77 W ILLIANA
SODO • ORLANDO

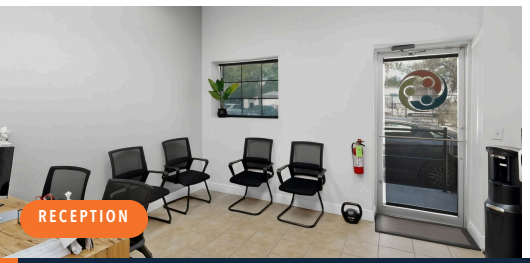
FOR LEASE · OFFICE / FLEX

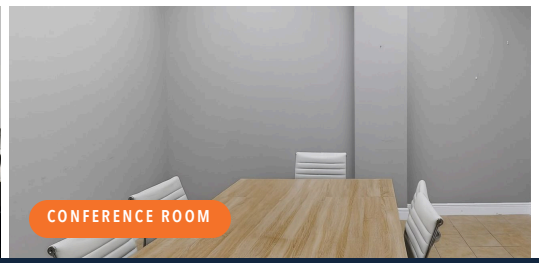
77 W ILLIANA ST | SODO · ORLANDO, FLORIDA 32806

# Your Office Up Front.
# Your Warehouse Out Back.

A freestanding ±5,120 SF SoDo headquarters building: ±2,560 SF of finished private office joined to a ±2,560 SF warehouse wing with 14' clear and two 10' × 12' drive-in doors, two miles from downtown Orlando.

| OFFICE | WAREHOUSE | MONTHLY |
|---|---|---|
| ±2,560 SF | ±2,560 SF | $9,600 rent + CAM |


RECEPTION


CONFERENCE ROOM


WAREHOUSE · 14' CLEAR


TWO 10' × 12' DRIVE-IN DOORS

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

4ACRE COMMERCIAL



THE OPPORTUNITY

# A Headquarters Building With Its Own Warehouse.

77 W Illiana St is the building a growing service business keeps looking for and rarely finds in central Orlando: a professional office up front and a working warehouse out back, under one roof, with your name on the building and your own parking at the door.

**The office is already built.** Five private offices, a 14' × 17' conference room, a 19' × 14' reception with its own foyer, a sitting area, a kitchenette and two restrooms make up roughly half the building, finished and ready for a team.

**The warehouse works for a living.** The ±2,560 SF warehouse wing carries 14' clear, three-phase power, two 10' × 12' grade-level drive-in doors, a third restroom and three back rooms for parts, tools or a break room, opening onto a paved apron on the west side of the building.

**Two miles from downtown.** The site sits in SoDo's established industrial pocket between South Orange Avenue and the rail line, minutes from the Orlando Health campus, I-4 at Michigan Street and the downtown core.

**$22.50**
All-in occupancy cost per SF, rent and CAM included[1]

**$26.74**
Average asking rent, Orlando office market, Q3 2026[2]

**14'**
Clear height in the warehouse, with three-phase power

**2 mi**
To downtown Orlando; ½ mile to the Orlando Health campus[3]

## DETAILS AT A GLANCE

| | |
|---|---|
| LEASE RATE | $16.50 PSF NNN |
| MONTHLY | $9,600 rent + CAM[1] |
| BUILDING SIZE | ±5,120 SF · single tenant |
| OFFICE | ±2,560 SF · 5 private offices, conference, reception |
| WAREHOUSE | ±2,560 SF wing · 14' clear · 3-phase power |
| LOADING | Two 10' × 12' grade-level drive-in doors |
| LAND AREA | ±0.34 AC |
| PARKING | ±2.92 / 1,000 SF on site |
| ZONING | I-G, City of Orlando · office, medical office, warehouse, showroom and light manufacturing permitted |
| SIGNAGE | Building |
| PARCEL ID | 02-23-29-1184-03-080 |

[1] $9,600 per month, rent plus CAM, as quoted; $22.50 = $9,600 × 12 ÷ 5,120 SF. Lease structure per written proposal. [2] Cushman & Wakefield, Orlando office market statistics, Q3 2026, overall average asking rent. [3] Straight-line, approximate.

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

THE SITE

# A Freestanding Building on a Corner Lot

±0.34 acres at W Illiana Street and Joseph Street, with the paved loading apron on the west side of the building.

77 W ILLIANA
SODO • ORLANDO










SPACE AVAILABLE

| SPACE | TOTAL | OFFICE | WAREHOUSE | LOADING | RATE | MONTHLY |
|---|---|---|---|---|---|---|
| Entire building | ±5,120 SF | ±2,560 SF | ±2,560 SF · 14' clear | Two 10' × 12' drive-in | $16.50 PSF NNN | $9,600 rent + CAM |

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

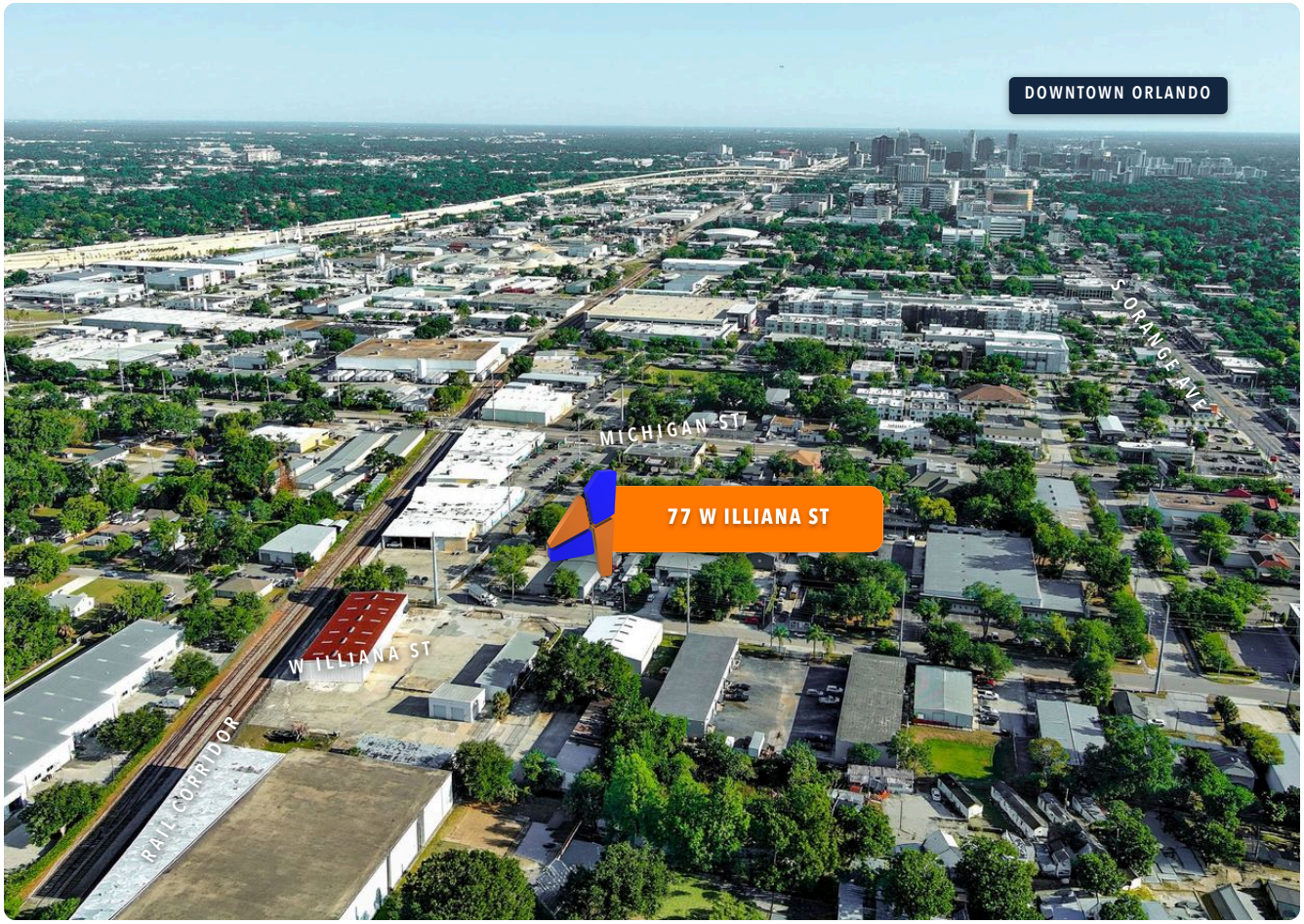
4 ACRE COMMERCIAL

LOCATION

# SoDo. Two Miles From Downtown.

An infill industrial pocket between South Orange Avenue and the rail corridor, with the Orlando Health campus and I-4 minutes away.

77 W ILLIANA
SODO • ORLANDO




## DRIVE TIMES & DISTANCES[4]

| | | |
|---|---|---|
| 1 | Orlando Health / ORMC campus<br>South Orange Avenue | ½ mi |
| 2 | SunRail · Orlando Health station<br>Sligh Boulevard | ½ mi |
| 3 | I-4 at Michigan Street<br>Exit 81 · Kaley Ave | 1 mi |
| 4 | Downtown Orlando<br>Central business district | 2 mi |
| 5 | SR 408 · East-West Expressway<br>Via S Orange Ave | 2 mi |
| 6 | Kia Center & Church Street<br>Downtown entertainment district | 2 mi |
| 7 | Orlando International Airport<br>Via SR 528 / Boggy Creek | 10 mi |

**Why SoDo.** A service business based here can reach the downtown core, the hospital district, Winter Park and the attractions corridor inside a 20-minute drive, from a street where trucks and vans are part of the neighborhood.

### I-4
One mile to the Michigan Street interchange

### ½ mi
To the Orlando Health campus and SunRail station

### I-G
City of Orlando General Industrial zoning

### Infill
Limited comparable office/flex inventory in the urban core

[4] Distances are straight-line and approximate; drive times vary with traffic.

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

4 ACRE COMMERCIAL

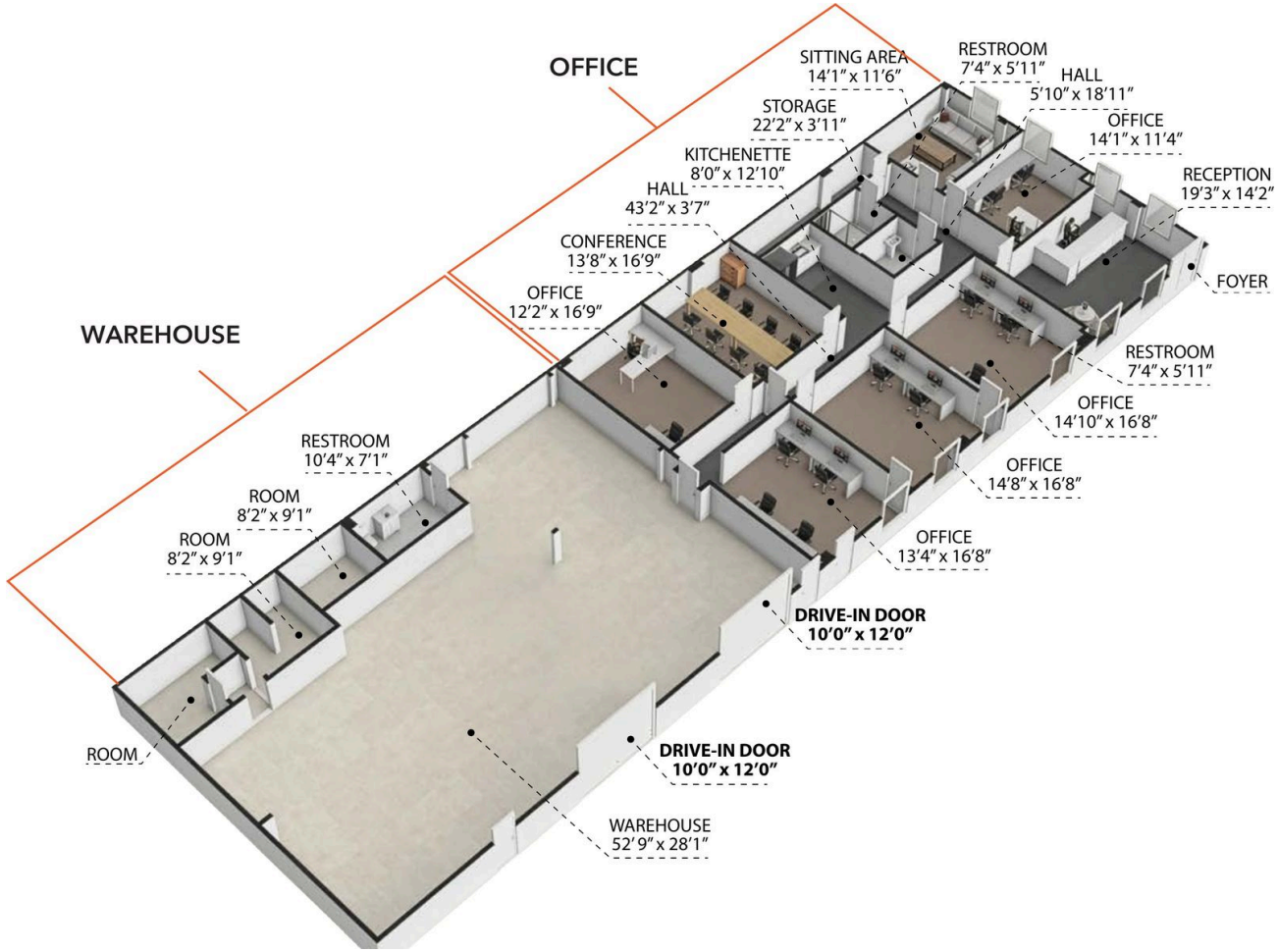
ENTIRE BUILDING · ±5,120 SF

# Space Layout

| OFFICE | WAREHOUSE | CLEAR HEIGHT | POWER |
|---|---|---|---|
| ±2,560 SF | ±2,560 SF | 14' | 3-Phase |

77 W ILLIANA
SODO • ORLANDO

3D FLOOR PLAN




## TWO WINGS, ONE ADDRESS

**Office wing, east end.** A glass-door foyer opens to a 19'3" × 14'2" reception. Beyond it are five private offices (12' to 15' wide), a 13'8" × 16'9" conference room, a 14'1" × 11'6" sitting area, an 8' × 12'10" kitchenette, a 22' storage run and two restrooms along a central hall.

**Warehouse wing, west end.** A 52'9" × 28'1" open floor with 14' clear and three-phase power, served by two 10' × 12' grade-level drive-in doors on the apron side, plus three back rooms (two at 8'2" × 9'1") and a 10'4" × 7'1" restroom.

**One door between them.** The office hall connects directly to the warehouse floor, so estimators, dispatch and the parts cage share one building without sharing a room.

**Planned renovation.** The warehouse wing is shown as planned; renderings of the finished floor are on page 8.

Floor plans are illustrative and not to scale. Room dimensions, square footage and the office/warehouse split are approximate and should be verified. Warehouse layout reflects planned renovation and is subject to change.

FLOOR PLAN

# Five Offices Up Front, Open Floor Out Back

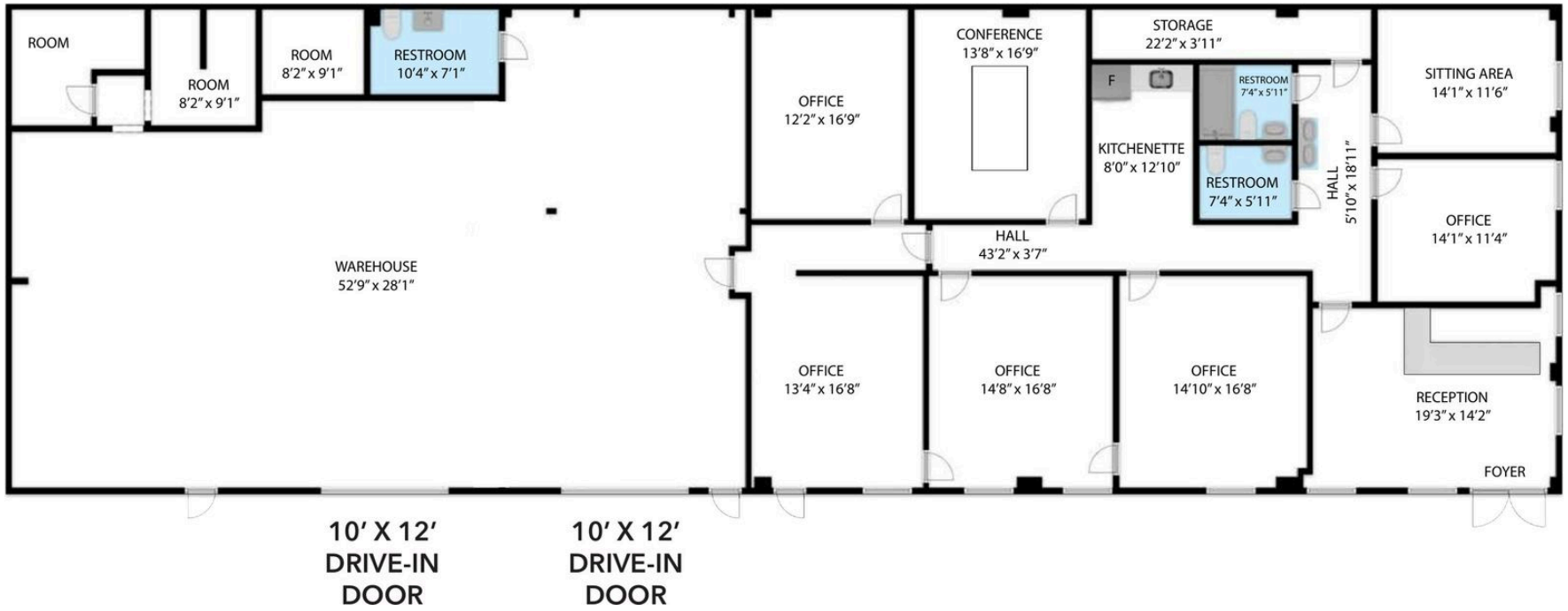
The 2D plan of the full ±5,120 SF building. Warehouse to the left, office wing to the right, foyer entry at the east end.

77 W ILLIANA
SODO • ORLANDO

2D FLOOR PLAN

WAREHOUSE · ±2,560 SF

OFFICE · ±2,560 SF




**5**
Private offices, 12' to 15' wide, plus conference and sitting area

**3**
Restrooms: two in the office wing, one in the warehouse

**52' × 28'**
Open warehouse floor at 14' clear with three-phase power

**2**
10' × 12' grade-level drive-in doors onto the paved apron

**Front of house.** Reception and foyer face the street side of the office wing, with the conference room and sitting area off the central hall, so clients never walk through the work area.

**Back of house.** The three back rooms in the warehouse wing suit a parts room, a tool crib or a crew break room, and the second restroom keeps field staff out of the office.

Floor plan is illustrative and not to scale. Dimensions are approximate and should be verified.

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

4 ACRE COMMERCIAL

OFFICE INTERIORS

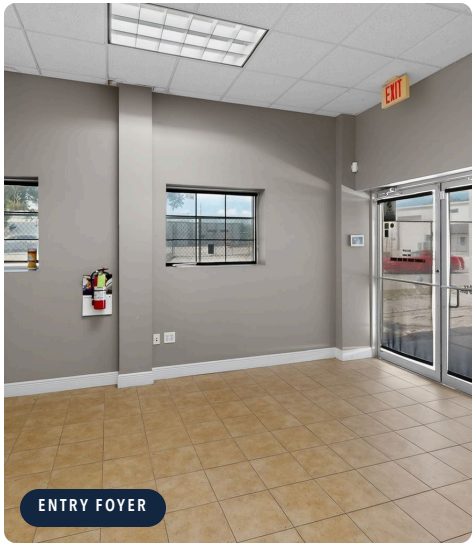
# Finished, Furnished-Ready and Client-Facing

The ±2,560 SF office wing as it stands today: reception, conference, private offices, kitchenette and sitting area.

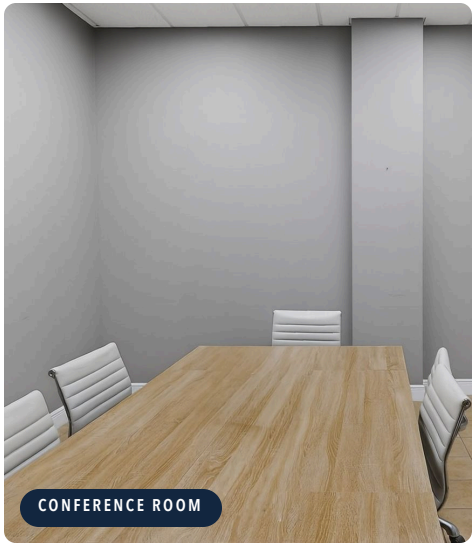
77 W ILLIANA
SODO • ORLANDO

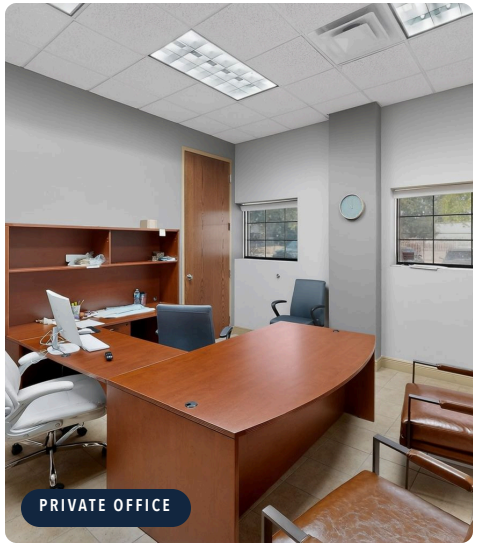


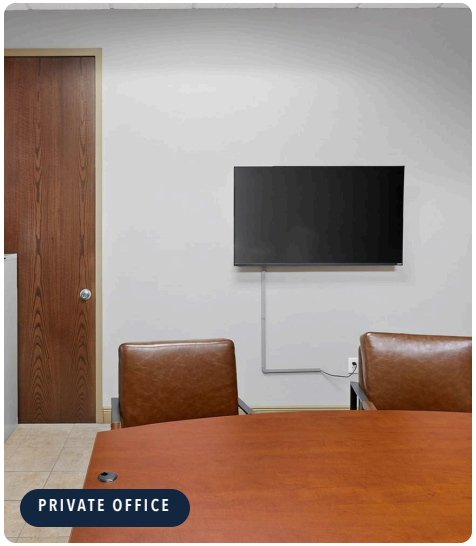
RECEPTION

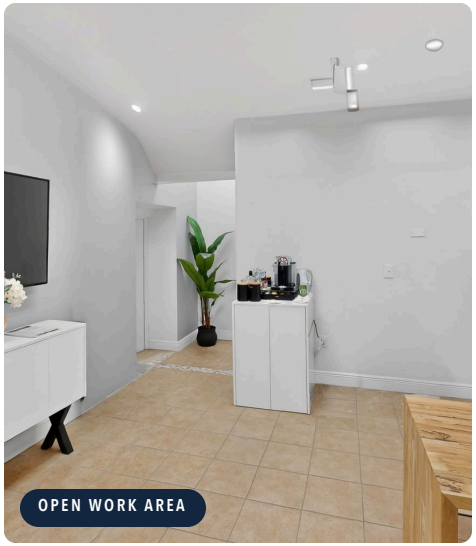


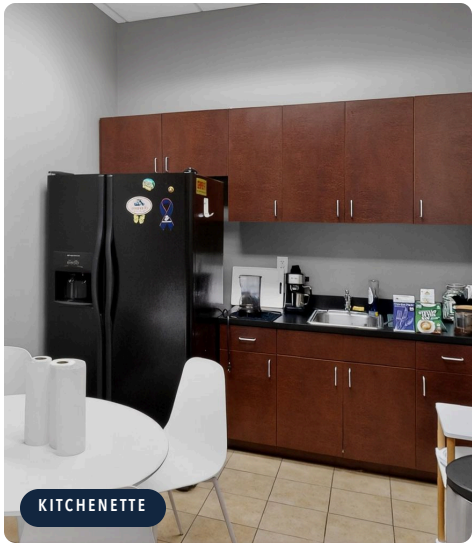
ENTRY FOYER

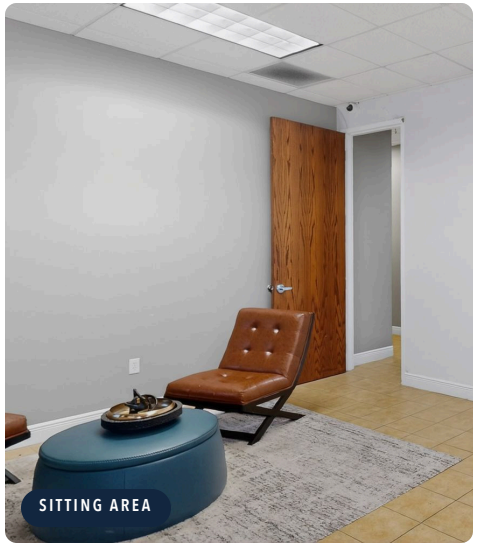

CONFERENCE ROOM


PRIVATE OFFICE


PRIVATE OFFICE


OPEN WORK AREA


KITCHENETTE


SITTING AREA

FIVE PRIVATE OFFICES · CONFERENCE ROOM · RECEPTION AND FOYER · KITCHENETTE · TWO RESTROOMS · STORAGE

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

ACRE COMMERCIAL

WAREHOUSE · PLANNED RENOVATION

# Clean, Clear and Ready to Work

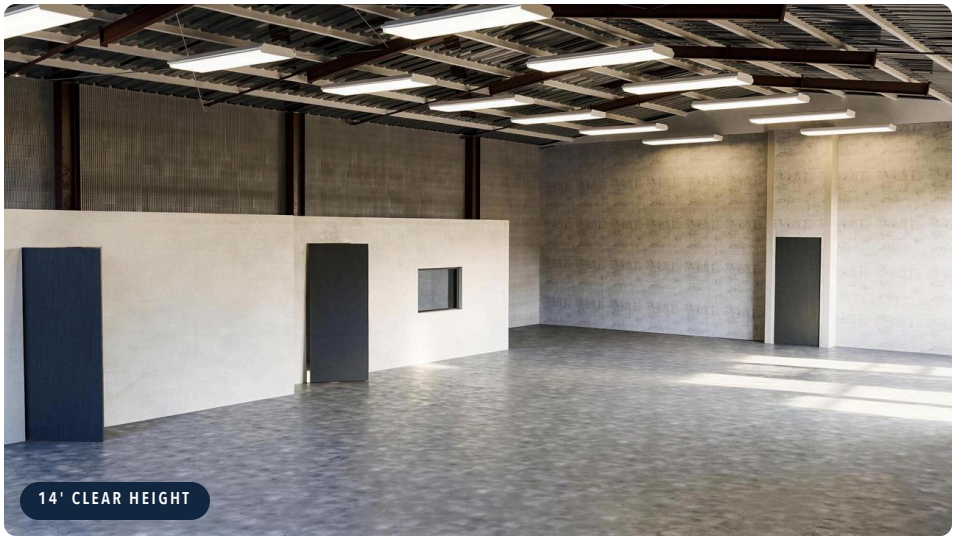
77 W ILLIANA
SODO • ORLANDO

Artist's conceptual renderings of the ±2,560 SF warehouse wing after renovation: sealed floor, 14' clear, three-phase power, two 10' × 12' drive-in doors.













- 14' clear
- Three-phase power
- Two 10' × 12' grade-level doors
- Paved west apron
- Third restroom
- Three back rooms

Renderings are artist's conceptual illustrations of planned improvements and are subject to change.

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

4 ACRE COMMERCIAL

HIGHEST & BEST USE

# Built for Businesses That Run From a Desk and a Van

The layout fits a company that needs a professional front door for clients and a working back door for product, parts and crews.

77 W ILLIANA
SODO • ORLANDO

### Service Contractor Headquarters

HVAC, plumbing, electrical, roofing, solar, fire protection, low-voltage and restoration firms: estimators and dispatch up front, parts and tools in back, vans on the apron, and a central address that shortens every drive.

**BEST FIT: TRADES WITH 6-20 OFFICE STAFF**

### Medical-Adjacent Suppliers

Durable medical equipment, device sales and service, dental and orthotic labs, home-health agencies and medical couriers serving the Orlando Health campus a half mile away. Medical office and medical/dental labs are permitted uses.

**BEST FIT: VENDORS TO THE HOSPITAL DISTRICT**

### Showroom & E-Commerce

Flooring, tile, cabinetry, lighting, closets and custom furniture: the reception becomes a to-the-trade showroom, the offices become design studios, and the warehouse holds samples and staging. Warehouse showroom is a permitted use.

**BEST FIT: DEALERS AND ONLINE SELLERS**

### Production & Creative

Video and event production, AV rental, signage and graphics, print: gear and fabrication in the warehouse, producers and editors in the offices, downtown clients two miles away.

**BEST FIT: STUDIOS OUTGROWING A RENTED SUITE**

THE MATH ON A HEADQUARTERS

**At $9,600 a month with CAM included, 77 W Illiana costs about $22.50 per square foot all-in, below the $26.74 average asking rent for Orlando office space and well below the $32.21 asked downtown.[1] [2]**

For that number a tenant gets what no office suite offers: a ±2,560 SF warehouse with two drive-in doors, 14' clear and three-phase power, parking at the door, building signage, and a freestanding address with no neighbors down the hall. For a business that is paying office rent for its people and storage rent for its inventory, one building replaces two leases.

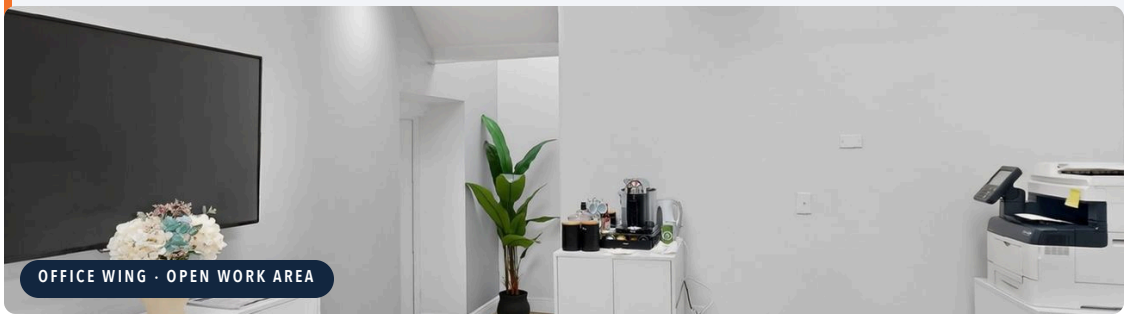
**$22.50**
All-in per SF at 77 W Illiana, rent and CAM[1]

**$26.74**
Orlando office average asking rent, Q3 2026[2]

**$32.21**
Downtown Orlando office asking rent, Q3 2026[2]

**1 lease**
Office, warehouse and parking under one roof

**Permitted by right under I-G zoning:** office, medical office and medical/dental labs, wholesale and warehouse, warehouse showroom, light manufacturing and automotive services. Indoor fitness and training are conditional uses.[5]


OFFICE WING · OPEN WORK AREA


TWO DOORS, ONE ADDRESS

Uses shown are illustrative and subject to zoning and ownership approval. [1] $9,600 × 12 ÷ 5,120 SF; rent plus CAM as quoted, lease structure per written proposal. [2] Cushman & Wakefield, Orlando office market statistics, Q3 2026, overall and CBD average asking rents; rent bases may differ. [5] City of Orlando Land Development Code, Ch. 58, Table of Allowable Uses, I-G district; verify any specific use with the City.

CONTACT: TREY DYER | 407.797.7767 | TREY@4ACRE.COM

ACRE COMMERCIAL

77 W ILLIANA ST · SODO, ORLANDO

# Front Door.
# Back Door.

A freestanding ±5,120 SF office and warehouse building two miles from downtown Orlando.

Contact Trey Dyer to tour the building.

4 ACRE COMMERCIAL




Trey Dyer
trey@4acre.com
407.797.7767



4 Acre Commercial Real Estate (4 Acre) does not represent or warrant 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.