



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1173 North Orange Avenue
Orlando, FL 32804

HIGH-END CREATIVE OFFICE BLDG.



For Lease

- + Lease Rate: \$30.00 / SF NNN
- + Building Size: 7,673 SF
- + Parking: Ample
- + Signage: Building

Highlights

- Class A Freestanding Office Building
- Creative Loft-Style, Entirely Built-Out with High-End Finishes
- Move-in-Ready Condition
- Superior Location: Nestled Between Downtown and Ivanhoe Road on Beautiful Lake Ivanhoe
- Access to all of Central Florida's Major Roadways including I-4, the 408, US 441, US 17-92 and Colonial Drive (Hwy 50)
- Property Zoning: AC-3A/T



*Here We
Grow Again...*

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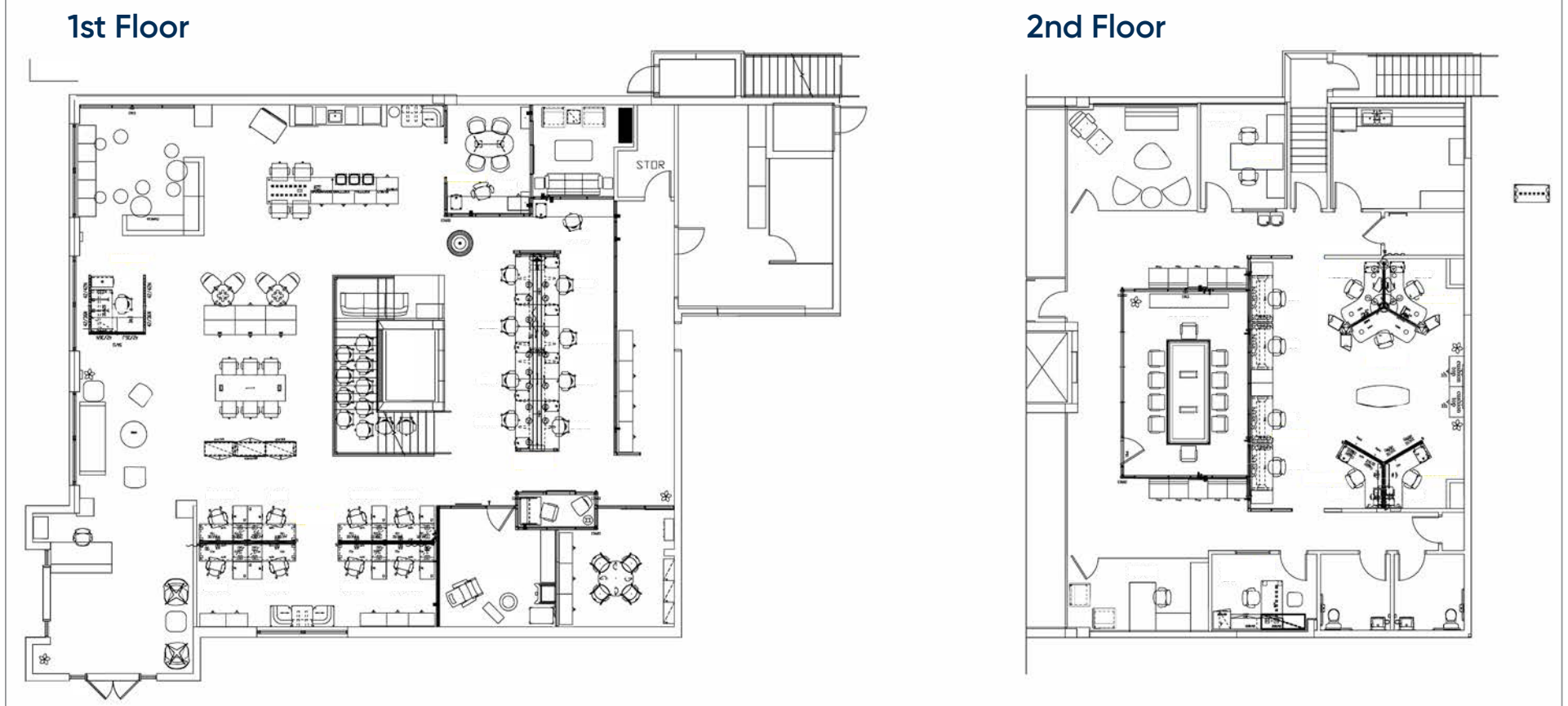


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Floor Plans

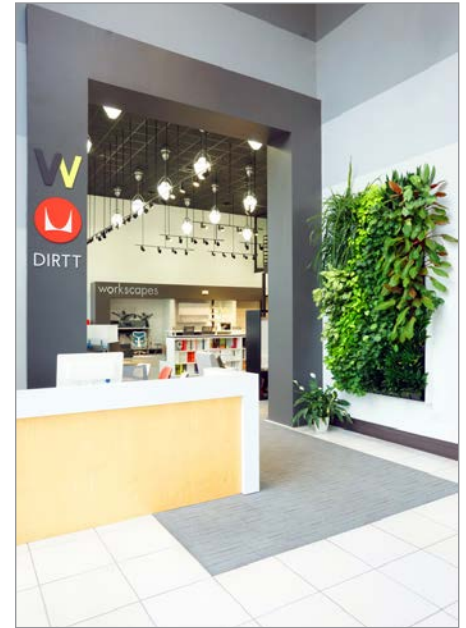


AMENITIES

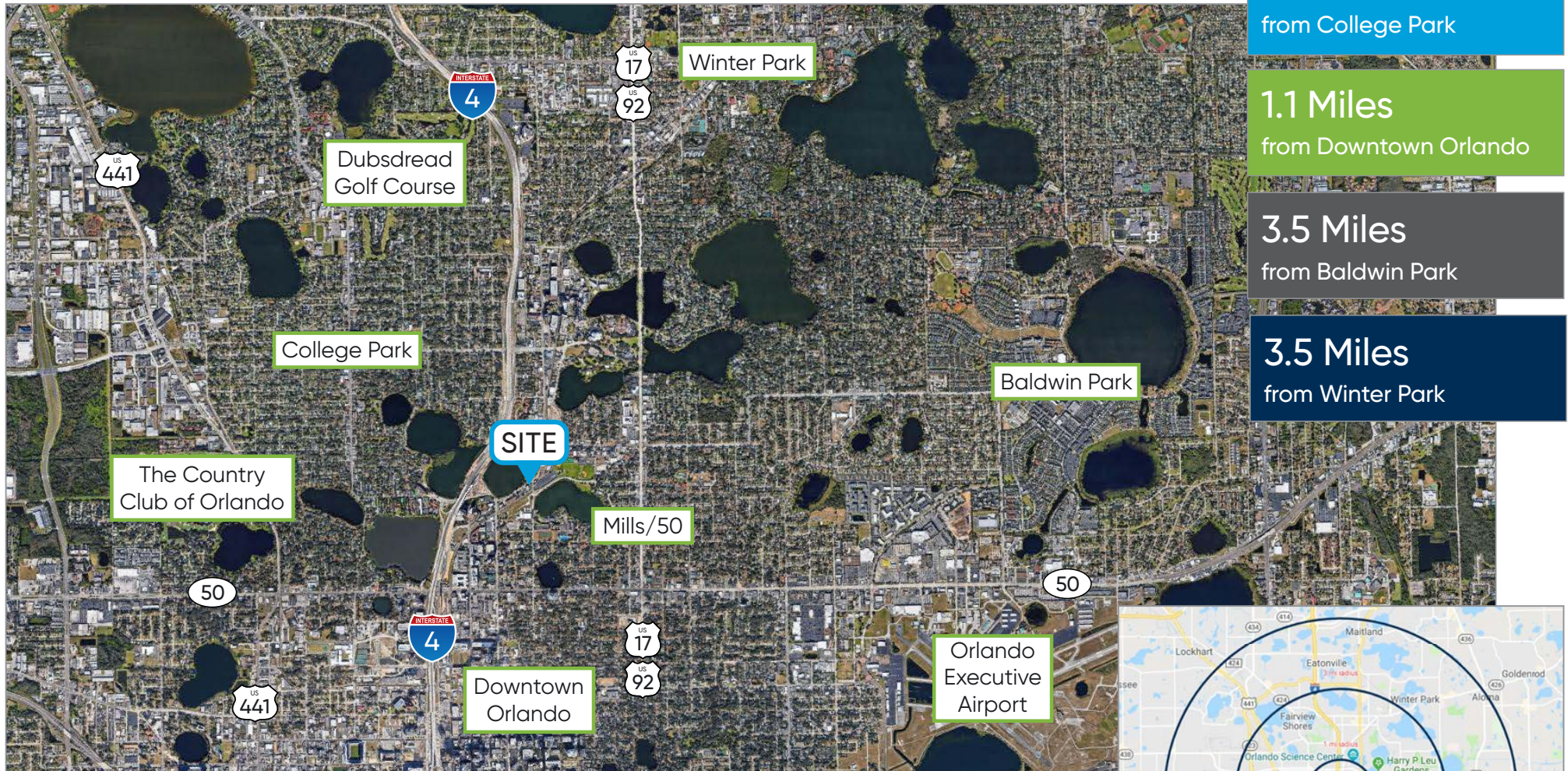
- Professional Offices
- High Ceilings
- Modernized Office Layout
- Excellent Build-Out for Co-Working Environment
- Office Furniture Negotiable
- Exceptional Natural Light Throughout Building



Property Images



Location & Demographics



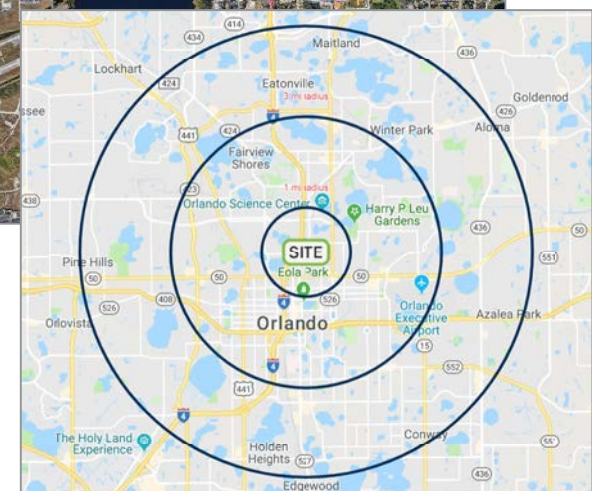
1.5 Miles
from College Park

1.1 Miles
from Downtown Orlando

3.5 Miles
from Baldwin Park

3.5 Miles
from Winter Park

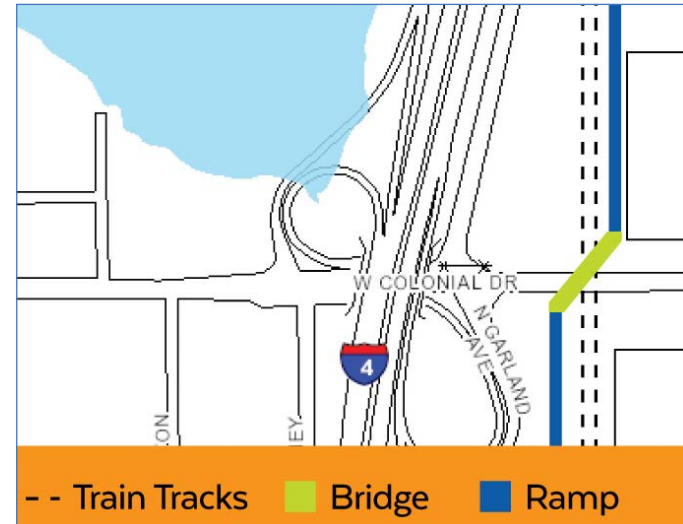
| Radius | Population | HH Income | Businesses | Employees |
|--------|------------|-----------|------------|-----------|
| 1-Mile | 12,693 | \$92,909 | 2,151 | 19,410 |
| 3-Mile | 91,916 | \$93,073 | 13,373 | 183,790 |
| 5-Mile | 274,769 | \$80,225 | 22,878 | 277,578 |



Surrounding Developments



COLONIAL PEDESTRIAN BRIDGE



IVANHOE VILLAGE



MILLS 50

