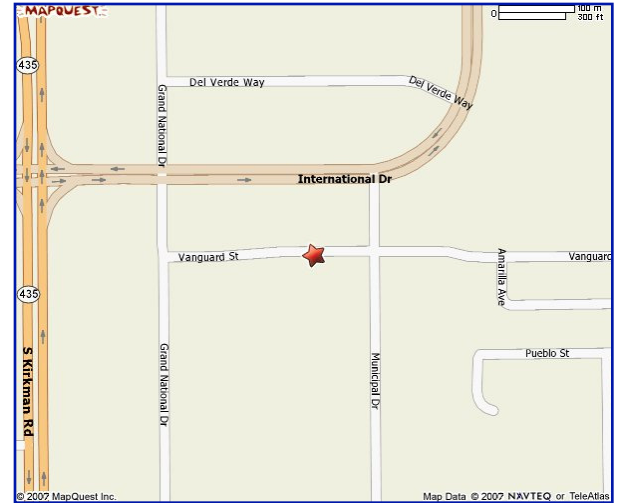


5551 Vanguard Street  
Orlando, FL 32819

EXCEPTIONAL LOCATION  
2 blocks from  
I-Drive & Kirkman Rd.



### Features:

- Full Service space available from 9,558 - 44,736 sq. ft.
- Competitive rates
- Up to eight (8) parking spaces per 1,000 sq. ft.
- Open floor plan allows for single or multi-tenant use
- Former call center with all existing modular furniture in place
  - Over 140 pod seats on first floor
  - Over 170 pod seats on the second floor
- New owner currently renovating common areas and landscaping
- Just minutes from I-4, Florida's Turnpike, the Bee Line Expressway, Sand Lake and Kirkman Roads
- Quick access to downtown Orlando and Orlando International Airport
- Close to: Universal Studios, Walt Disney World, Sea World and Orange County Convention Center



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