









GATEWAY BUSINESS PARK · PROFESSIONAL OFFICE · SOUTH ORLANDO

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

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 now – from a 972 SF four-office suite to a 4,965 SF headquarters with its own reception, open floor and kitchen – with I-4, SR 528 and the Turnpike within ten minutes and MCO fifteen minutes away. On-site management, evening security patrols and parking included in the rent round out the offer.

972 – 4,965 SF
Five suites available now

12,935 SF
Total available

118,000 SF
Two-building office campus

4 / 1,000 SF
Surface parking, included

15 Min
To Orlando Int'l Airport (MCO)

Immediate
Occupancy · rate on request

7700 – 7800 SOUTHLAND BOULEVARD · ORLANDO, FLORIDA 32809

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4ACRE COMMERCIAL · BAY SPACE

AVAILABLE SPACE

Five suites. One campus.
Every size in between.



GATEWAY BUSINESS PARK · 7700 & 7800 SOUTHLAND BLVD · SAND LAKE RD CORRIDOR

WHY GATEWAY

Connected. I-4, SR 528, the Turnpike and John Young Parkway within ten minutes; MCO in fifteen.

Room to grow. Adjacent 7800 suites combine, so a growing firm can expand without leaving the campus.

Right-sized. Finished suites from 972 SF to 4,965 SF, plus a 3,770 SF open suite ready for a custom build-out.

Managed on site. Property management and engineer on site, evening patrols, parking at 4 / 1,000 SF included.

SUITE	BLDG	SIZE	LAYOUT	BEST FIT	
Suite 140	7700	**3,770 SF**	Entry from the main lobby plus a 32' × 55' open area.	Training, showroom, open-plan team	
Suite 100	7800	**4,965 SF**	Foyer and reception, 61' × 49' open area, meeting room, four private offices, kitchen	Company HQ, agency or medical admin	3D VIRTUAL TOUR
Suite 102	7800	**1,457 SF**	Waiting room, five private offices, meeting room	Financial, insurance, legal practice	3D VIRTUAL TOUR
Suite 105	7800	**1,771 SF**	Six private offices, two conference rooms, break room	Law, accounting, consulting firm	3D VIRTUAL TOUR
Suite 109	7800	**972 SF**	Reception, four private offices, break room	Small firm or satellite office	3D VIRTUAL TOUR

Lease rate per written proposal; call for details. Floor plans and dimensions are approximate; illustrative uses are subject to zoning and ownership approval. Drive times approximate. Market context: Orlando office vacancy 16.6%, average asking rent $29.67/SF (CBRE, Orlando Office Figures Q3 2026). 4 Acre Commercial Real Estate does not represent or warrant the accuracy of the information herein; all information should be verified by the reviewer prior to lease.

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