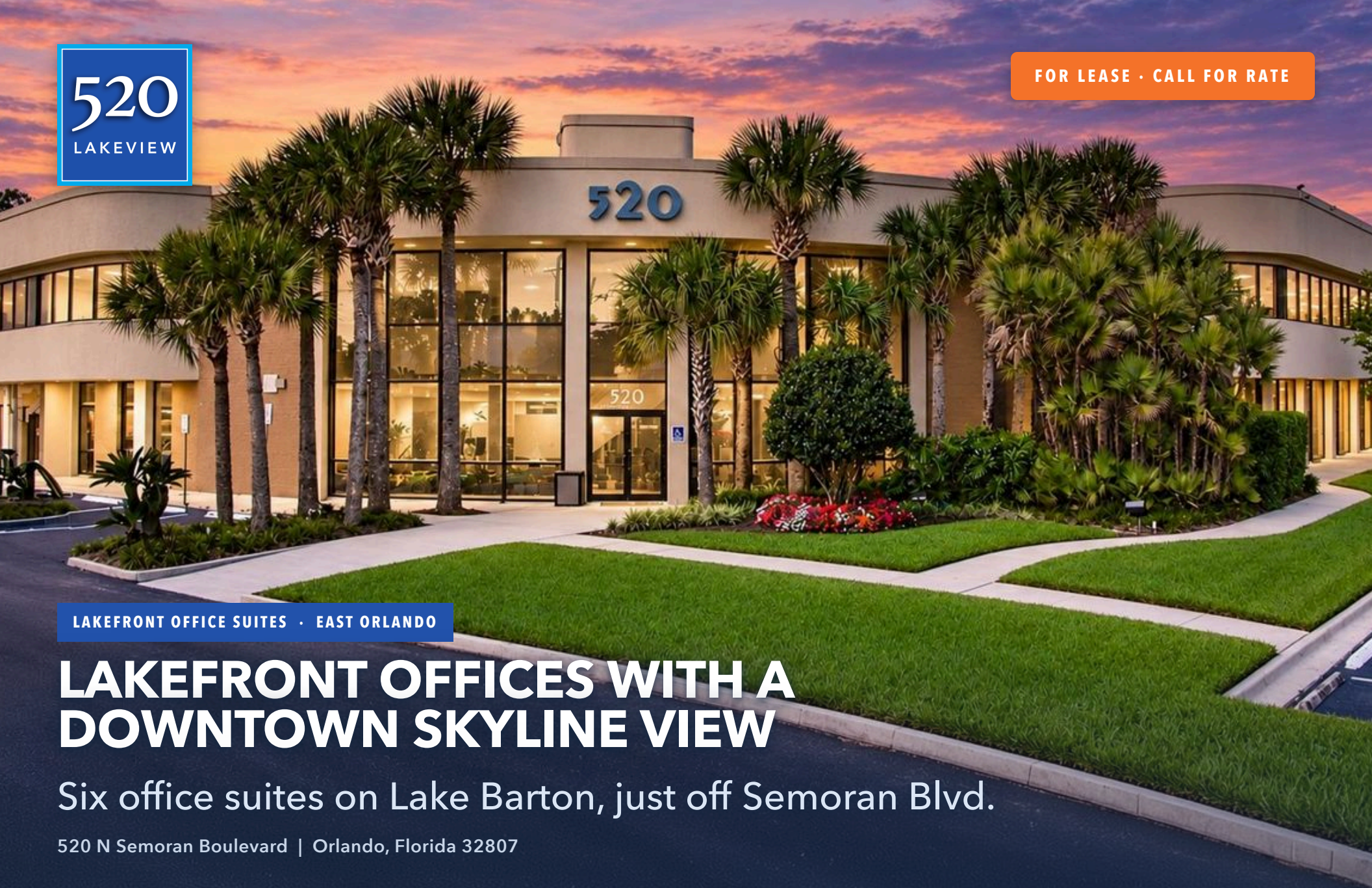
520 LAKEVIEW

FOR LEASE · CALL FOR RATE



LAKEFRONT OFFICE SUITES · EAST ORLANDO

LAKEFRONT OFFICES WITH A DOWNTOWN SKYLINE VIEW

Six office suites on Lake Barton, just off Semoran Blvd.

520 N Semoran Boulevard | Orlando, Florida 32807

500 – 2,045 SF
Six office suites available

Lake Barton
Water and skyline views to the west

4.6 / 1,000
Free surface parking on site

13 Min
To Downtown Orlando (approx.)

CONTACT: NATALEE GLEITER | 407.601.1466 | NATALEE@4ACRE.COM

4 ACRE COMMERCIAL

THE OPPORTUNITY

Downtown views.
Without downtown parking.

520 Lakeview is a two-story, 32,810 SF office building on the east shore of Lake Barton, on the west side of Semoran Boulevard just south of Colonial Drive. The west side of the building looks across the lake to the Downtown Orlando skyline, and the east side faces one of the busiest north–south corridors in the city. Six suites are available now, from a 500 SF single-room office to a 2,045 SF suite with six private offices — and two pairs can be combined for ± 1,610 or ± 1,723 SF.

1. **A setting tenants remember**
   A two-story atrium with a center staircase, planters and glass, and a lake view at sunset. The kind of first impression that is hard to find outside a downtown tower.

2. **Easy in, easy out — and free parking**
   A 4.6 per 1,000 surface lot at the door, pylon signage on Semoran, and Colonial Drive, SR 408 and SR 417 within a few minutes.

3. **An owner who is on site**
   The owner occupies the first floor, so the building is run by someone who works in it every day — well kept, responsive, and invested in its tenants.

520 LAKEVIEW



LAKE BARTON · DOWNTOWN ORLANDO SKYLINE FROM THE BUILDING



TWO-STORY ATRIUM



SEMORAN BOULEVARD FRONTAGE

DETAILS AT A GLANCE

AVAILABLE 6 suites · 500 – 2,045 SF	**BUILDING** ± 32,810 SF · 2 stories	**YEAR BUILT** 1973 · renovated 2005
PARKING 4.6 / 1,000 · surface	**ZONING** PO (Professional Office)	**SIGNAGE** Pylon on Semoran
PARCEL ID 28-22-30-0000-00-31	**LEASE RATE** Call for rate	**3D TOURS** Suites 260 + 290

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THE BUILDING

Lake Barton on one side. Semoran on the other.

520 LAKEVIEW



COVERED ENTRY · SECOND-FLOOR WINDOW LINE


WEST LOT · LAKE BARTON


NORTH FACADE


ATRIUM STAIRCASE


ELEVATOR LOBBY

Two-story atrium
Center staircase, planters and glass

Elevator served
Second-floor suites off the lobby

Pylon signage
Tenant panels facing Semoran

Owner-occupied
Owner on the first floor

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4 ACRE COMMERCIAL

AVAILABILITY

Six suites. 500 to 2,045 SF.

520 LAKEVIEW



AERIAL LOOKING WEST · SUITE LOCATIONS APPROXIMATE · ALL SUITES ON THE SECOND FLOOR

SUITE	SIZE	LAYOUT	TOUR
Suite 210 Second floor · Now	500 SF	One open room, 31'0" × 13'4"	–
Suite 220 Second floor · Now	2,045 SF	Waiting · reception with walk-up window · 6 private offices · open area · break area	–
Suite 222 Second floor · Now	1,727 SF	Lake-view reception / work area · 3 rooms · storage	–
Suite 230 Second floor · Now	1,120 SF	Large open area · private office with window	–
Suite 260 Second floor · Now	841 SF	Reception · conference · 2 private offices · storage / IT	3D tour ›
Suite 290 Second floor · Now	882 SF	Reception · 3 private offices · kitchenette	3D tour ›

COMBINE FOR MORE ROOM

Suites 210 + 230 · ± 1,610 SF
Suites 260 + 290 · ± 1,723 SF

TOTAL AVAILABLE
± 7,115 SF

LEASE RATE
Call for rate

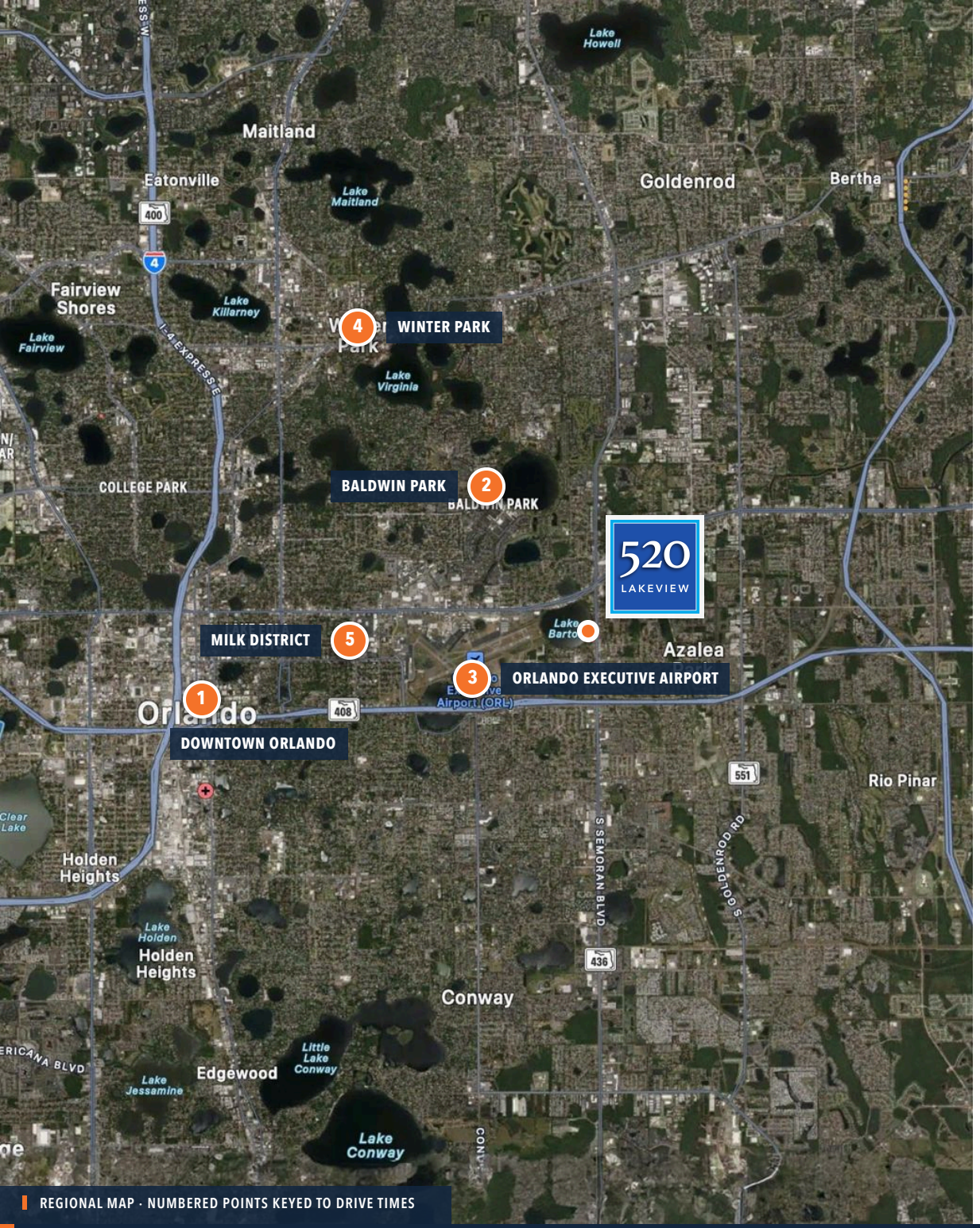
LEASE STRUCTURE
Per written proposal

PARKING
4.6 / 1,000 · free

Suite sizes per owner. Combinations subject to ownership approval.

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4 ACRE COMMERCIAL



REGIONAL MAP · NUMBERED POINTS KEYED TO DRIVE TIMES

LOCATION

Between Downtown and the airport. Minutes from both.

Semoran Boulevard (SR 436) is the main route north from Orlando International Airport to Colonial Drive, Baldwin Park and Winter Park. The building sits just south of the Semoran–Colonial (SR 50) intersection, with restaurants, banks and retail around it and SR 408 and SR 417 close by.

DRIVE TIMES*

1	Downtown Orlando	13 min
2	Baldwin Park	8 min
3	Orlando Executive Airport	8 min
4	Winter Park	15 min
5	Milk District	8 min
✈	Orlando International (MCO)	20 min

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,347	122,700	324,984
Avg. HH income	$66,816	$82,494	$88,817
Businesses	792	7,160	29,153

*Approximate drive times in typical traffic, from the owner's property narrative; Winter Park estimated. Demographics from the prior 4 Acre marketing package; to be refreshed.

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4 ACRE COMMERCIAL

THE BUSINESS CASE

Downtown-caliber setting. Suburban convenience.

	TYPICAL DOWNTOWN TOWER	520 LAKEVIEW
PARKING	Paid garage, often by the month	**Free surface lot · 4.6 / 1,000**
WATER VIEW	Upper floors, at a premium	**Lake Barton + Downtown skyline**
SIGNAGE	Rarely for small tenants	**Pylon panels on Semoran**
GETTING IN	Garage, elevator bank, security desk	**Park, walk in, one flight up**
SUITE SIZES	Often 2,000 SF and up	**500 – 2,045 SF**

16.6%
Orlando office vacancy · CBRE Q3 2026

$29.67
Metro avg. asking rent / SF · CBRE Q3 2026

$31.68
Winter Park asking rent / SF · C&W Q3 2026

Sources: CBRE Orlando Office Figures Q3 2026; Cushman & Wakefield Orlando Office MarketBeat Q3 2026. The comparison column describes general characteristics, not a specific building. 520 Lakeview rate and lease structure per written proposal.

HIGHEST AND BEST USE BY SUITE

SUITE 210 · 500 SF
One open room: a solo practice, sales office or small studio.

SUITE 260 · 841 SF
Reception, conference and two offices: CPA, attorney, counselor, insurance agency.

SUITE 290 · 882 SF
Reception, three offices, kitchenette: tax, title or insurance office.

SUITE 230 · 1,120 SF
Big open floor plus a private office: training room, open-plan team, small operations.

SUITE 222 · 1,727 SF
Lake-view work area and three rooms: creative studio, design or engineering team.

SUITE 220 · 2,045 SF
Front desk with walk-up window and six offices: medical billing, financial services, staffing, team of 8–12.

Illustrative uses, subject to zoning and ownership approval.

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SECOND FLOOR · SINGLE-ROOM OFFICE

Suite 210

500 SF

CALL FOR RATE

One open room for a solo practice or small team.

A simple, efficient space: one open room with a window wall that can be set up as a private office, a two- or three-desk team room or a small studio. Pairs with Suite 230 next door for ± 1,610 SF.

HIGHLIGHTS

- Open, configurable room
- Window wall
- Combines with Suite 230

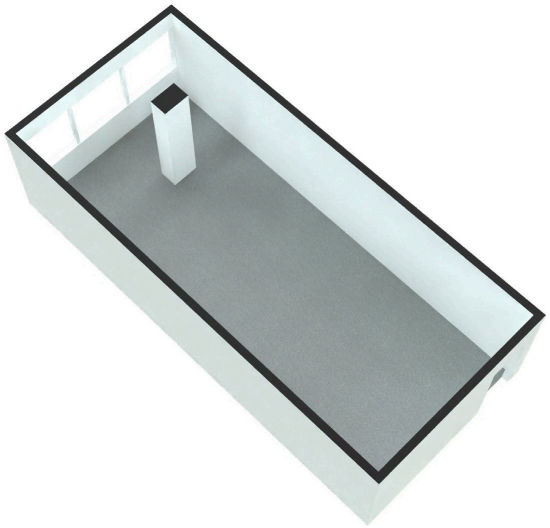
LAYOUT

Open area	31'0" × 13'4"

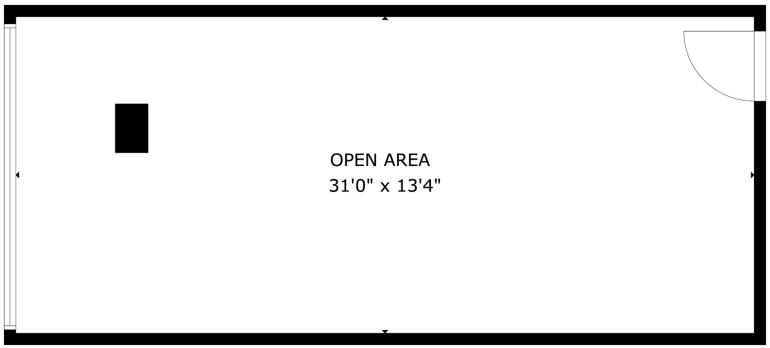
BEST FIT

Solo practitioner, sales office, small studio

3D VIEW



FLOOR PLAN











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4ACRE COMMERCIAL

SECOND FLOOR · MULTI-OFFICE SUITE

Suite 220

2,045 SF

CALL FOR RATE

A front desk, a waiting room and six private offices.

Clients check in at a reception room with a walk-up window and wait in a separate waiting room. Behind it, six private offices – two big enough for a conference room – an open area and a tiled break room.

HIGHLIGHTS

- Waiting + reception with walk-up window
- Six private offices
- Two offices sized for conference
- Tiled break area

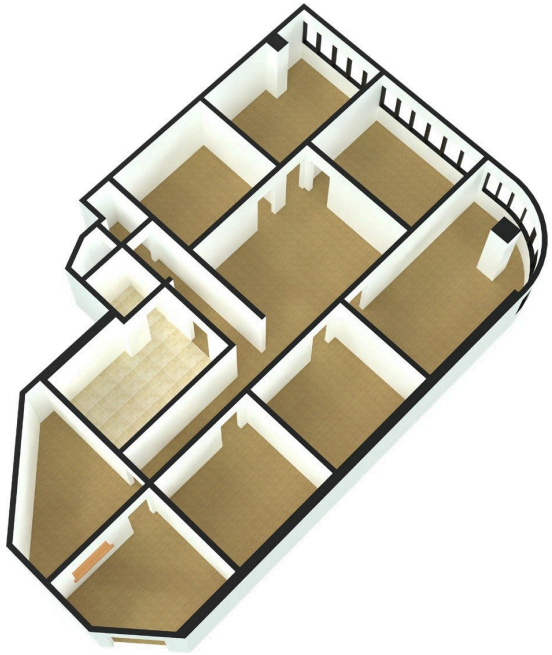
LAYOUT

Reception	11'9" × 13'9"
Waiting	11'9" × 10'7"
Largest office	20'5" × 10'7"
Office	14'3" × 10'5"
Open area	15'7" × 13'1"
Room	13'10" × 9'4"

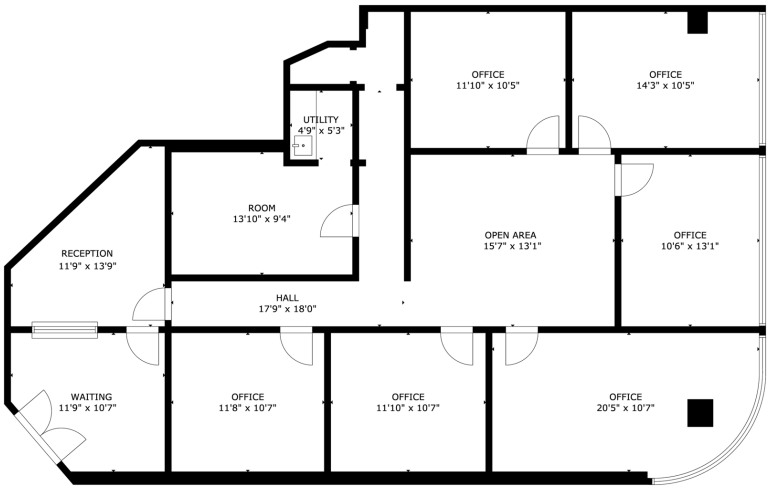
BEST FIT

Medical billing, financial services, staffing – a team of 8–12

3D VIEW

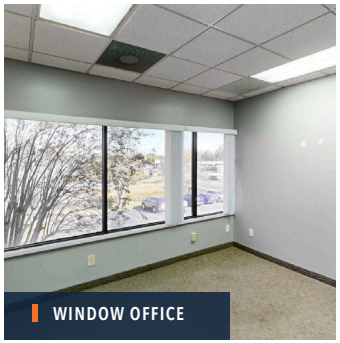


FLOOR PLAN

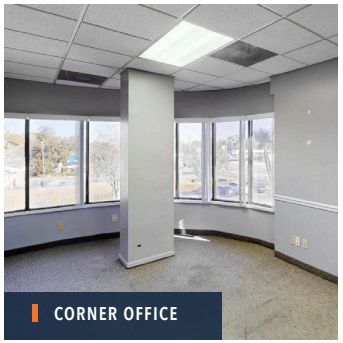




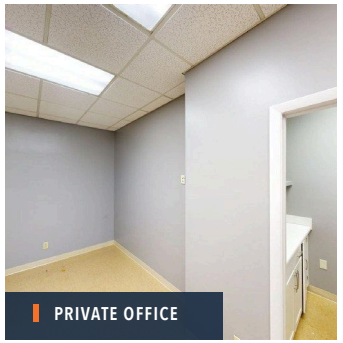
RECEPTION · WALK-UP WINDOW



WINDOW OFFICE



CORNER OFFICE



PRIVATE OFFICE

CONTACT: NATALEE GLEITER | 407.601.1466 | NATALEE@4ACRE.COM

SECOND FLOOR · LAKE-VIEW SUITE

Suite 222

1,727 SF

CALL FOR RATE

Big rooms and lake views.

A 30' lake-view room with a curved window wall works as a reception and open work area. Three more rooms – one over 21' deep – give you offices, a conference room or a team room, plus storage.

HIGHLIGHTS

- Great lake views
- Spacious reception / waiting
- Large work area, ample windows
- Two general-purpose rooms

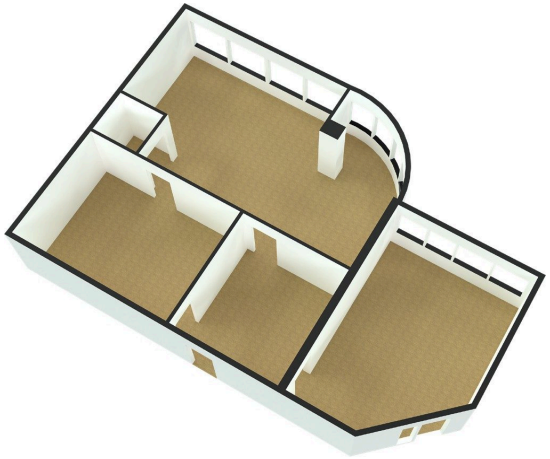
LAYOUT

Main room	30'2" × 17'5"
Room	15'2" × 21'10"
Room	18'0" × 13'3"
Room	11'11" × 13'3"
Storage	Closet

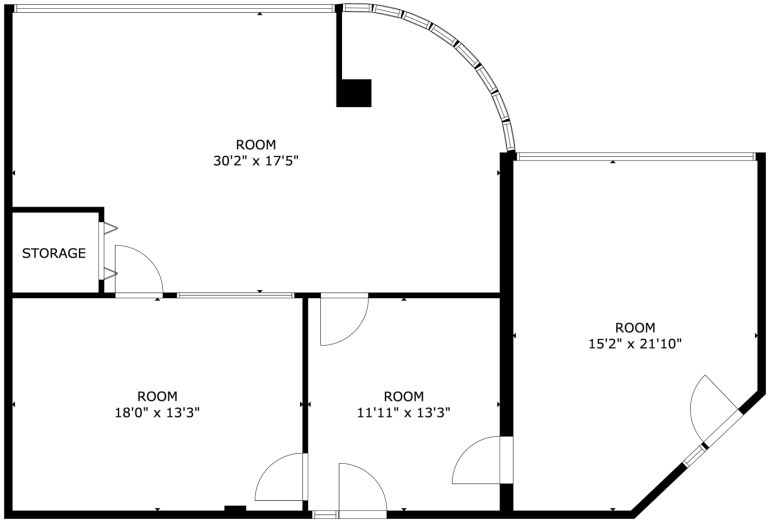
BEST FIT

Creative studio, design or engineering team, training

3D VIEW

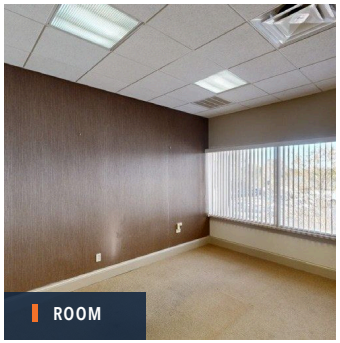


FLOOR PLAN





CURVED WINDOW WALL



ROOM



ROOM · WINDOW LINE



INTERIOR

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4ACRE COMMERCIAL

SECOND FLOOR · OPEN-PLAN SUITE

Suite 230

1,120 SF

CALL FOR RATE

A wide-open floor and one private office.

An unusual footprint that works hard: a 41' open area with a long window line for desks, training or production, and a private office with an interior window looking onto the floor. Pairs with Suite 210 for ± 1,610 SF.

HIGHLIGHTS

- Large open area
- Private office with window
- Unique configuration
- Combines with Suite 210

LAYOUT

Open area	41'7" × 31'0"
Office	12'1" × 14'1"

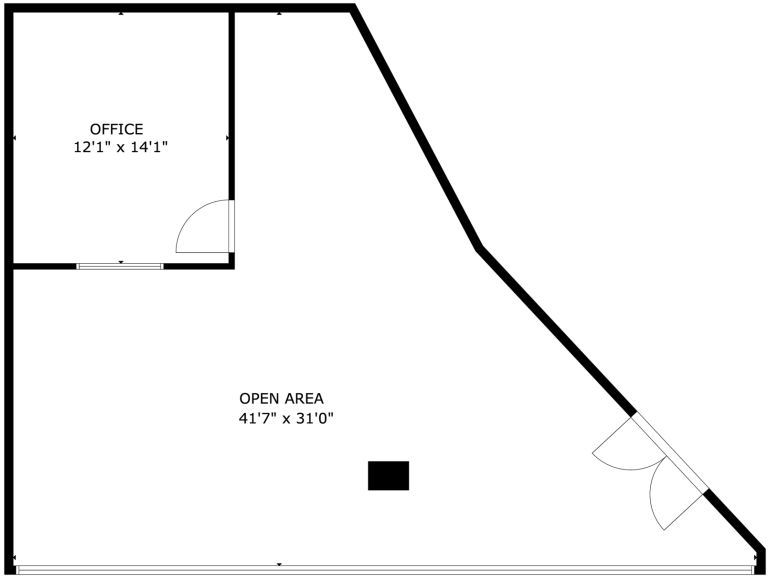
BEST FIT

Training room, open-plan team, small operations

3D VIEW



FLOOR PLAN

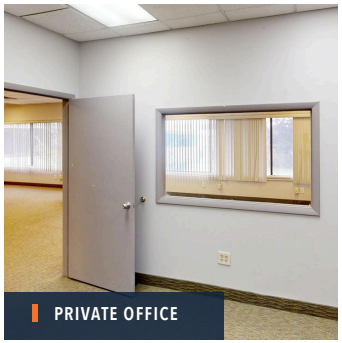




OPEN AREA



OPEN AREA



PRIVATE OFFICE



WINDOW LINE

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4ACRE COMMERCIAL

SECOND FLOOR · COMBINATION

Suite 210 + 230

1,610 SF

CALL FOR RATE

Two suites, one open-plan floor.

Take Suites 210 and 230 together for ± 1,610 SF: two open areas and a private office, ready to be configured for a team that wants room to spread out.

HIGHLIGHTS

- Two large open areas
- Private office with window
- Configure to suit

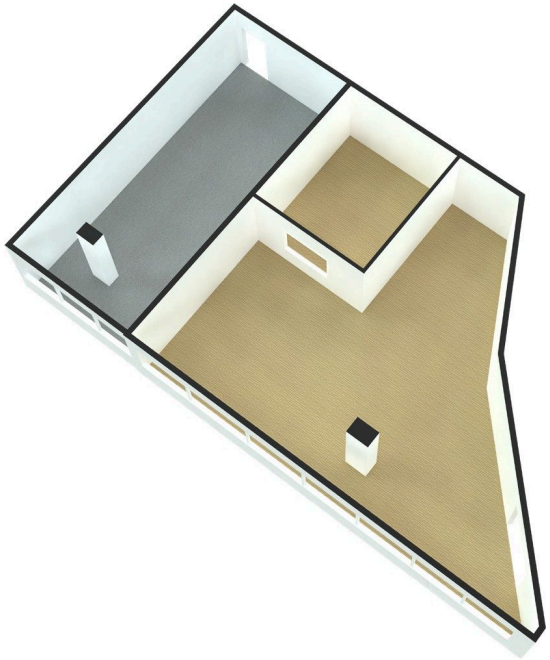
LAYOUT

Suite 210 open area	31'0" × 13'4"
Suite 230 open area	41'7" × 31'0"
Office	12'1" × 14'1"

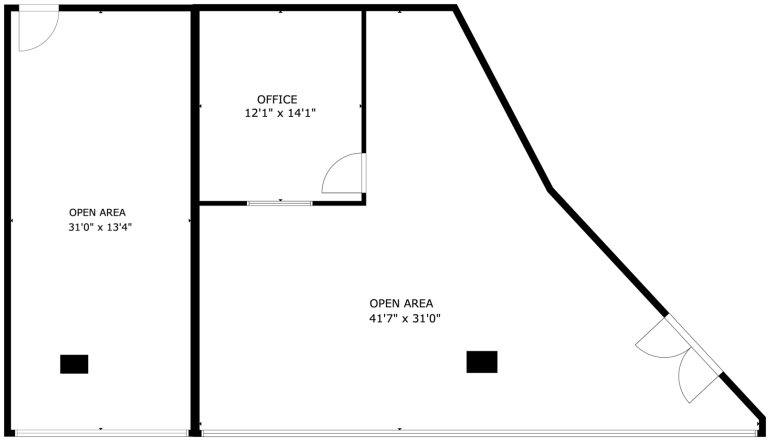
BEST FIT

Growing team that wants open space, training, call center

3D VIEW

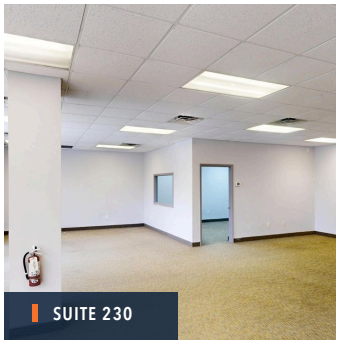


FLOOR PLAN



Combination subject to ownership approval.


SUITE 210


SUITE 230


SUITE 230 · OFFICE


SUITE 230

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4ACRE COMMERCIAL

SECOND FLOOR · SMALL PRACTICE SUITE

Suite 260

841 SF

CALL FOR RATE

Reception, conference and two offices in 841 SF.

Everything a small practice needs: a reception room for clients, a conference room for meetings, and two private offices with window light. Adjoins Suite 290 for ± 1,723 SF.

HIGHLIGHTS

- Reception
- Conference room
- Two private offices
- Ample window light

LAYOUT

Reception	12'10" × 15'3"
Conference	12'10" × 15'3"
Office	12'10" × 15'6"
Office	9'10" × 11'5"
Storage / IT	5'8" × 3'5"

BEST FIT

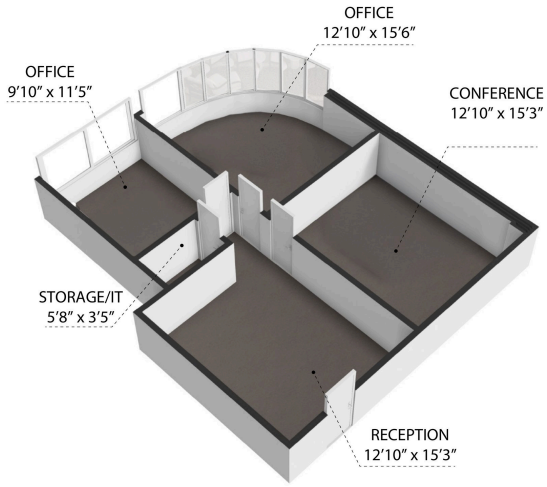
CPA, attorney, counseling or insurance practice

WALK THE SUITE NOW

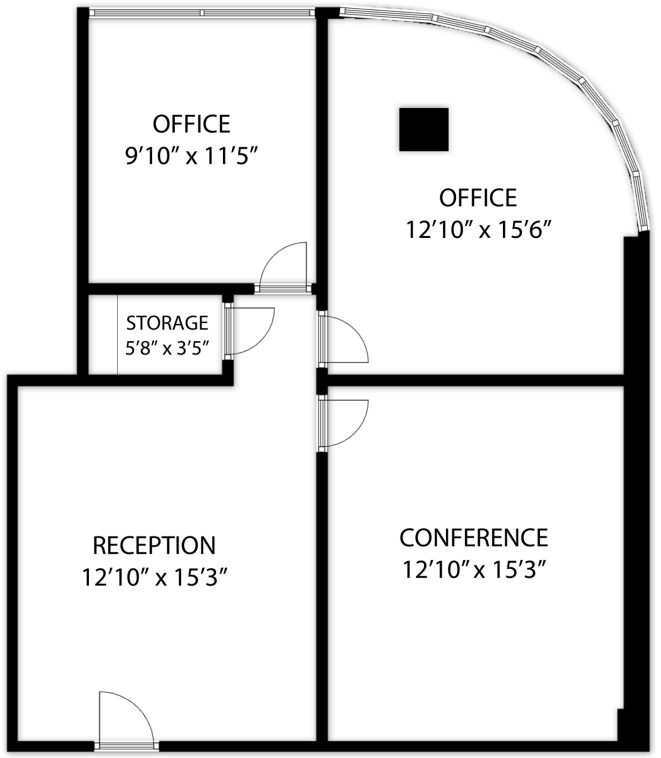
Every room, to scale, from your desk.

TAKE THE 3D VIRTUAL TOUR

3D VIEW



FLOOR PLAN




CURVED WINDOW WALL


RECEPTION


WINDOW OFFICE

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4ACRE COMMERCIAL

SECOND FLOOR · PROFESSIONAL SUITE

Suite 290

882 SF

CALL FOR RATE

Reception, three private offices and a kitchenette.

A compact, efficient suite: clients arrive to a reception room, three offices sit off it, and a kitchenette saves a trip down the hall. Adjoins Suite 260 for ± 1,723 SF.

HIGHLIGHTS

- Reception / waiting
- Three private offices
- Kitchenette
- Ample window light

LAYOUT

Reception	10'7" × 13'6"
Office	14'1" × 15'1"
Office	9'10" × 15'4"
Office	9'6" × 11'7"
Kitchenette	6'6" × 5'0"

BEST FIT

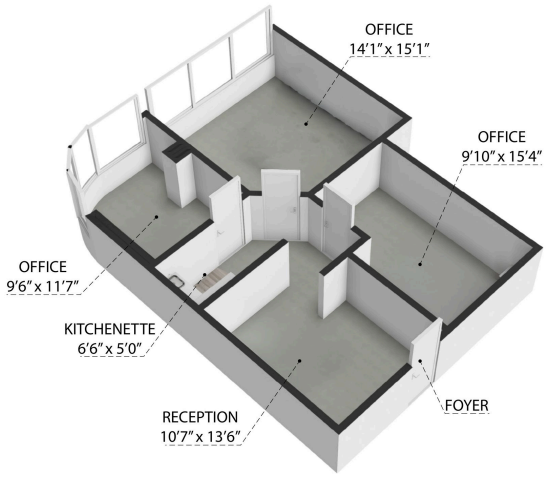
Tax, title or insurance office, small professional firm

WALK THE SUITE NOW

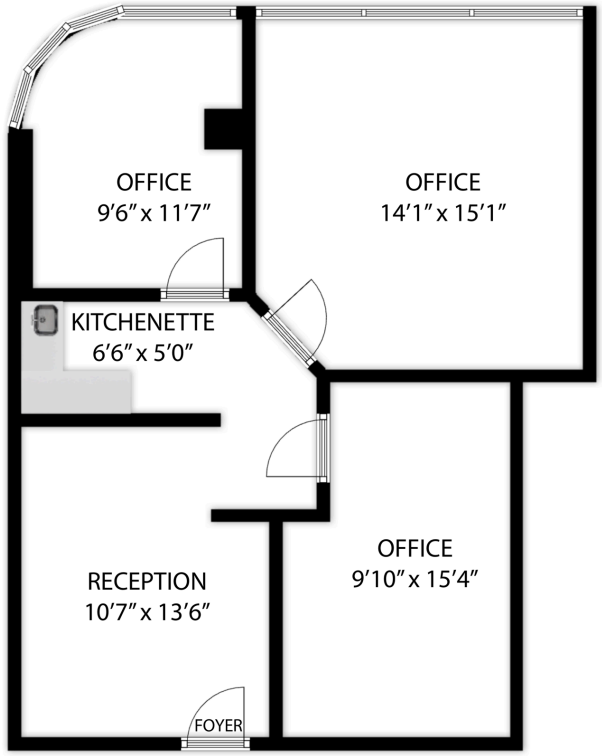
Every room, to scale, from your desk.

TAKE THE 3D VIRTUAL TOUR

3D VIEW



FLOOR PLAN





CURVED WINDOW WALL



RECEPTION



WINDOW OFFICE

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4 ACRE COMMERCIAL

SECOND FLOOR · COMBINATION

Suite 260 + 290

1,723 SF

CALL FOR RATE

Six offices, a reception and a break room.

Take Suites 260 and 290 together for ± 1,723 SF: a reception room, six private offices with windows (one sized for conference), an open work area and a kitchen.

HIGHLIGHTS

- Reception / waiting
- Six private offices
- Open work area
- Kitchen / break room

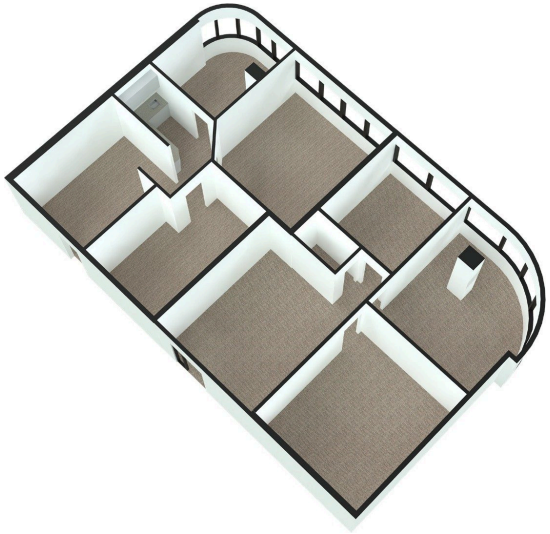
LAYOUT

Reception	13'7" × 10'8"
Office / conference	15'2" × 14'2"
Open work area	15'5" × 12'10"
Largest office	15'5" × 13'10"
Kitchen	5'1" × 8'6"

BEST FIT

Professional firm of 6–10, satellite or branch office

3D VIEW



FLOOR PLAN



Combined plan drawn 2024; room names differ from the 2026 single-suite plans. Subject to ownership approval.


SUITE 260


SUITE 290 · KITCHENETTE


SUITE 290


SUITE 260

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4ACRE COMMERCIAL

520 LAKEVIEW · 520 N SEMORAN BLVD

Your Office on the Lake

Six office suites with a Downtown skyline view.

Contact Natalee for pricing or to schedule a tour.



Natalee Gleiter
natalee@4acre.com
407.601.1466

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