'1"**
Private offices	**4**
Largest office	**12'0" × 12'5"**
Break room	**10'2" × 8'7"**

IDEAL FOR

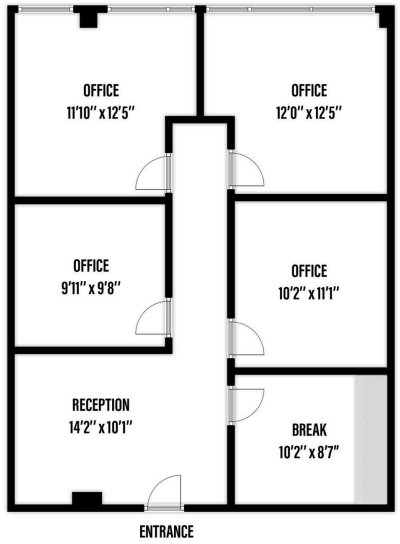
Small firms, satellite and branch offices, independent professionals.

WALK THE SUITE NOW

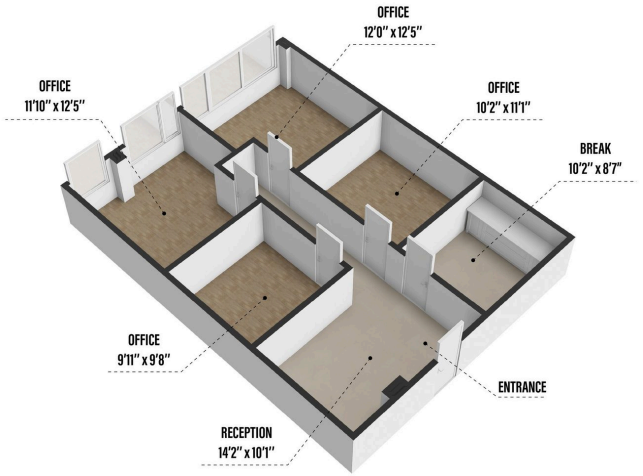
Open the 3D tour and walk every room of Suite 109 before you visit.

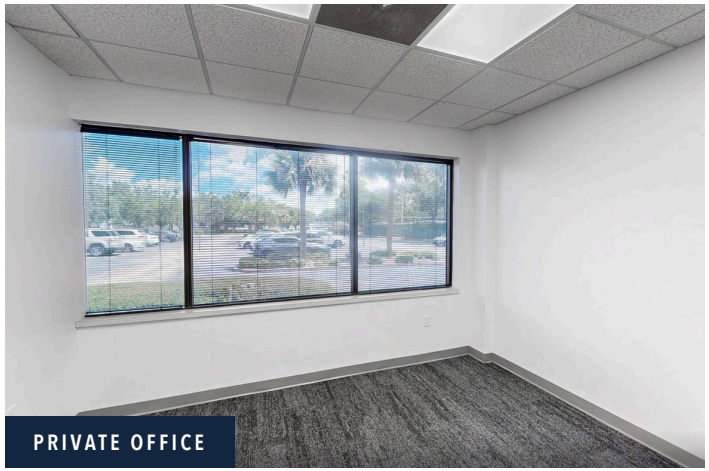
TAKE THE 3D VIRTUAL TOUR

FLOOR PLAN



3D VIEW





PRIVATE OFFICE



BREAK AREA

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4 ACRE COMMERCIAL

BAY SPACE

SCHEDULE A TOUR

GATEWAY BUSINESS PARK

Let's find the suite that fits.

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Orlando, Florida 32809

4 ACRE COMMERCIAL

BAY SPACE

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