

**FOR
LEASE**

496 DELANEY AVE

ORLANDO, FL 32801

DOWNTOWN OFFICE SPACE WITH AMPLE PARKING



C O N T A C T

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Results Real Estate Partners, LLC

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Property Details

- 10,146 SF (2) story office building built in 1986, renovated in 2018-19
- .54 Acre of land with 30 on site parking and access to an additional 55 paid parking spaces beside the property (up to a 8.3/1000 ratio)
- **2 Available Unit (Just Renovated)**
 - Suite 404: 1,000 SF for \$2,000 a month (1st Floor)**
 - Suite 508-510: 2,150 SF for \$3,950 a month (2nd Floor)**
- Tenant pays its own utilities, internal bathrooms, new HVAC units installed, flexible layouts, and building signage
- Owner will amortize improvements for a credit tenant
- Visible and direct access from 408, easy access from Orange Ave, direct access from I-4 (Anderson Rd exit), and located behind the Dr. Philips Performing Arts (Corner of Anderson and Delaney Ave)

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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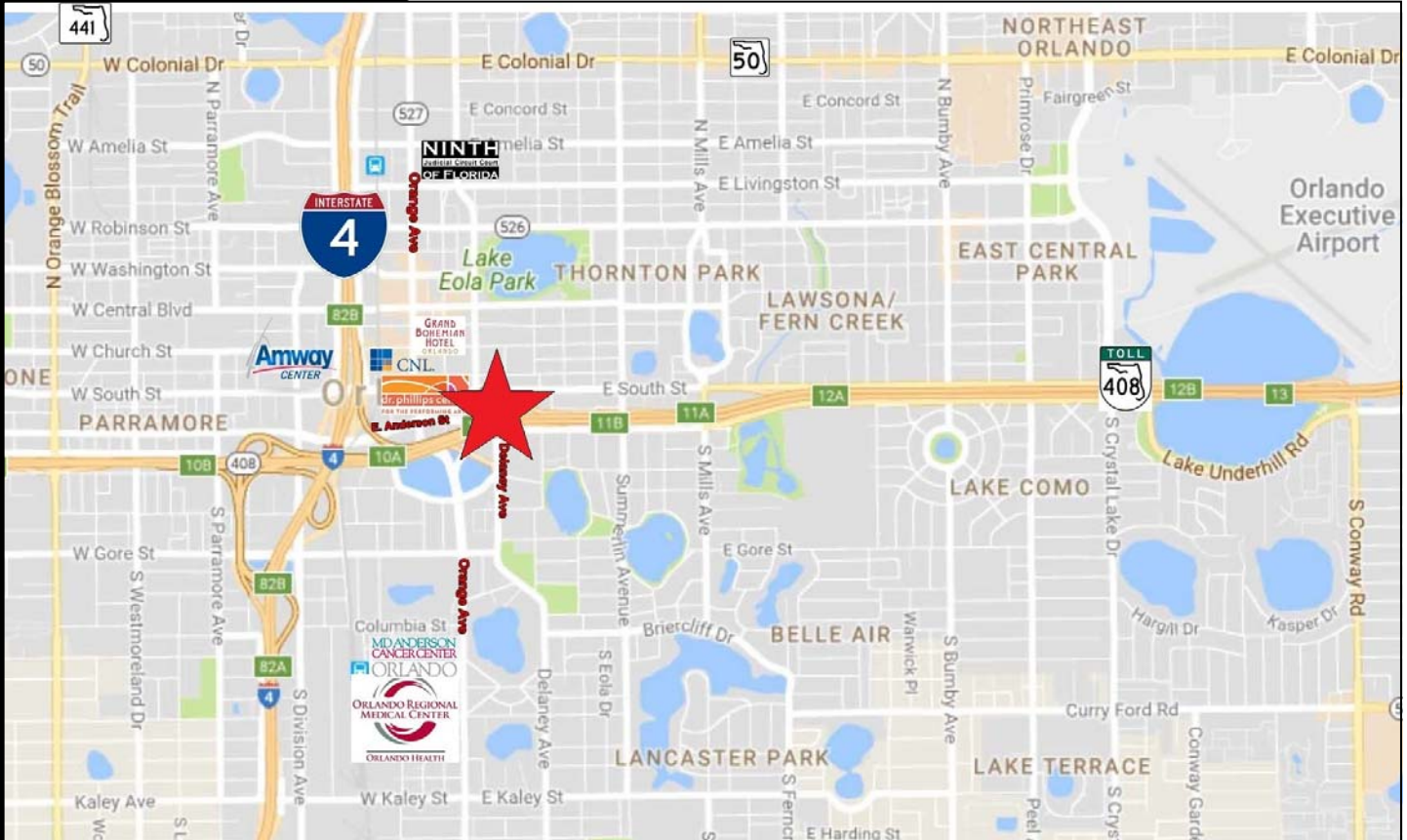
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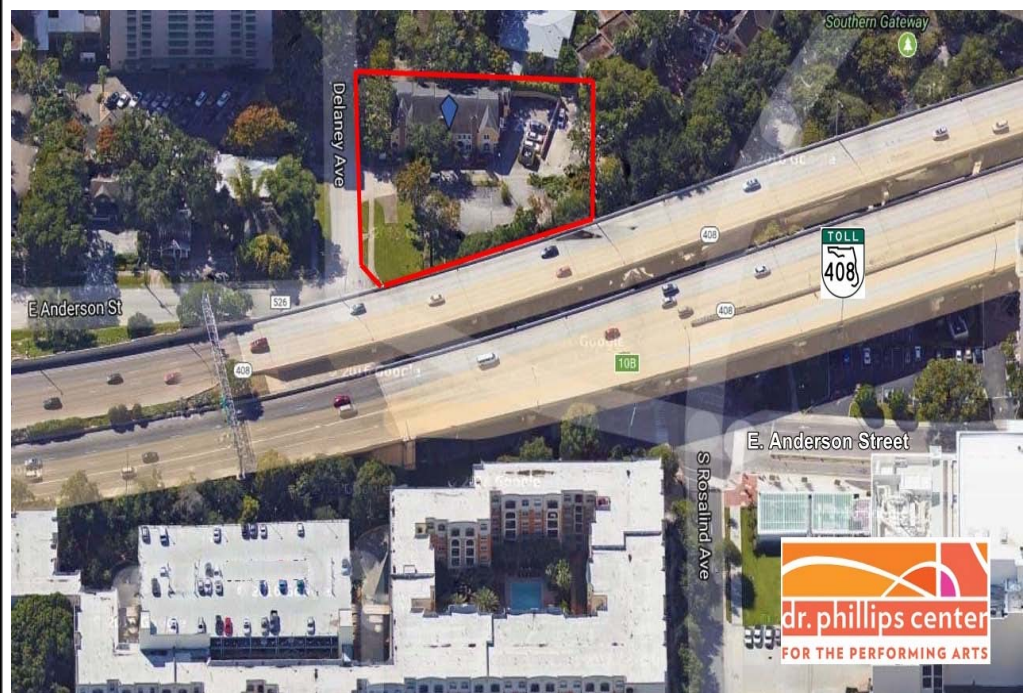
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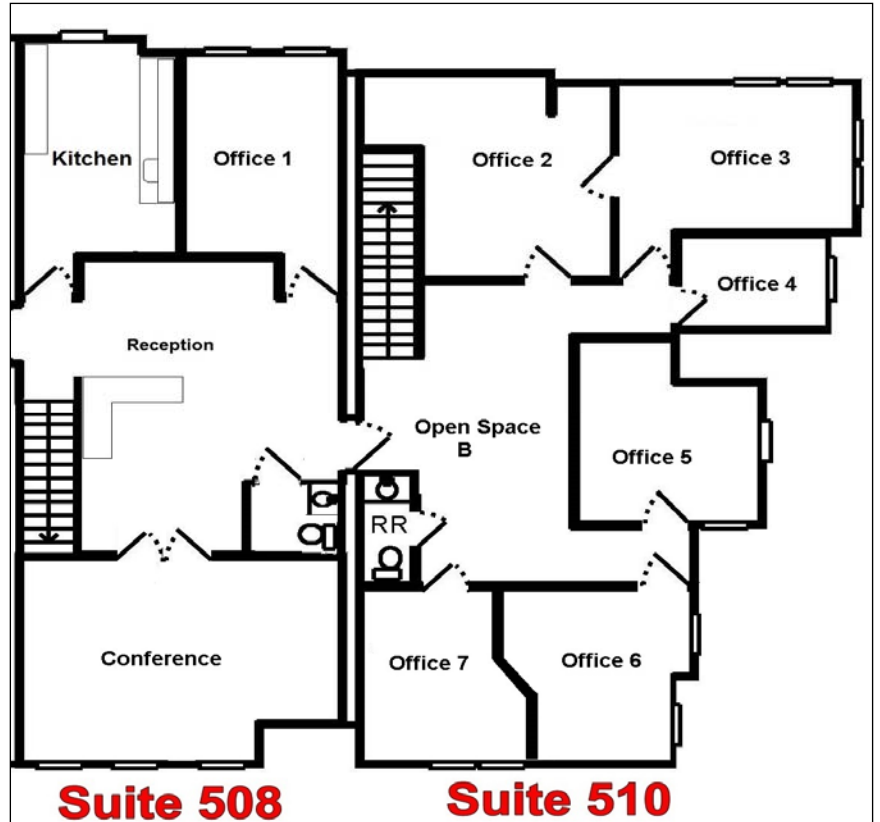
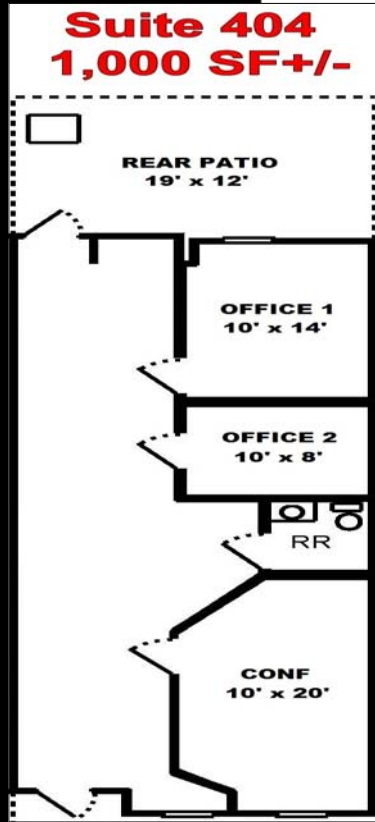
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Pictures above are for Units 508-510

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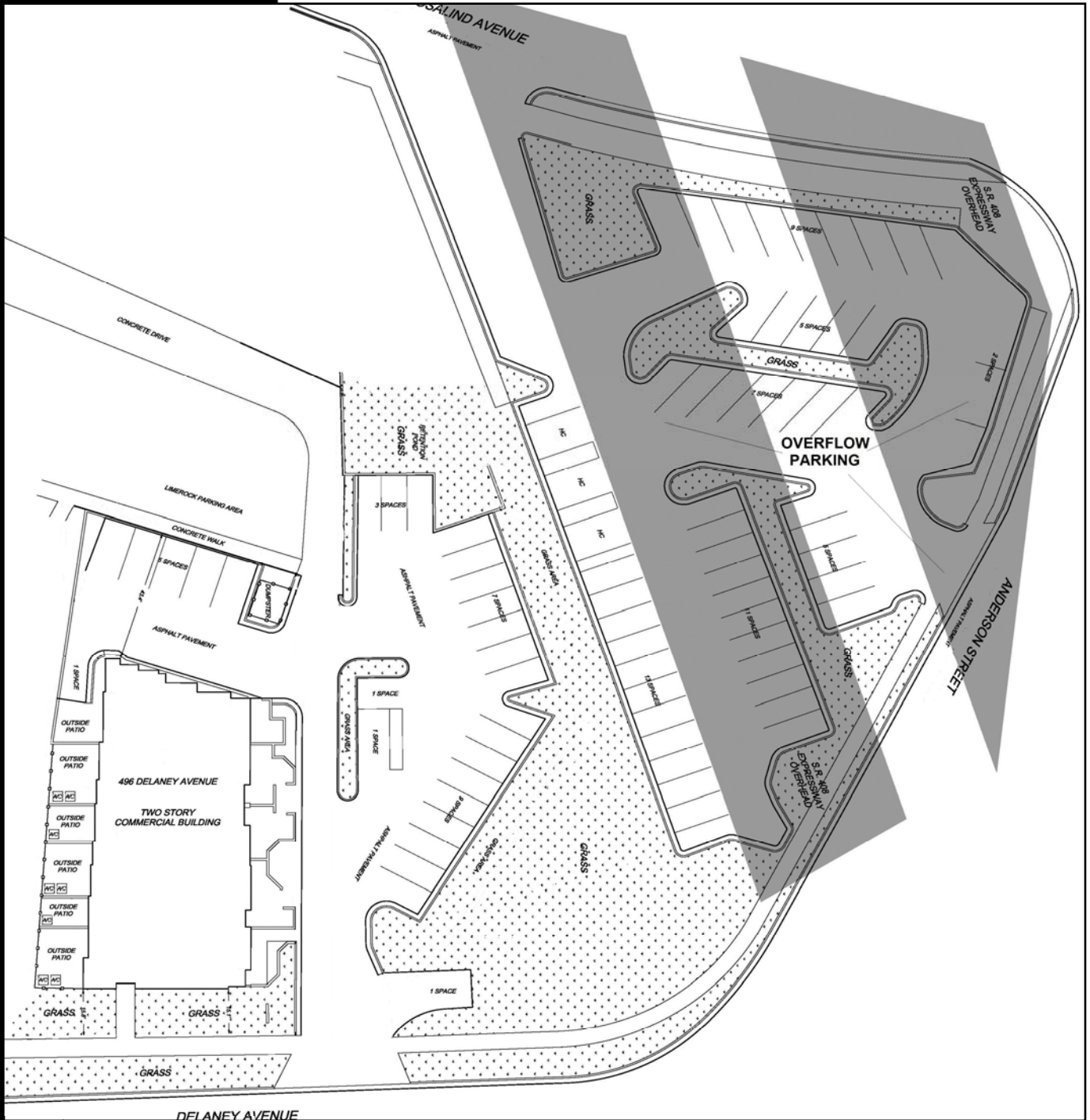
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