



OFFICE SPACE FOR LEASE

609 - 619 E. Colonial Drive, Orlando, FL 32802

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Executive Vice President

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For Lease: \$26.00 / RSF, Full Service

Move-In Ready End Cap Suite Available:

Suite 609: ± 3,276 RSF

20,453 RSF two-story office building located directly along East Colonial Drive with high AADT of 43,500, with ± 196 ft frontage

Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

Building and facade signage available

50 shared parking spaces with additional street-side parking

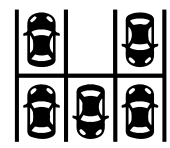
Walking distance to Lazy Moon and Lineage Coffee and close proximity from the Mills & 50 restaurant corridor



Landlord Incentive for Executed Lease by 4.30.2023



NEW ROOF
February 2022



NEW PARKING LOT
February 2022



NEW PAINT
March 2022



NEW LANDSCAPING-
March 2022

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LOCATION

Average Annual Daily Trips

2022

East Colonial Drive	43,500
N Mills Ave	29,000

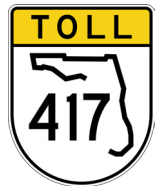
Drive Times & Traffic Counts



2 minutes (0.7 miles)



5 minutes (1.5 miles)



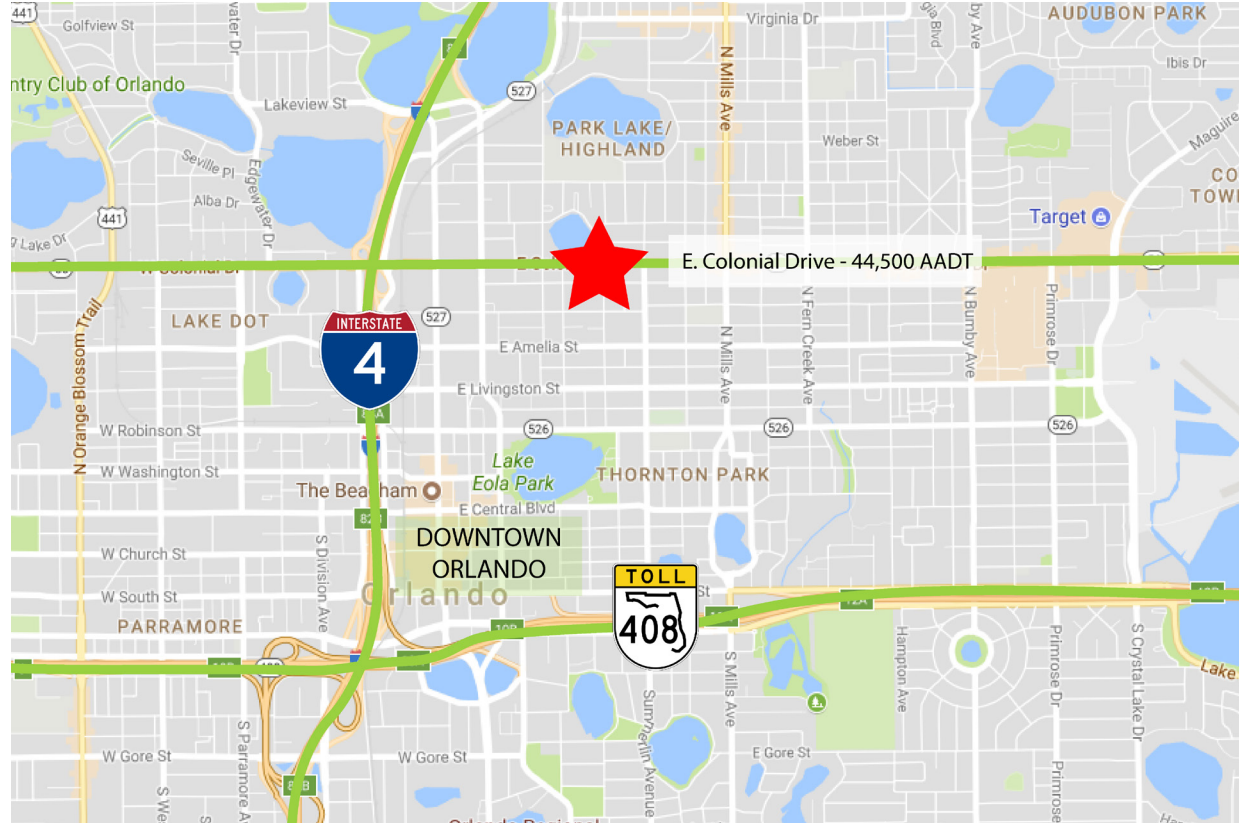
11 minutes (6.6 miles)



13 minutes (11.2 miles)



Less than 1.2 miles



DEMOGRAPHICS

2022

1 Mile

3 Miles

5 Miles



Total Population

19,474

106,782

294,328



Total Households

11,524

51,319

125,881



Average HH Income

\$112,506

\$110,891

\$95,142

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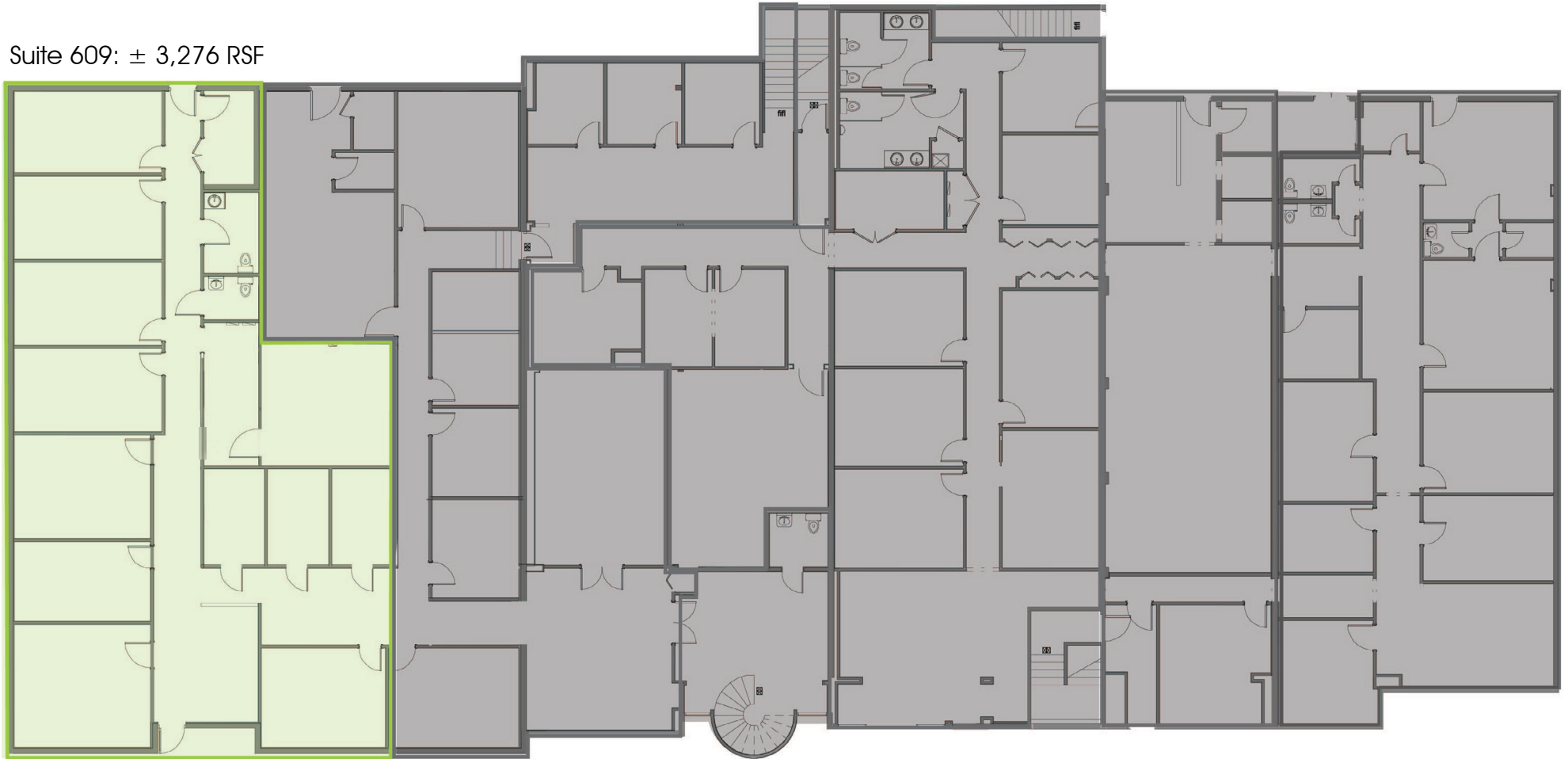


FLOORPLAN

AVAILABILITY

Suite 609: ± 3,276 RSF

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IMAGES



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VIA MATTERPORT**
Visit: <https://fcpg.com/609-e-colonial/>



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