

FOR
SALE/
LEASE



5517 HANSEL AVENUE

ORLANDO, FL | 6,145± RSF AVAILABLE



CITE PARTNERS

PROPERTY SPECIFICATIONS

FOR SALE - ENTIRE BUILDING

6,145± RSF

- Three separate suites
- Price includes 0.44± acres of excess land

FOR LEASE - SUITE 1

2,804± RSF

- Open lobby/reception area
- Seven large offices and a conference room
- Break room and two ADA restrooms

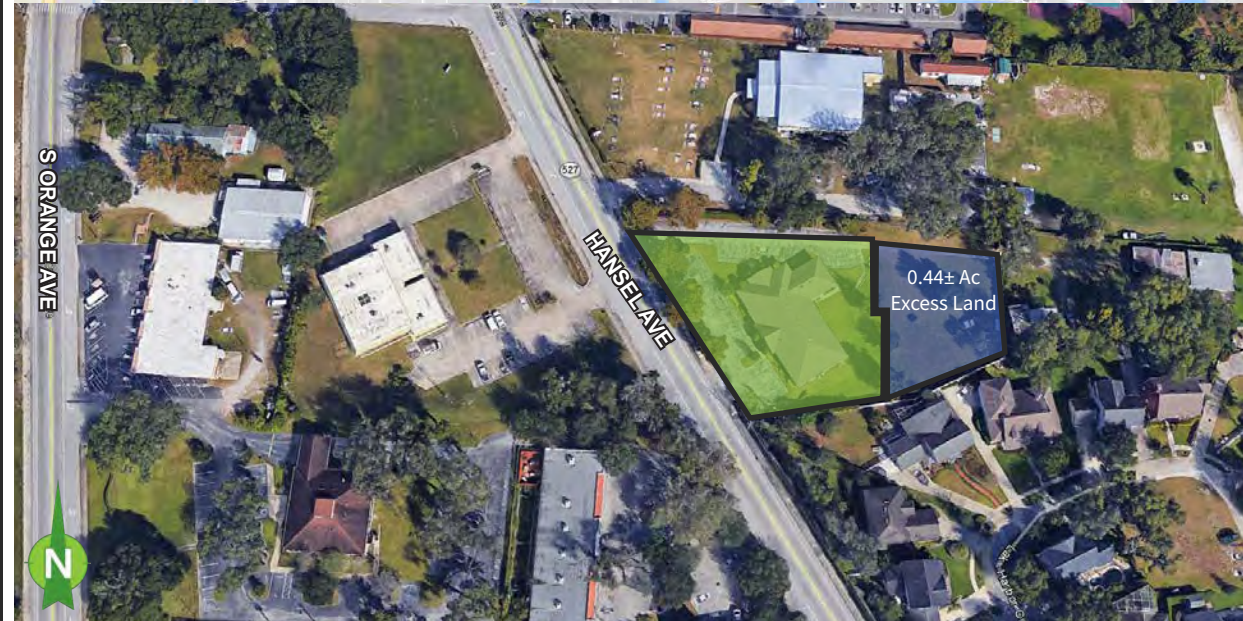
THE PROPERTY

- 6,145± SF single-story office building
- Built in 1992
- Located on Hansel Avenue parallel to South Orange Avenue just outside the heart of Downtown
- Parking located directly in front of the suite as well as additional parking in the rear
- Zoning: PO

THE PRICE

Lease Rate: \$16.50/SF Modified Gross
(net of utilities and janitorial)

Sale Price **REDUCED:** \$1,075,000
(Includes 0.44± acre site behind the building; zoned R-1)



JAMIE BARATI, SIOR, CCIM
Managing Director, Principal
jamie.barati@citepartners.com
407.930.1803

JOHN WORRELL, CCIM
Director, Principal
john.worrell@citepartners.com
407.930.1809

Cite Partners
100 East Pine Street, Suite 200
Orlando, FL 32801
www.citepartners.com

Disclaimer:

This document has been prepared by Cite Partners for advertising and general information only. Cite Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Cite Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Cite Partners and/or its licensor(s). All rights reserved.

FLOOR PLAN - 6,145± RSF



BUILDING PHOTOS



Side of Building



0.44± Acres Vacant Land

