

56 Pine



HISTORIC DOWNTOWN OFFICE



56 E. Pine Street
Orlando, FL 32801



HIGHLIGHTS

- Historic building located in the heart of the Downtown Central Business District
- Adjacent to The Cobb Plaza parking garage and entertainment/retail plaza
- Near City Hall and the Suntrust Building
- On-site restaurant
- Close to several parking structures, restaurants, and entertainment options
- Very easy access to public transportation (SunRail and Lynx)
- Recently renovated an additional outdoor green creative space located on the second floor and accessible to all tenants



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
200 B/C	Executive Suites	2nd	513		FSG	Corner office space offered at \$2,000 per month.
200 E	Executive Suites	2nd	188		FSG	Private office offered at \$650 per month.
200 F	Executive Suites	2nd	200		FSG	Private office offered at \$500 per month.
200 H	Executive Suites	2nd	445		FSG	Private office offered at \$1800 per month.
200 I	Executive Suites	2nd	647		FSG	Two private offices offered at \$2.050 per month.
200 J	Executive Suites	2nd	335		FSG	Private office offered at \$850 per month.
200 K	Executive Suites	2nd	169		FSG	Private office space offered at \$600 per month.
300	Available	3rd	2692	\$27	FSG	Possibly contiguous up to 4,193 SF. Available in 30 days.
301	Available	3rd	1498	\$26	FSG	contiguous up to 4,193 SF. Available now.

PROPERTY FEATURES

CURRENT OCCUPANCY	61.20 %
BUILDING SF	14,853
GLA (SF)	14,853
LAND SF	13,068
YEAR BUILT	1923
YEAR RENOVATED	2019
ZONING TYPE	AC-2
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

MAJOR TENANT/S	Napasorn Thai Restaurant
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US BANKRUPTCY COURT

US BANKRUPTCY COURT JUDGE

LAWYER ASAP

WELLS FARGO

ASPIRE LUXURY APARTMENTS

LAKE EOLA PARK

REGIONS

Lake Eola

E WASHINGTON ST

RADIXX

ORANGE COUNTY REGIONAL HISTORY CENTER

EMBASSY SUITES

PNC

310 lakeside

E CENTRAL BLVD

CITY OF ORLANDO FIRE STATION 1

SWIGGS BURGERS & WISGS

ORANGE COUNTY BUILDING DIVISION

CHURCH STREET

CHASE

ORANGE COUNTY ADMINISTRATION SERVICES DEPARTMENT

JACOBS

Seaside

WESTMINSTER PLAZA

ORANGE COUNTY HUMAN RESOURCES

BB&T

GRAND BOHEMIAN HOTEL

527

E SOUTH ST

aspect

DOWNTOWN ORLANDO CITY HALL

dr. phillips center FOR THE PERFORMING ARTS

RED LOBSTER

E ANDERSON ST

aloft HOTELS

400

408

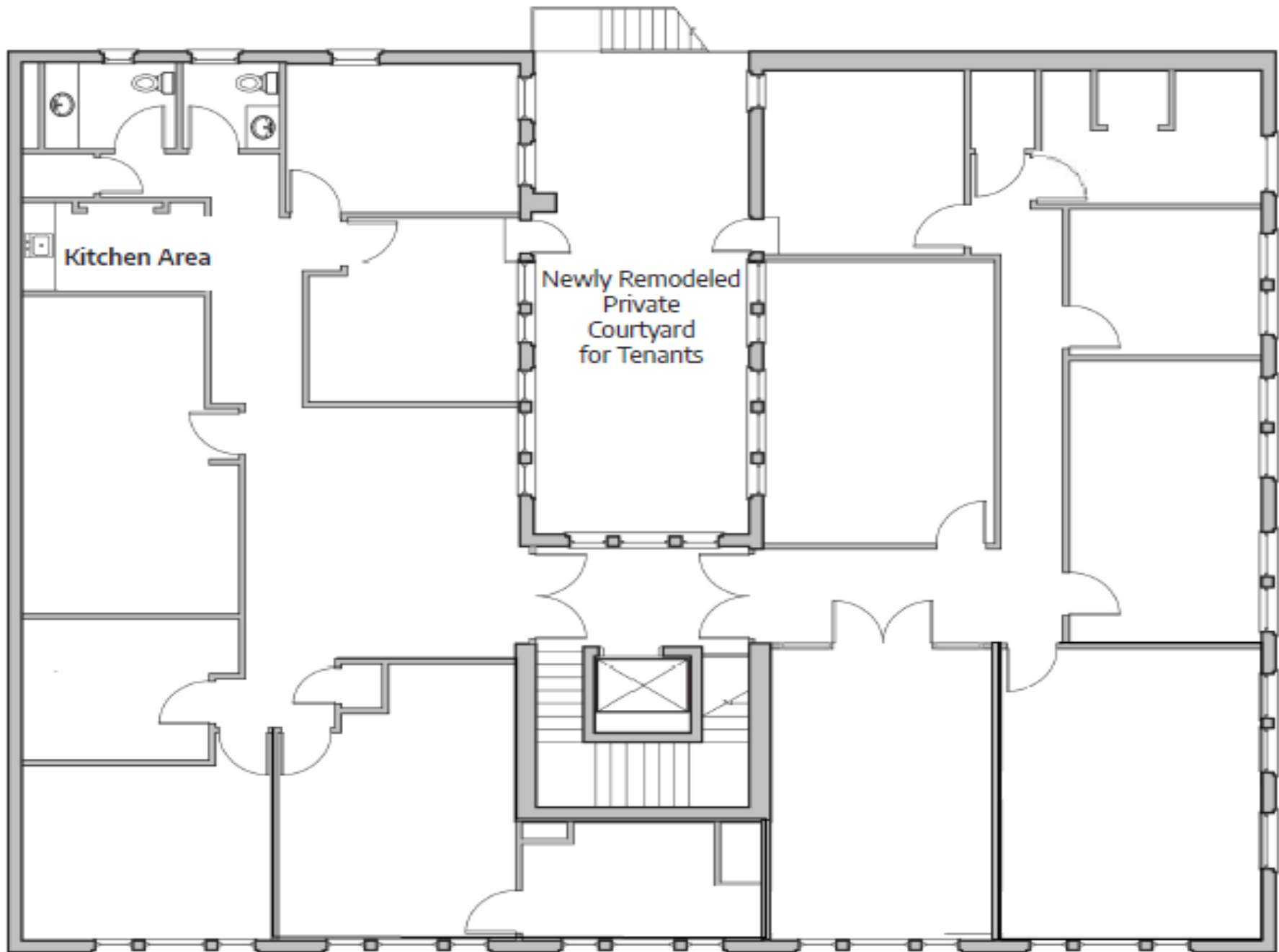
OUC The Reliable One

408

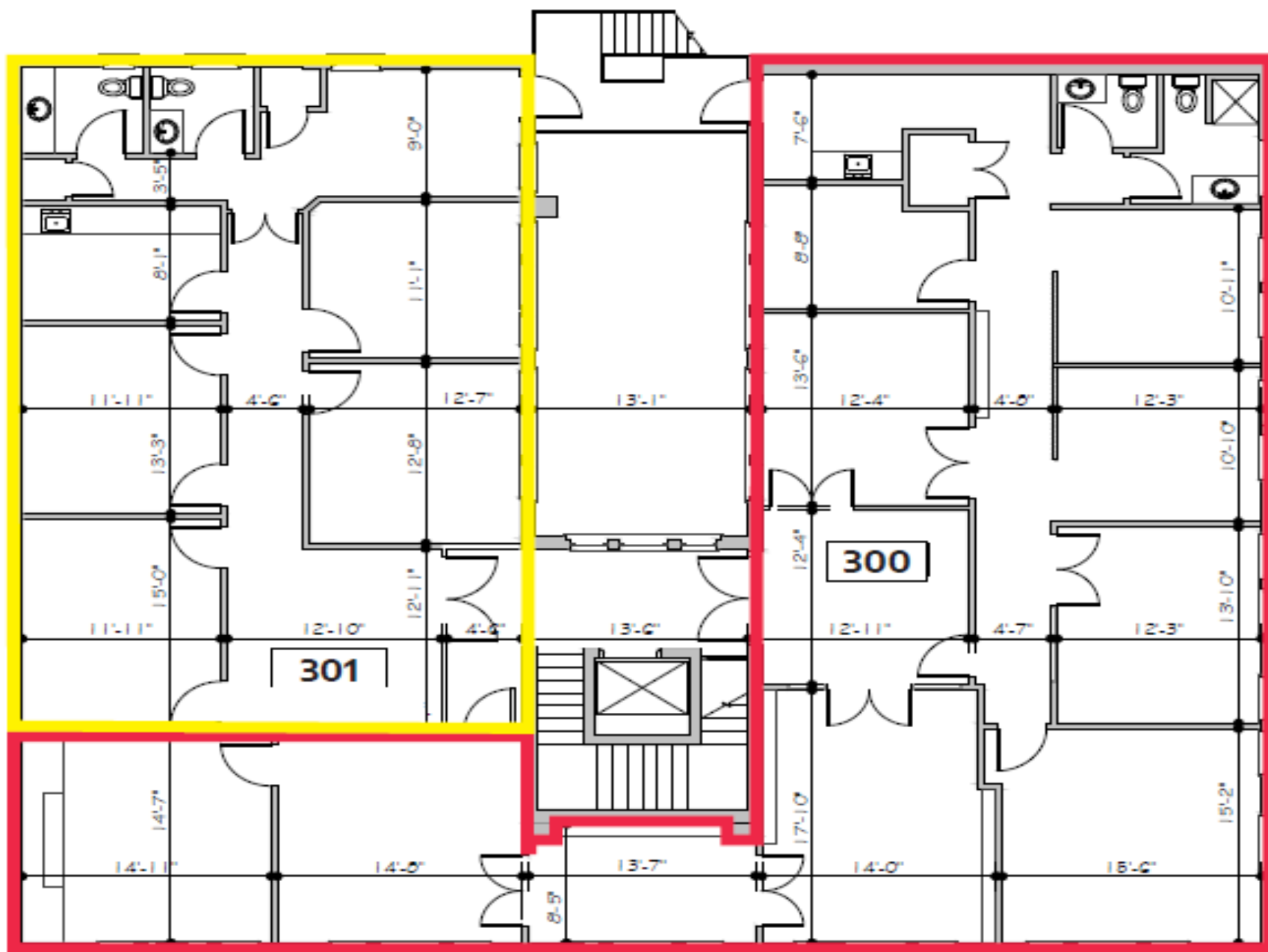


SUBJECT
56 E Pine St,
Orlando

Full Floor: 4,260 SF



Full Floor: 4,193 SF
Suite 300: 2,695 SF
Suite 301: 1,498 SF





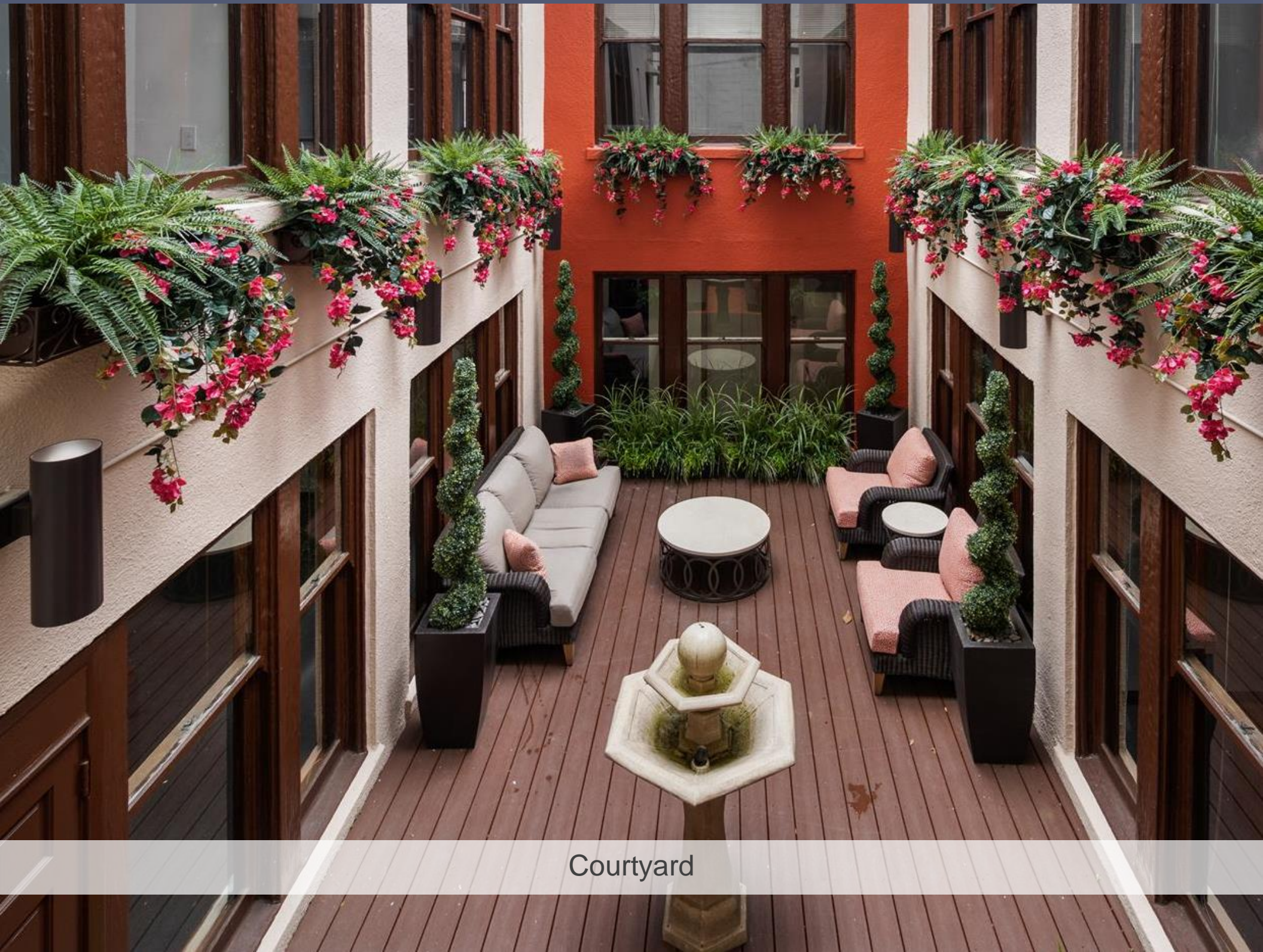
Entry



2nd Floor (ground to ceiling glass walls)



Courtyard



Courtyard



3rd Floor (wood wall bookcases)



3rd Floor (large offices and windows)



3rd Floor (kitchen)



3rd Floor (double-wide office entries)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,886	90,160	260,973
2010 Population	15,912	87,762	263,359
2018 Population	19,900	98,154	290,724
2023 Population	22,615	107,244	314,648
2018 African American	4,594	23,746	87,074
2018 American Indian	52	351	1,193
2018 Asian	759	2,806	8,397
2018 Hispanic	3,280	14,768	70,944
2018 White	13,223	64,839	165,575
2018 Other Race	638	3,442	18,237
2018 Multiracial	626	2,924	10,039
2018-2023: Population: Growth Rate	12.95 %	8.95 %	7.95 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,968	6,604	17,313
\$15,000-\$24,999	1,257	5,065	15,222
\$25,000-\$34,999	928	4,456	13,746
\$35,000-\$49,999	1,162	5,543	17,967
\$50,000-\$74,999	1,895	8,517	21,457
\$75,000-\$99,999	1,322	5,301	11,842
\$100,000-\$149,999	1,369	5,723	12,299
\$150,000-\$199,999	502	2,276	4,667
\$200,000 or greater	745	2,797	6,299
Median HH Income	\$52,400	\$53,034	\$45,927
Average HH Income	\$78,086	\$78,061	\$71,181

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,433	42,750	113,020
2010 Total Households	8,678	40,932	109,253
2018 Total Households	11,147	46,283	120,811
2023 Total Households	12,944	51,046	131,239
2018 Average Household Size	1.63	2.05	2.33
2000 Owner Occupied Housing	1,647	20,194	51,979
2000 Renter Occupied Housing	5,220	19,836	53,562
2018 Owner Occupied Housing	2,293	18,514	49,035
2018 Renter Occupied Housing	8,854	27,768	71,776
2018 Vacant Housing	2,095	6,783	17,997
2018 Total Housing	13,242	53,066	138,808
2023 Owner Occupied Housing	2,762	20,648	54,753
2023 Renter Occupied Housing	10,182	30,398	76,486
2023 Vacant Housing	2,401	7,538	19,727
2023 Total Housing	15,345	58,584	150,966
2018-2023: Households: Growth Rate	15.15 %	9.90 %	8.35 %

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Exclusively Marketed by:

GailMarie Frazier, FMA®, RPA®, LCAM

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