520 LAKEVIEW

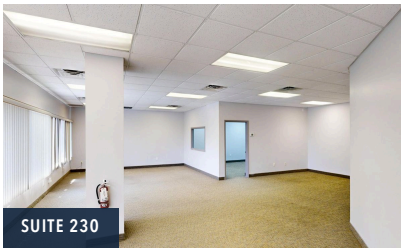
FOR LEASE · 6 OFFICE SUITES · 500 – 2,045 SF

LAKE BARTON · SKYLINE VIEWS · FREE PARKING · PYLON SIGNAGE ON SEMORAN


LAKE BARTON VIEW


TWO-STORY ATRIUM


SUITE 222 · LAKE VIEW


SUITE 230

520 LAKEVIEW · EAST ORLANDO

Lakefront offices with a Downtown skyline view.

520 Lakeview is a two-story, 32,810 SF office building on the east shore of Lake Barton, on Semoran Boulevard just south of Colonial Drive. The west side looks across the lake to the Downtown Orlando skyline; the east side faces one of the city's busiest corridors. Six suites are available now, from a 500 SF single-room office to a 2,045 SF suite with six private offices, with free parking at the door and an owner who works in the building.

500 – 2,045 SF
Six office suites available now

Lake Barton
Water and Downtown skyline views

4.6 / 1,000
Free surface parking on site

13 Min
To Downtown Orlando (approx.)

± 32,810 SF
Two stories · built 1973, renovated 2005

PO Zoning
Pylon signage on Semoran Blvd

520 N SEMORAN BOULEVARD · ORLANDO, FLORIDA 32807

4 ACRE COMMERCIAL

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

AVAILABLE SPACE

Six suites. 500 to 2,045 SF.

520 LAKEVIEW



WHY 520 LAKEVIEW

A view that sells itself. Lake Barton and the Downtown skyline from the west side, with a two-story atrium at the entry.

Central to everything. Colonial Drive, SR 408 and SR 417 nearby; about 13 minutes to Downtown and 20 to Orlando International.

Free parking, real signage. A 4.6 per 1,000 surface lot at the door and pylon panels on Semoran Boulevard.

Room to combine. Suites 210 + 230 (± 1,610 SF) and 260 + 290 (± 1,723 SF) can be taken together.



Suite 210 500 SF · CALL FOR RATE

One open room, 31' × 13'. **BEST FIT:** Solo practice, sales office, studio



Suite 220 2,045 SF · CALL FOR RATE

Waiting, reception with walk-up window, six offices, open area, break area. **BEST FIT:** Medical billing, financial services, staffing



Suite 222 1,727 SF · CALL FOR RATE

Lake-view work area with curved window wall, three rooms, storage. **BEST FIT:** Creative studio, design or engineering team



Suite 230 1,120 SF · CALL FOR RATE

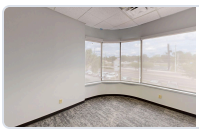
41' open area and a private office with window. **BEST FIT:** Training room, open-plan team



Suite 260 841 SF · CALL FOR RATE

Reception, conference, two offices, storage / IT. **BEST FIT:** CPA, attorney, counseling or insurance

3D VIRTUAL TOUR



Suite 290 882 SF · CALL FOR RATE

Reception, three offices, kitchenette. **BEST FIT:** Tax, title or insurance office

3D VIRTUAL TOUR

Best-fit uses are illustrative, subject to zoning and ownership approval. Rate and lease structure per written proposal. Floor plans, suite locations and dimensions are approximate; drive times approximate. 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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