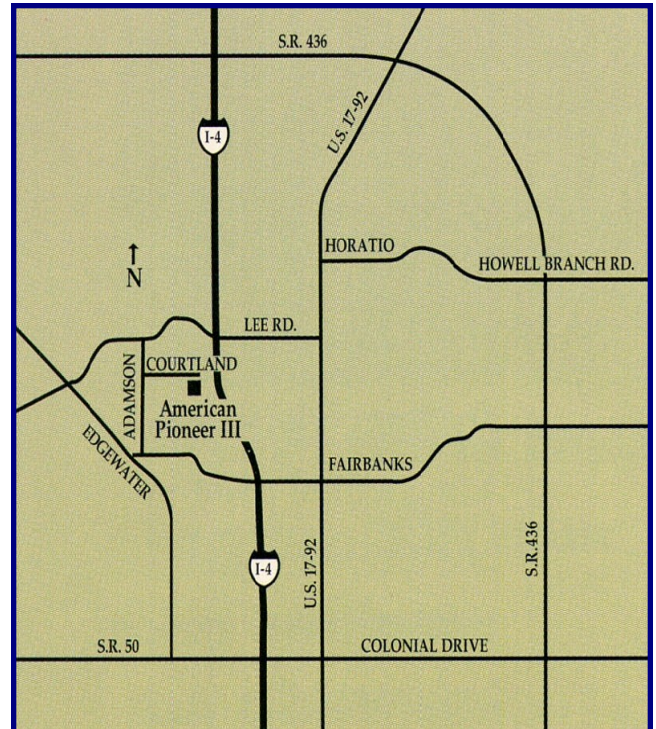


American Pioneer 3 604 Courtland Street Orlando, FL 32804

Available for Lease 1,486 to 5,410 sq. ft.



Features:

- Class "A" , three-story office building containing 74,214 sq. ft.
- 1,486 and 2,917 sq. ft. offices can be combined to 4,403 sq. ft.
- Excellent location with I-4 visibility
- I-4 signage available
- 5 minutes to downtown Orlando, Maitland & Winter Park
- Easy access to the Interstate system
- 24 hour traffic count: 160,000 vehicles
- Ample and convenient parking, 4.25 spaces per 1,000 sq. ft.



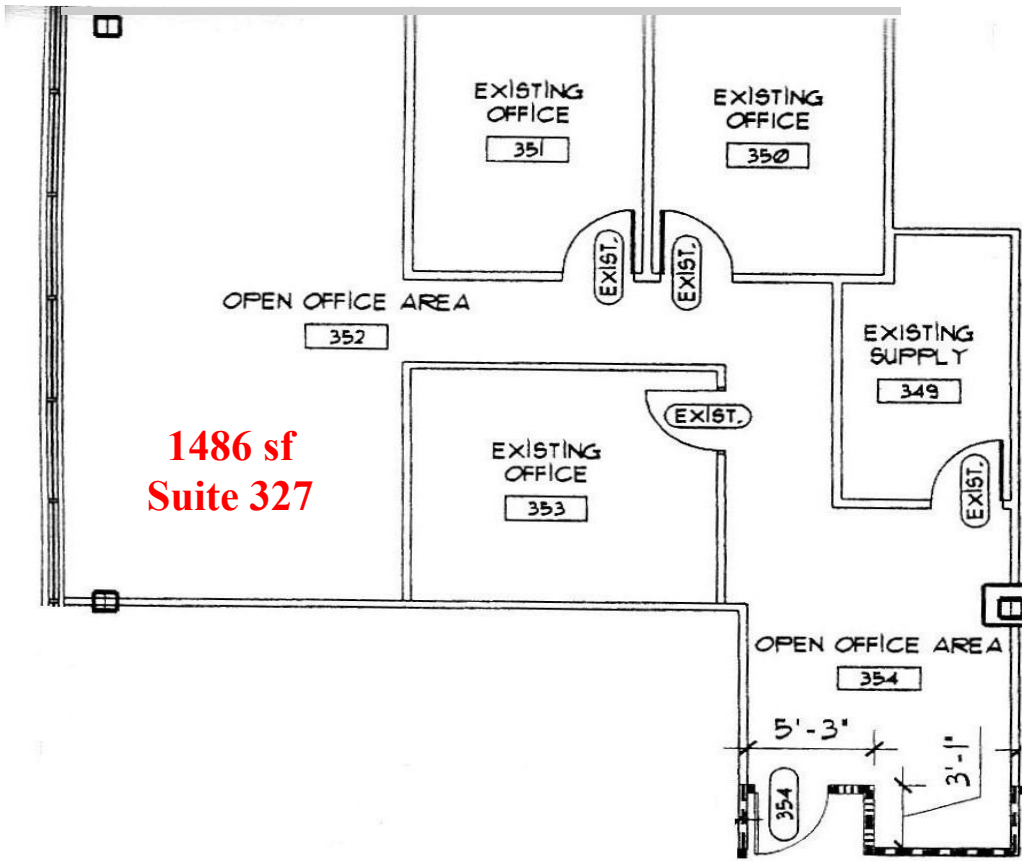
933 Lee Road, Suite 400, Orlando, FL 32810
407-629-5595 phone, 407-645-2035 fax
Visit our website at southeasternrealty.com

Bryan Johnson
407 629-5595 X 226
bjohn@southeasternrealty.com

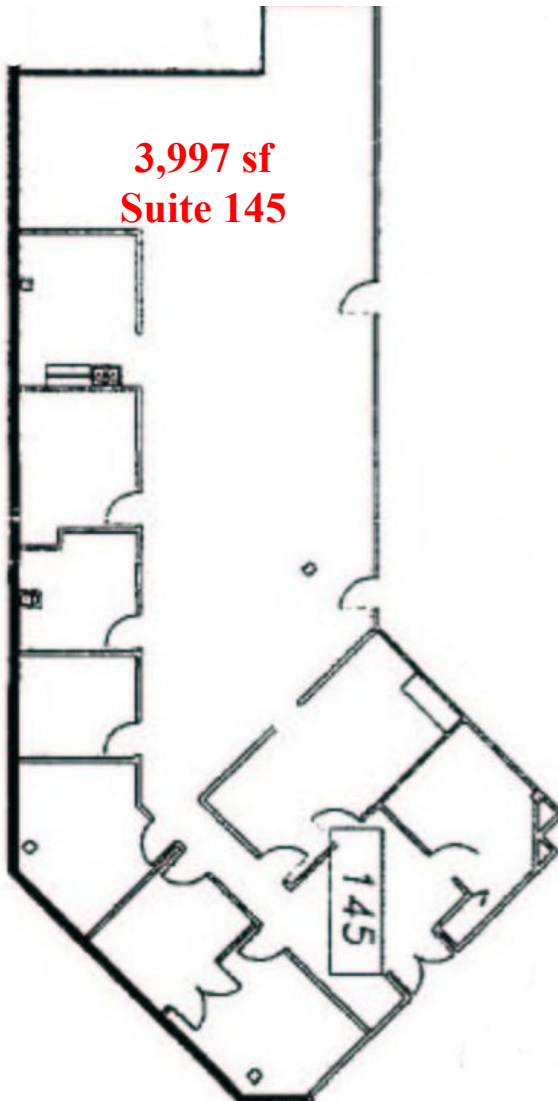
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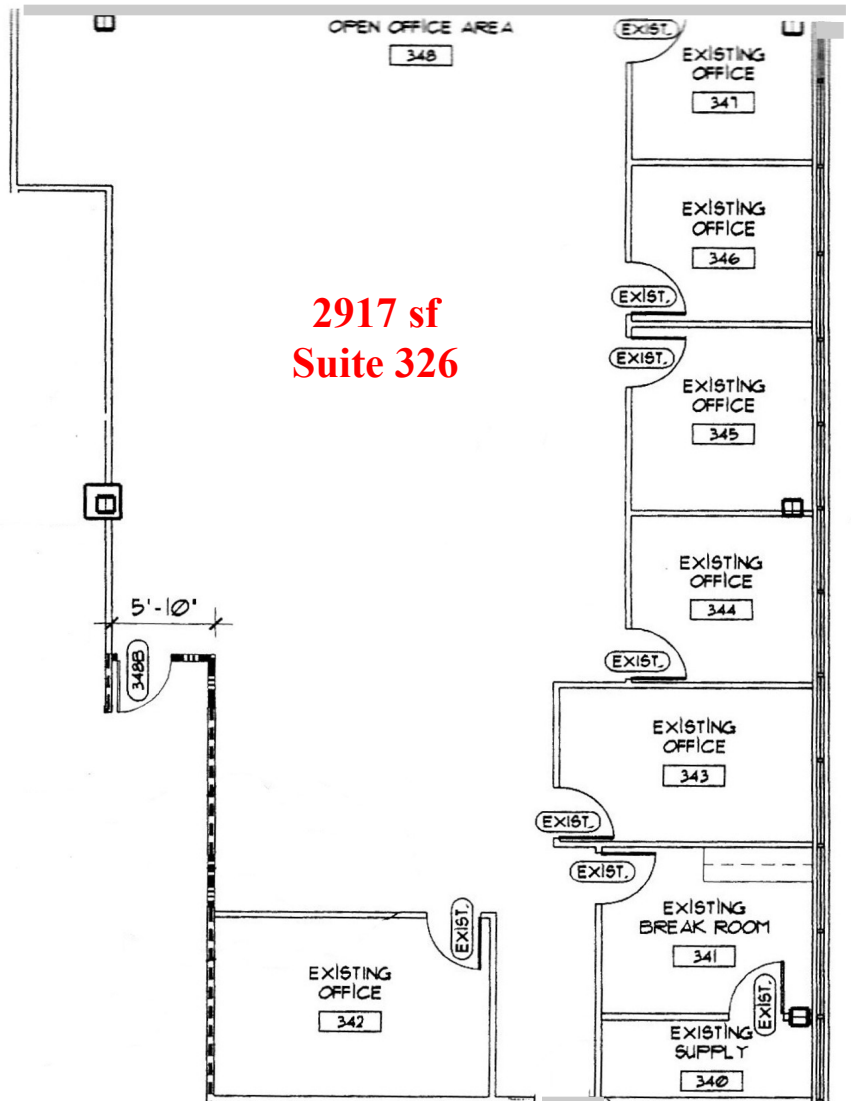
**American Pioneer
Building
Availabilities
604 Courtland Street,
Orlando, Florida**



**1486 sf
Suite 327**



**3,997 sf
Suite 145**



**2917 sf
Suite 326**