

SODO-CENTRIC PROFESSIONAL OFFICE SUITE WITH BALCONY

1111 SOUTH ORANGE AVE. • ORLANDO, FL 32806



FOR LEASE:

HOT LISTING BACK ON THE MARKET

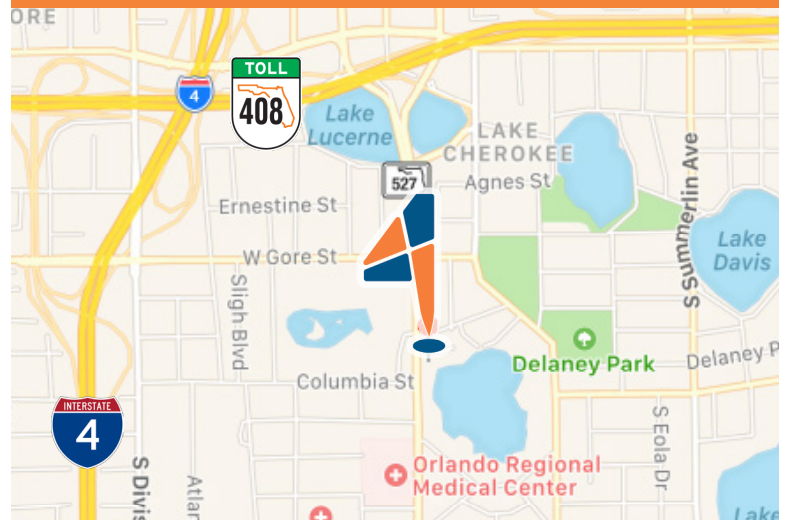


The office building is located at the signalized intersection, with two points of access, on well-traveled Orange Avenue and Columbia Street. MD Anderson Cancer Center, ORMC, and Winnie Palmer Hospital are all within walking distance. The 3,712 SF third floor has been recently converted into shell space and is ready for a Tenant to come and customize their new office. Ideal open layout for a tech/creative firm or medical office.

LEASE PRICE.....	\$28.00 NNN
BUILDING SIZE.....	17,239 SF
SUITE.....	THIRD FLOOR
SUITE SIZE.....	3,712 RSF
SIGNAGE.....	MONUMENT

Property Highlights:

- 20 Private Covered Parking Spaces Available
- 5/1000 Parking
- Turnkey Build-Out Up To \$120,000 Allowance
- Customize Your New Space
- Ideal Uses: Tech, Medical, Engineering, Architects & Other Professional Offices
- Signage Available on Orange Avenue



*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

CONTACT US

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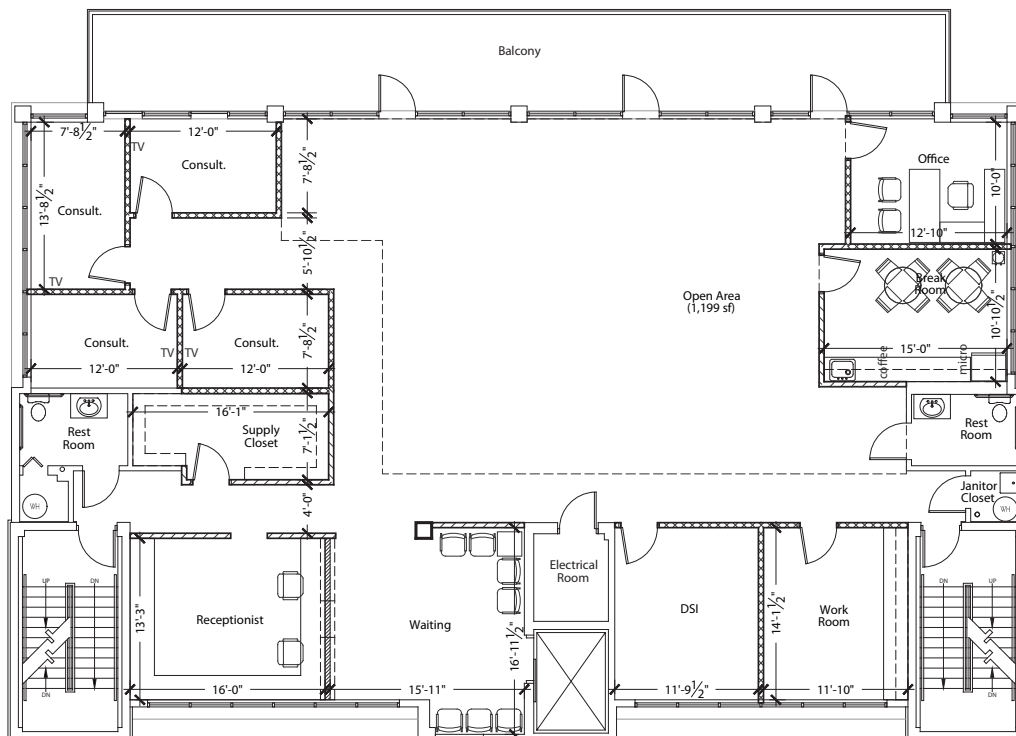
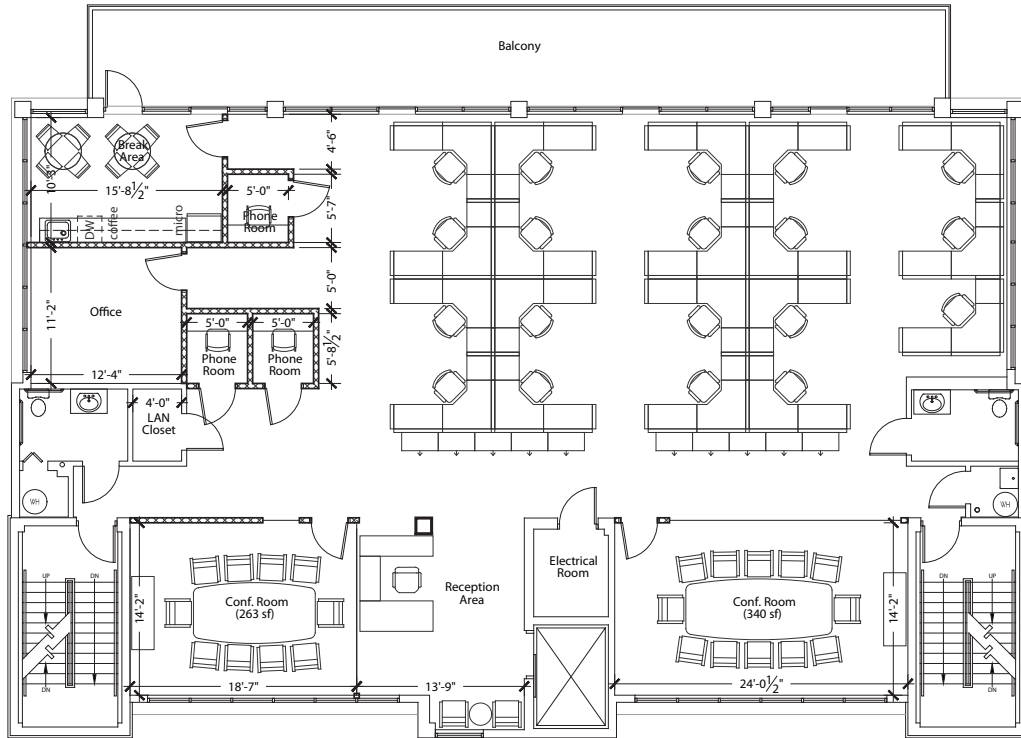
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Third Floor – Preliminary Floor Plans

3,712 SF±

(All Measurements are Approximate)



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Downtown Orlando



Gore St. – Traffic Count 11,900



Orange Avenue
Traffic Count 34,500

NEARBY MEDICAL PROFESSIONALS

- Arnold Palmer Pediatric
- MetroHealth
- Craniomaxillofacial Surgery APH
- Orlando Health Advanced Surgical Associates
- Orlando Health Physicians Infectious Disease Group
- Orlando Health Heart Institute - Clinical Laboratories
- Scripts Pharmacy at Orlando Health Heart Institute
- Tom Winters Orthopaedics
- Ambulatory Ankle & Foot Center
- Nemours Foundation
- Brain and Spine Institute for Children
- Orlando Urology Associates
- South Orange Centra Care The Ear, Nose and Throat Surgical Associates, P.A
- Orlando Foot and Ankle Clinic
- Quest Diagnostic

NEARBY RETAIL

- Starbucks
- Chipotle
- Dunkin Donuts
- Jimmy Johns
- 24 Hour Fitness
- Five Guys
- Planet Smoothie
- Target
- Einstein Bros. Bagels
- Boston Market
- Chick-fil-A
- Publix
- Panera Bread
- Firehouse Subs

Traffic Count	Orange Ave.	Gore St.	COMBINED
24-HOUR TOTALS	34,500	11,900	46,400

