555 BORDER LAKE DRIVE

FOR SALE · CORPORATE CAMPUS

555 LAKE BORDER DR | APOPKA, FLORIDA 32703

Own a lakefront corporate campus. Move in. Skip the build.

±228,595 SF under air on 50.24 acres, with a private lake, ±806 parking spaces, a cafeteria and loading docks already in place.

BUILDING
±228,595 SF

LAND
50.24 AC

PARKING
±806 Spaces



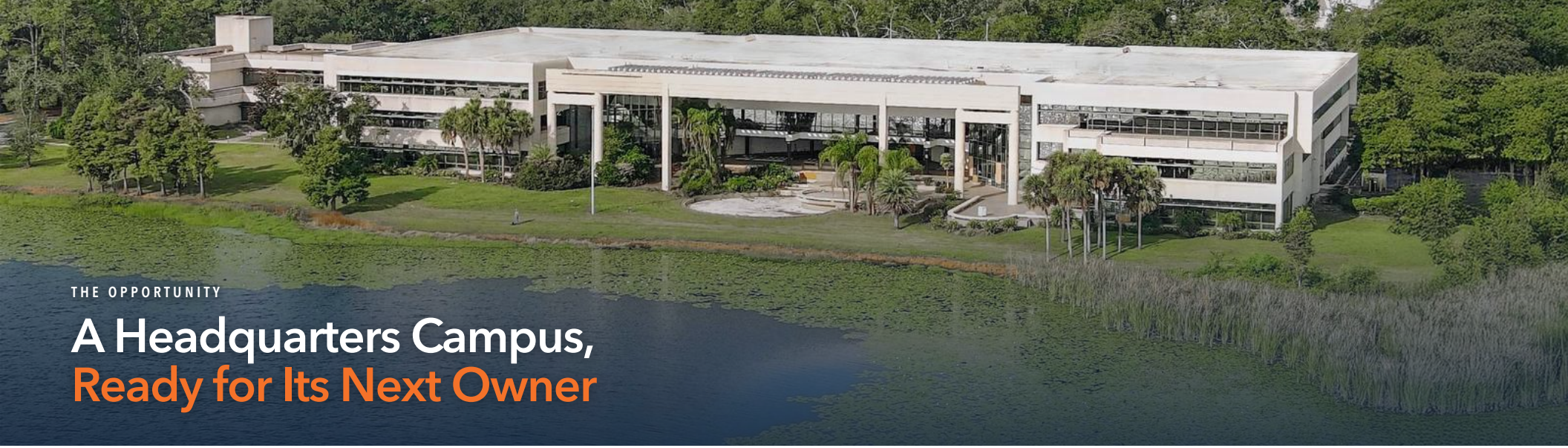






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4ACRE COMMERCIAL



THE OPPORTUNITY

A Headquarters Campus, Ready for Its Next Owner

4 Acre Commercial is pleased to present 555 Lake Border Drive, a second-generation corporate campus in Apopka offered for sale to a user that wants to own its home.

Built for a headquarters. The three-story, ±228,595 SF building wraps a glass atrium and opens onto Lake Border, a private lake on the 50.24-acre parcel. An on-site cafeteria, two loading docks, a guard station, balconies and a lakefront terrace are already in place.

Room for people and growth. ±806 parking spaces serve staff and visitors, and ±5.5 undeveloped acres front SR 436 for future expansion. Multiple access points on SR 436 connect to I-4, US 441 and SR 429.

Skip the build. A comparable campus built today would mean land assembly, entitlements and years of construction. Here the shell, systems, parking and amenities exist now.

±228,595
SF under air, three stories

50.24 AC
Including private Lake Border

±806
Parking spaces on site[1]

$5.2M/yr
To lease the same space at Maitland rates[3]

DETAILS AT A GLANCE

SALE PRICE	Offered without a published price
BUILDING	±228,595 SF under air · ±268,195 SF gross
STORIES	Three, with central atrium
LAND AREA	50.24 AC, including a private lake
PARKING	±806 spaces + 11 motorcycle[1]
FRONTAGE	±1,500 ft on SR 436 (E Semoran Blvd)
TRAFFIC	±59,500 AADT on SR 436[2]
ZONING	O (Office) · FLU Office
YEAR BUILT	1982
PARCEL ID	12-21-28-0000-00-028

[1] 2022 ALTA/NSPS survey: 789 standard + 17 ADA spaces, plus 11 motorcycle. [2] Traffic count per prior marketing; verify with FDOT. [3] See page 3.

THE BUSINESS CASE

Stop Paying Rent on 228,595 Square Feet

What leasing the same footprint would cost, against what owning this campus delivers.

555 LAKE BORDER
APOPKA · FLORIDA

IF YOU LEASED IT · ANNUAL BASE RENT

BENCHMARK (Q3 2026)	RATE / SF / YR	PER YEAR	PER MONTH
Maitland submarket avg.	$22.95	$5,246,000	$437,200
Orlando market avg.	$26.74	$6,112,600	$509,400

At Maitland's average asking rent, a company leasing ±228,595 SF would pay about $5.2 million a year in base rent alone, before operating expenses, escalations or the cost of moving again when the term ends.

Owning 555 Lake Border turns that payment into equity. The owner controls 50 acres, a private lake, the parking supply and the timing of every improvement, with no landlord approvals and no renewal negotiations. The ±5.5 acres on SR 436 give the business room to expand on land it already owns.

A buyer's market for space, not for campuses. Orlando office vacancy stands at 16.7% (Q3 2026), yet very little of that availability comes as a single, owner-controlled campus with its own lake and parking for 800 cars.

WHAT OWNERSHIP INCLUDES

BUILDING	±228,595 SF under air · ±268,195 SF gross
LAND	50.24 AC with private Lake Border
EXPANSION	±5.5 AC undeveloped, fronting SR 436
PARKING	±806 spaces + 11 motorcycle
AMENITIES	Cafeteria, atrium, terrace, balconies
OPERATIONS	Two loading docks, guard station, accessory buildings
CONTROL	Signage, security, hours and improvements


ON-SITE CAFETERIA

$60M+
Base rent over a 10-year lease at the Maitland average, 3% annual escalations[1]

16.7%
Orlando office vacancy, Q3 2026

50.24 AC
Of land the owner controls, lake included

±5.5 AC
Expansion land already owned, fronting SR 436

[1] $5.25M in year one, rising 3% a year: about $60.1M over ten years. Lease figures are illustrative: ±228,595 SF × average asking full-service rent, Cushman & Wakefield Orlando Office MarketBeat, Q3 2026 (Maitland submarket $22.95; Orlando market $26.74). Monthly = annual ÷ 12, rounded. Excludes operating expenses and escalations; actual lease terms per written proposal. Vacancy: same source.

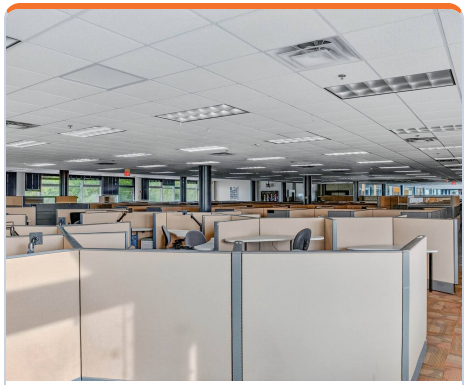
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HIGHEST & BEST USE

Who This Campus Was Built For

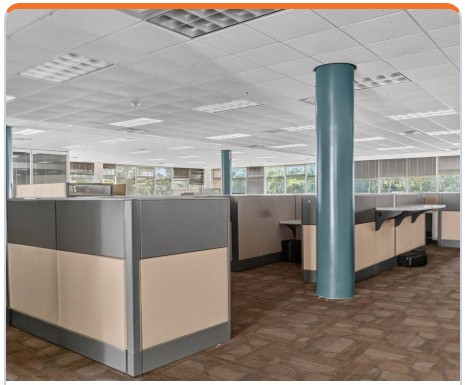
Four user profiles that fit the existing floors, parking and amenities as they stand.



Corporate or Regional HQ

A single-owner campus with executive space, an atrium lobby and room for the whole company under one roof.

FIT: RELOCATING OR CONSOLIDATING HQS



Contact Center / Operations

Large open floor plates, ±806 parking spaces and an on-site cafeteria support high-headcount shifts.

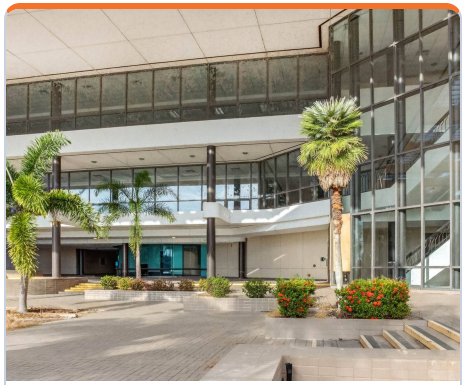
FIT: BACK OFFICE, CLAIMS, SUPPORT, DISPATCH



Healthcare Admin & Outpatient

Drop-off friendly entry, elevator access and SR 436 visibility suit administration and outpatient services.

FIT: HEALTH SYSTEMS, SPECIALTY GROUPS



Education & Training Campus

Classrooms, labs and training rooms fit the existing floors, with grounds and a lakefront terrace for campus life.

FIT: SCHOOLS, COLLEGES, CORPORATE TRAINING

3.5
Parking spaces per 1,000 SF under air[1]

2
Loading docks, one on either side of the building

4.5 mi
To I-4 at SR 436[2]

78,916
Employees working within 5 miles[3]

Why it works for a user. The building already has what high-headcount users pay to add: a cafeteria and servery, elevator access, an atrium lobby, separate service access with docks, and parking at better than three spaces per thousand. Fit-out can focus on finishes and layout rather than infrastructure.

Illustrative uses are subject to zoning and ownership approval. [1] ±806 spaces ÷ ±228,595 SF. [2] Straight-line distance, approximate. [3] Demographic report, 5-mile radius from the property.

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THE SITE

Fifty Acres, One Owner

Building, parking fields, private lake and SR 436 frontage on a single 50.24-acre parcel.



SITE KEY

- **M** **Main building** · ±228,595 SF under air
- **P** **Parking fields** · ±806 spaces total
- **A** **Accessory buildings** · storage and service
- **E** **Expansion land** · ±5.5 AC on SR 436

Two ways in. Multiple curb cuts on SR 436 lead to the main drive and the west and south parking fields, with service access to the loading docks on either side of the building.

Lake views from every floor. The atrium, terrace and east-facing offices look across Lake Border, which sits entirely within the property.


LAKE BORDER FROM THE GROUNDS

Site plan is illustrative and not to scale. Parking per 2022 ALTA/NSPS survey. Pin locations approximate.

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LOCATION

On SR 436, Minutes to I-4

Apopka's primary east-west commercial corridor, between US 441 and Altamonte Springs.



50.24 ACRES ON SR 436 · BUILDING, PRIVATE LAKE AND PARKING FIELDS UNDER ONE PARCEL

DISTANCES FROM THE PROPERTY

1	Downtown Apopka	3.0 mi
2	Altamonte Mall	4.4 mi
3	I-4 at SR 436	4.5 mi
4	Downtown Orlando	10.3 mi
5	Orlando Sanford Intl (SFB)	15.5 mi
6	UCF main campus	16.6 mi
7	Orlando Intl Airport (MCO)	19.1 mi

Neighbors along SR 436 include Walmart Supercenter, Publix-anchored shopping, Piedmont Plaza and Colonial Shoppes, giving employees dining, banking and errands within a short drive.

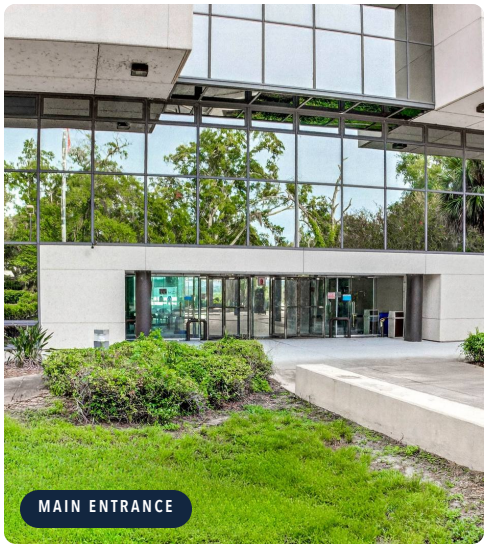
Distances are straight-line and approximate. Traffic count per prior marketing; verify with FDOT. Map imagery is for orientation only.

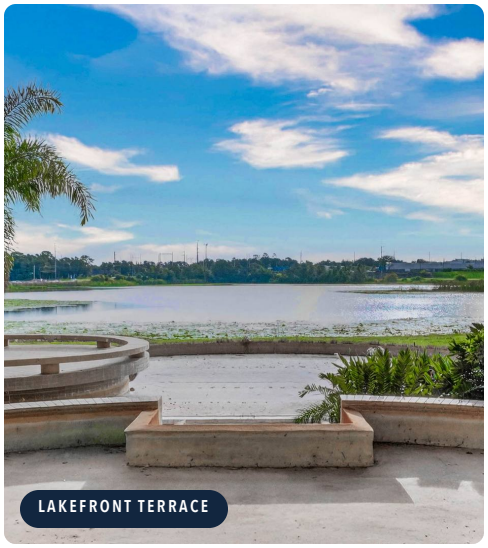
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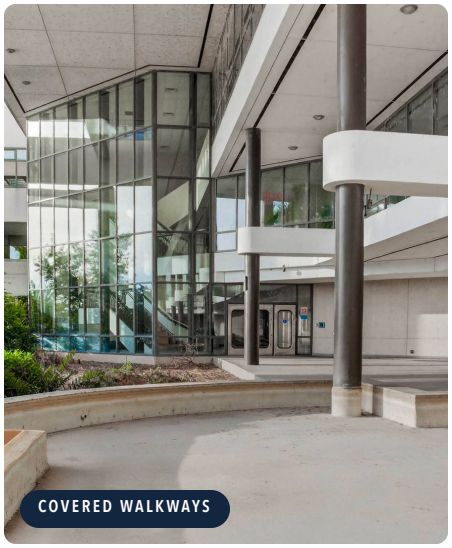
Architecture That Signals Permanence

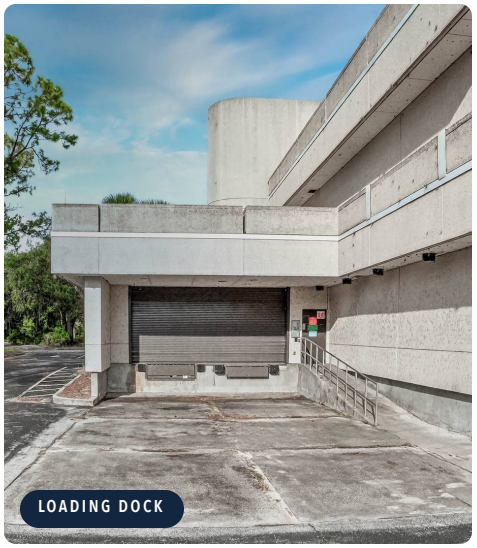

FRONT ELEVATION


ATRIUM COURTYARD


MAIN ENTRANCE


LAKEFRONT TERRACE


COVERED WALKWAYS

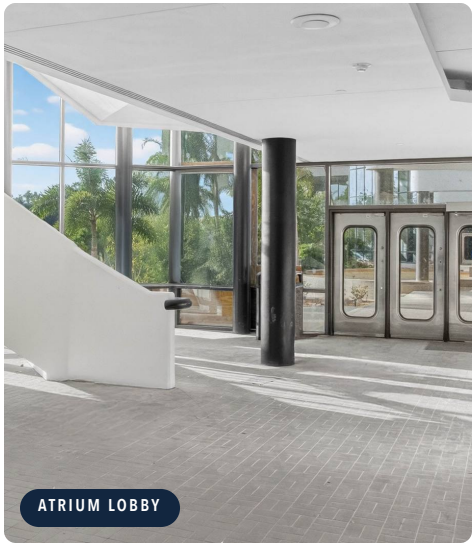

LOADING DOCK

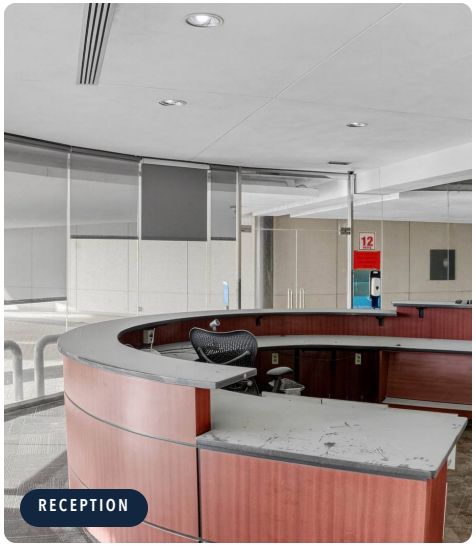
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INSIDE THE BUILDING

Infrastructure Already in Place

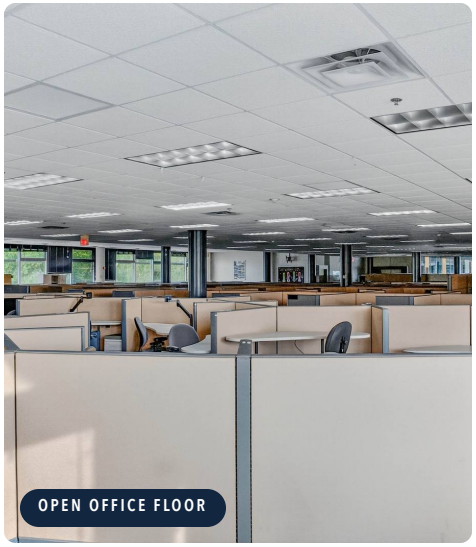
Reception, cafeteria, open office floors and service access, as the building stands today.

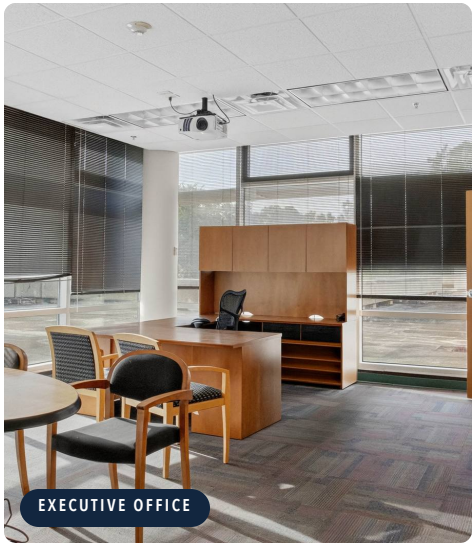


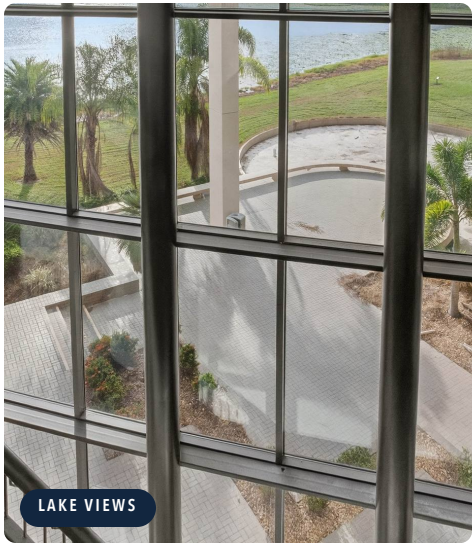


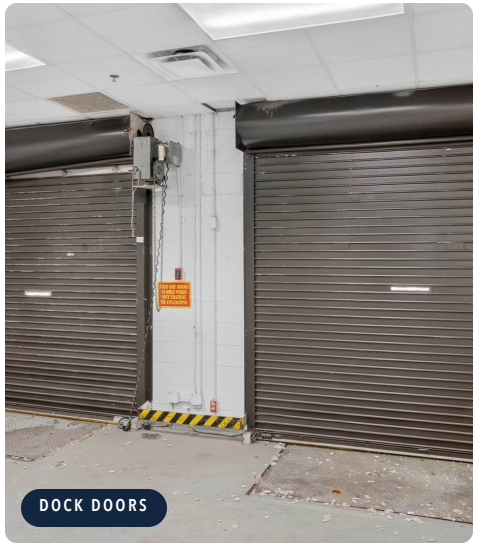












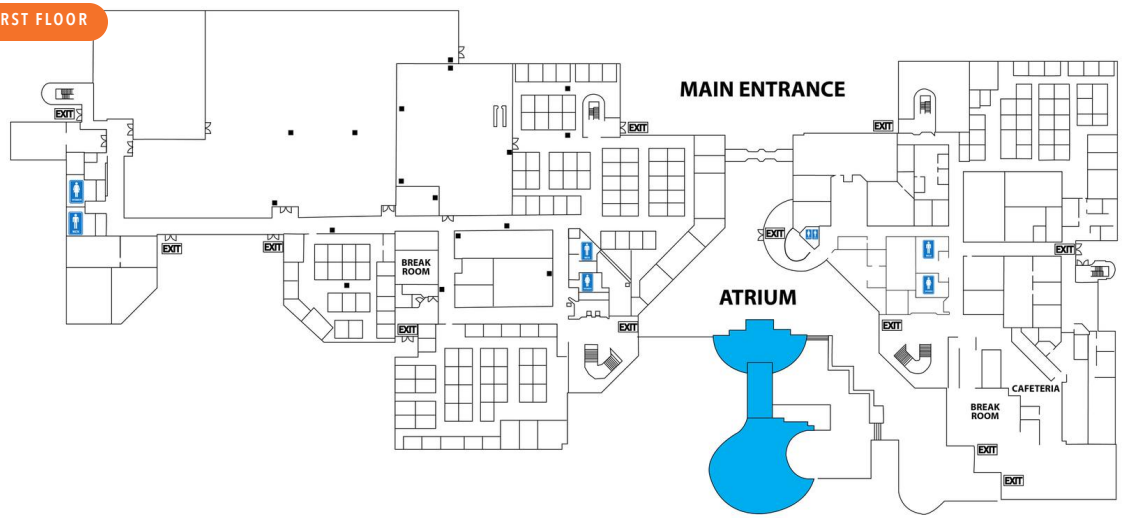
EXISTING FURNITURE AND FINISHES SHOWN AS PHOTOGRAPHED; CONDITION PER BUYER'S INSPECTION.

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Three Floors Around One Atrium

±228,595 SF under air across three levels, with the atrium and lake terrace at the center.

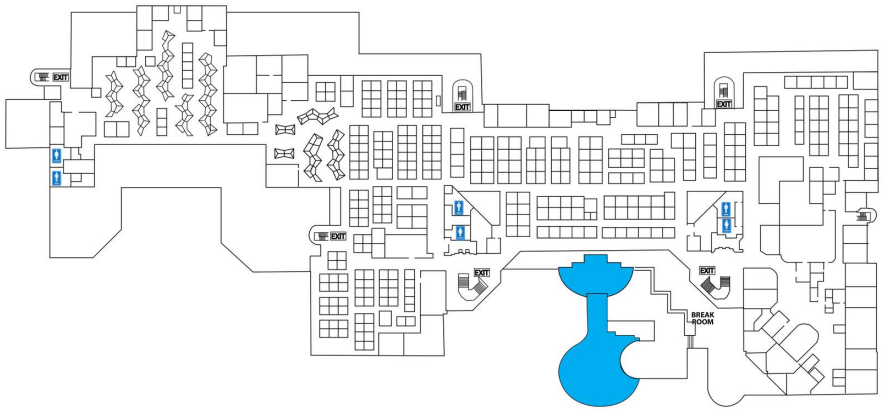
FIRST FLOOR



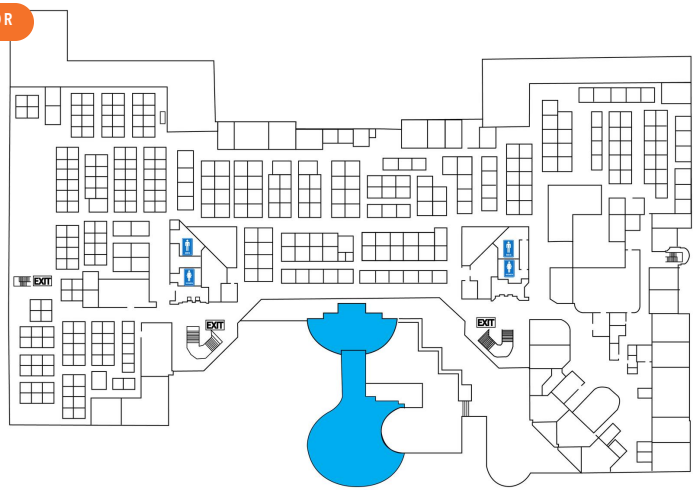
The first floor holds the main entrance, atrium, cafeteria and break rooms. The upper floors are open office plates organized around the atrium, with stair and elevator cores at each wing.

Floor-by-floor square footage, CAD files and the 2022 ALTA survey are available to qualified buyers on request.

SECOND FLOOR



THIRD FLOOR



Floor plans are illustrative and not to scale. Layouts reflect the existing build-out and should be verified.

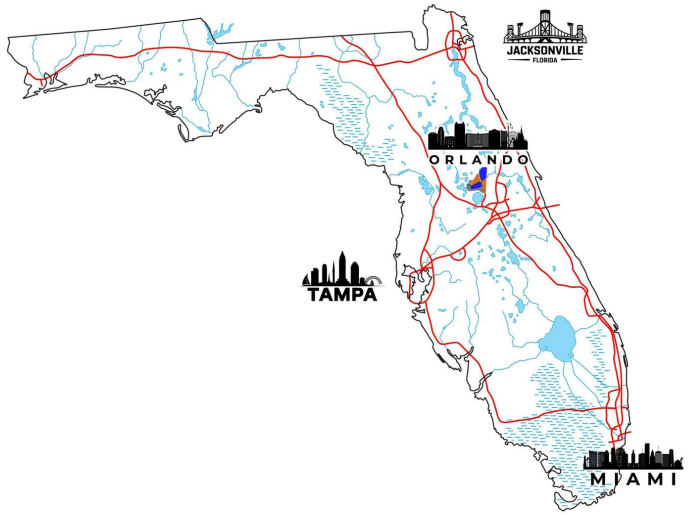
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WHY CENTRAL FLORIDA

The Center of the State, Within Reach of All of It

From Apopka, a company can reach Tampa, Jacksonville, Miami and the Space Coast by road, serve the whole state, and hire from one of the Southeast's fastest-growing labor pools.

Orlando International Airport is about 19 miles away and Orlando Sanford International about 15. The University of Central Florida and the region's state colleges supply a steady stream of graduates, and a central location keeps costs and coastal storm exposure lower than on either coast.



1:24
Drive to Tampa[1]

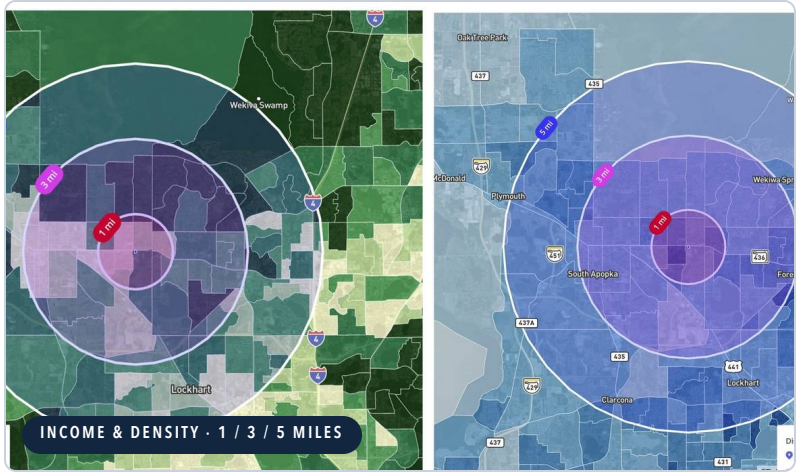
2:19
Drive to Jacksonville[1]

3:21
Drive to Miami[1]

DEMOGRAPHICS AROUND THE PROPERTY

RADIUS	POPULATION	HH INCOME	BUSINESSES	EMPLOYEES
1 Mile	12,557	$74,560	620	4,931
3 Miles	73,531	$94,163	3,524	27,728
5 Miles	196,835	$85,047	9,894	78,916

SOURCE: DEMOGRAPHIC REPORT, RADIUS RINGS FROM 555 LAKE BORDER DR



[1] Approximate drive times from Orlando, hours:minutes, typical traffic.

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Skip the Build.

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Contact Colin or Nick to tour the campus.

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