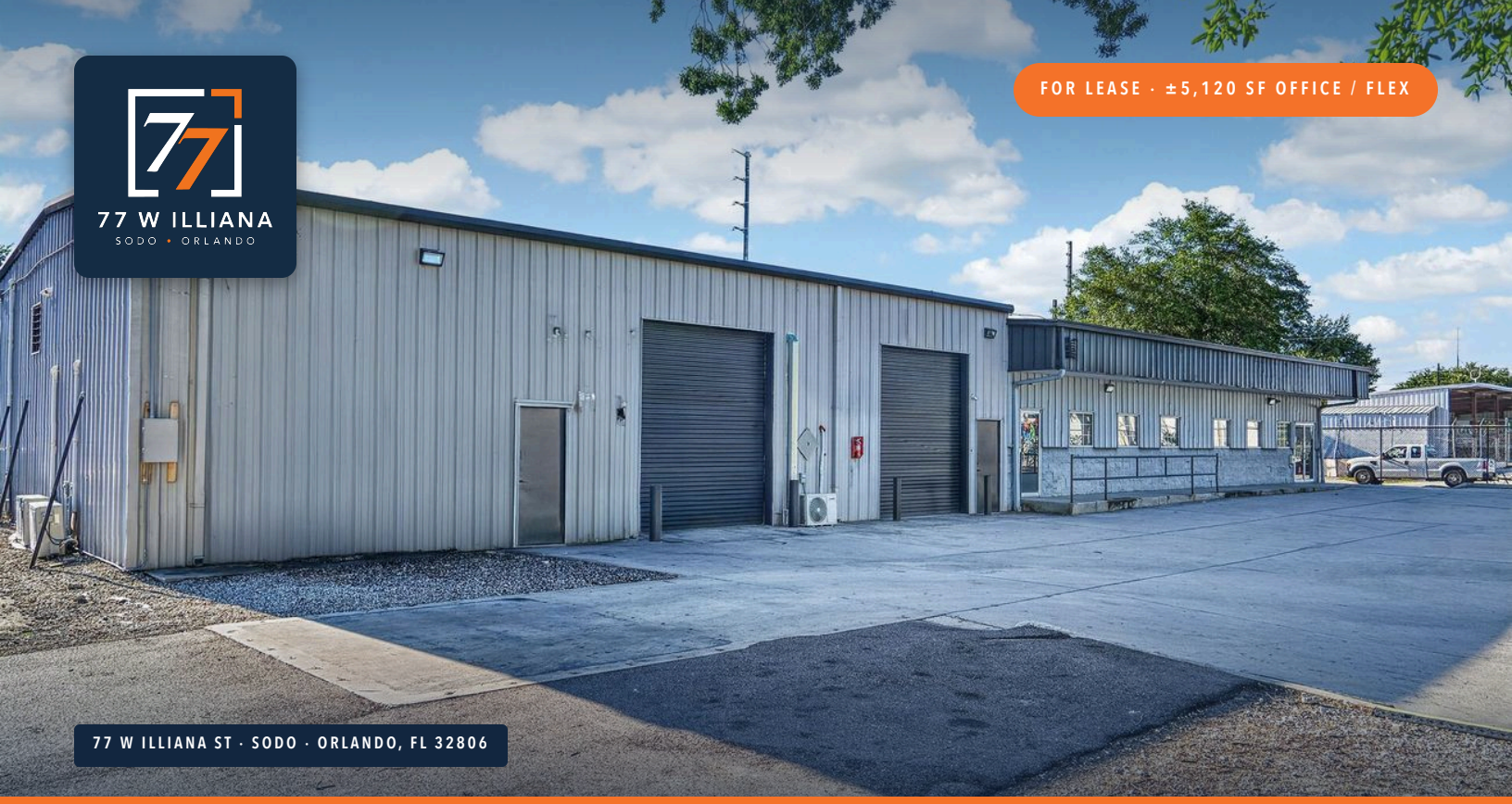
77 W ILLIANA
SODO • ORLANDO

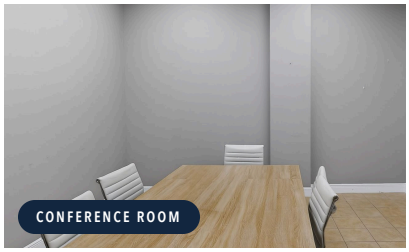
FOR LEASE · ±5,120 SF OFFICE / FLEX



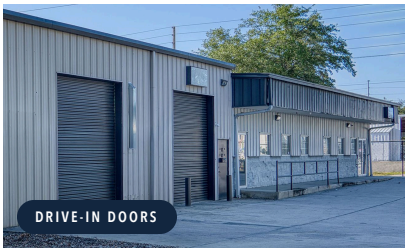
77 W ILLIANA ST · SODO · ORLANDO, FL 32806

±2,560 SF OFFICE · ±2,560 SF WAREHOUSE · 14' CLEAR · TWO 10' × 12' DRIVE-IN DOORS


RECEPTION


CONFERENCE ROOM


WAREHOUSE · PLANNED


DRIVE-IN DOORS

FOR LEASE · OFFICE / FLEX · SODO, ORLANDO

Your Office Up Front.
Your Warehouse Out Back.

77 W Illiana St is a freestanding ±5,120 SF headquarters building two miles from downtown Orlando: ±2,560 SF of finished office with five private offices, a conference room, reception and kitchenette, joined to a ±2,560 SF warehouse wing with 14' clear, three-phase power and two 10' × 12' grade-level drive-in doors. At $9,600 a month with CAM included, the all-in cost is about $22.50 per square foot, below the Orlando office average, with a warehouse, parking and building signage no office suite can offer.

±5,120 SF
Freestanding single-tenant building on ±0.34 AC

$16.50 NNN
$9,600 per month, rent plus CAM[1]

$22.50
All-in per SF vs. $26.74 Orlando office average[2]

14'
Clear height · three-phase power · two 10' × 12' doors

5
Private offices plus conference, reception, sitting area

2 mi
To downtown · ½ mi to Orlando Health campus[3]

77 W ILLIANA ST · ORLANDO, FLORIDA 32806

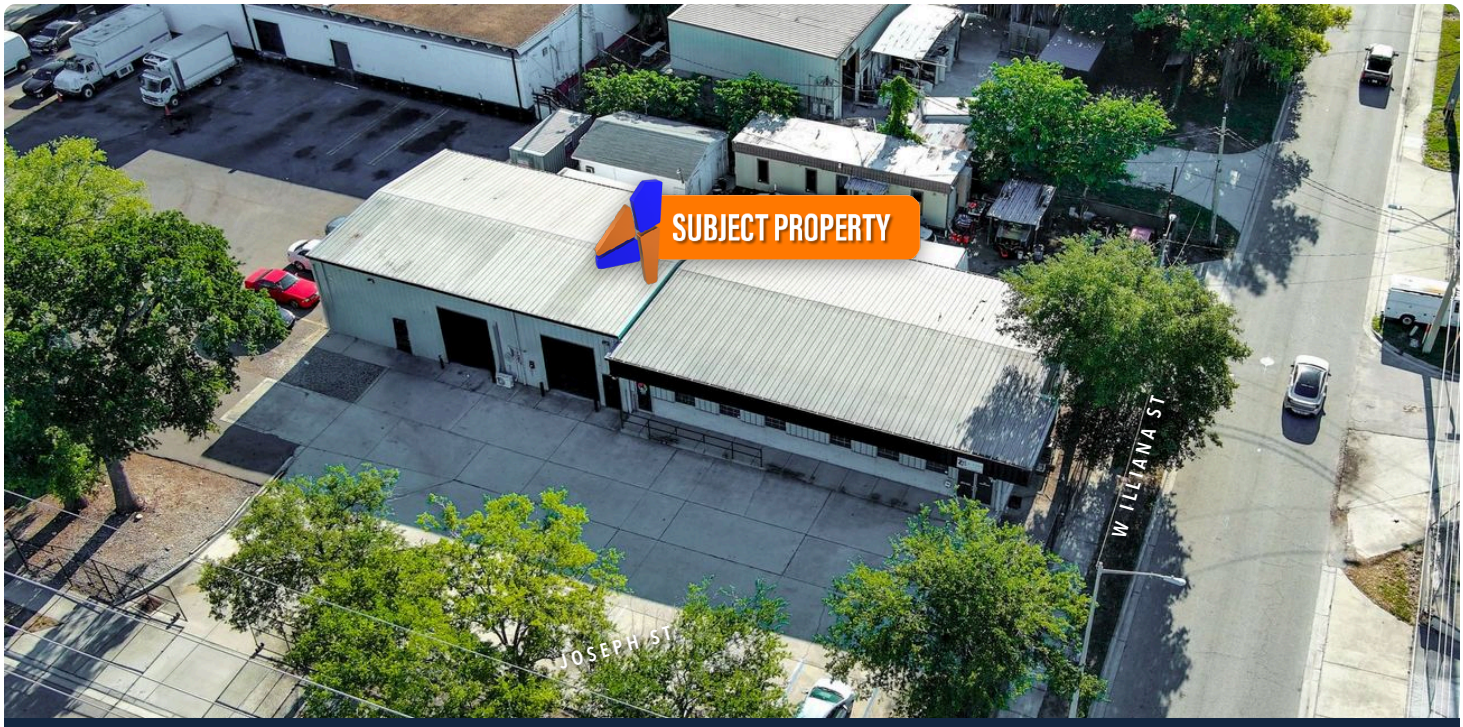
[1] As quoted; per written proposal · [2] $9,600 × 12 ÷ 5,120 SF; C&W Q3 2026 · [3] Straight-line

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

AVAILABLE SPACE

The entire building, two wings under one roof

77 W ILLIANA
SODO • ORLANDO



±0.34 ACRES AT W ILLIANA ST AND JOSEPH ST · PAVED LOADING APRON ON THE WEST SIDE · I-G ZONING

WHY 77 W ILLIANA

The office is already built. Five private offices, a conference room, reception with foyer, a sitting area, kitchenette and two restrooms, finished and ready for a team.

Priced below office. About $22.50 per SF all-in with CAM, against a $26.74 Orlando office average and $32.21 downtown, with a warehouse and parking included.

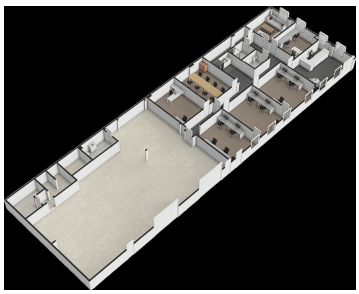
The warehouse works for a living. 14' clear, three-phase power, two 10' × 12' grade-level drive-in doors, a third restroom and three back rooms for parts, tools or a crew room.

SoDo, two miles from downtown. A half mile to the Orlando Health campus and SunRail, one mile to I-4 at Michigan Street, with trucks and vans welcome on the street.

2D PLAN



3D PLAN



Entire Building

±5,120 SF · ±2,560 SF OFFICE · ±2,560 SF WAREHOUSE

Headquarters office with a working warehouse

Glass-door foyer and 19' × 14' reception, five private offices, 14' × 17' conference room, sitting area, kitchenette and two restrooms in the office wing; a 53' × 28' open warehouse floor at 14' clear with two drive-in doors, three back rooms and a restroom in the warehouse wing. I-G zoning permits office, medical office, warehouse, showroom and light manufacturing.

BEST FIT: SERVICE CONTRACTORS, MEDICAL SUPPLIERS, SHOWROOM AND E-COMMERCE, PRODUCTION STUDIOS

$16.50 PSF NNN · $9,600 per month, rent plus CAM

Uses shown are illustrative and subject to zoning and ownership approval. Rent plus CAM as quoted; lease structure per written proposal. All-in per SF = $9,600 × 12 ÷ 5,120 SF. Office market data: Cushman & Wakefield, Orlando office market statistics, Q3 2026; rent bases may differ. Distances are straight-line and approximate. Floor plans are illustrative and not to scale; warehouse improvements are planned and subject to change. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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