



OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

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Contact: Ben Kuykendall
Sales & Leasing Associate

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For Lease: \$24.00 / RSF, Full Service

Suite 304: ± 1,276 RSF	Available Immediately
Suite 300: ± 1,112 RSF	Available 9.01.2024
Suite 314: ± 312 RSF	Available 9.01.2024

Located at the corner of Ferncreek Ave. & Hillcrest St. directly adjacent to the New Fern Creek Starbucks

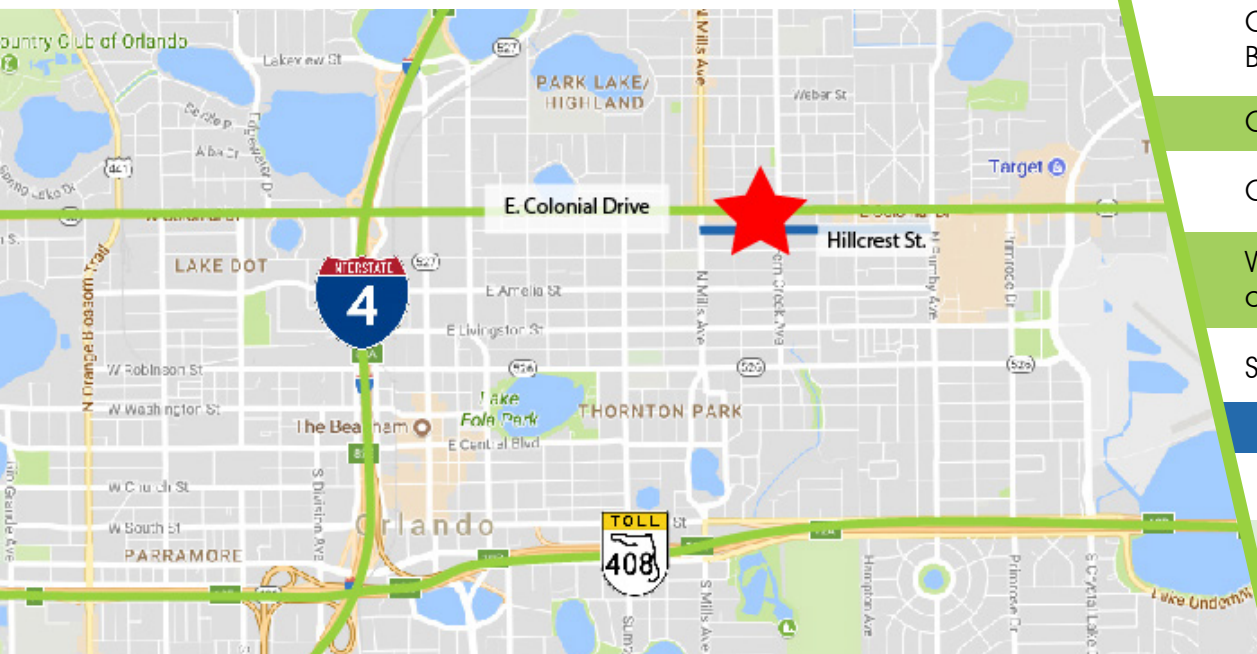
Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

One block South of high-traffic Colonial Drive (52,526 AADT)

On-site parking included at no additional charge

Walking distance from the Mills & 50 restaurant corridor within close proximity to Colonial Plaza & Orlando Executive Airport

Suites include private offices and open work areas



DEMOGRAPHICS

2023

1 Mile

3 Miles

5 Miles



Total Population

15,026

112,572

293,329



Total Households

8,295

54,410

127,134



Average HH Income

\$127,528

\$119,787

\$100,818

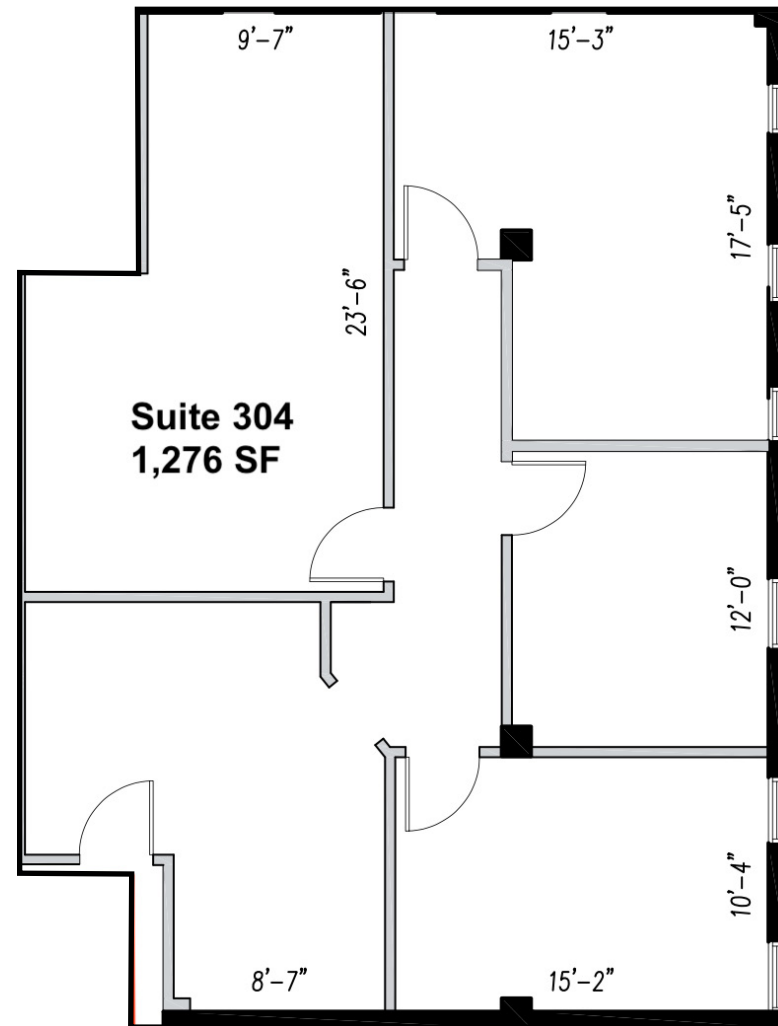
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SUITE 304

AVAILABILITY

Suite 304: ± 1,276 RSF
Available Immediately



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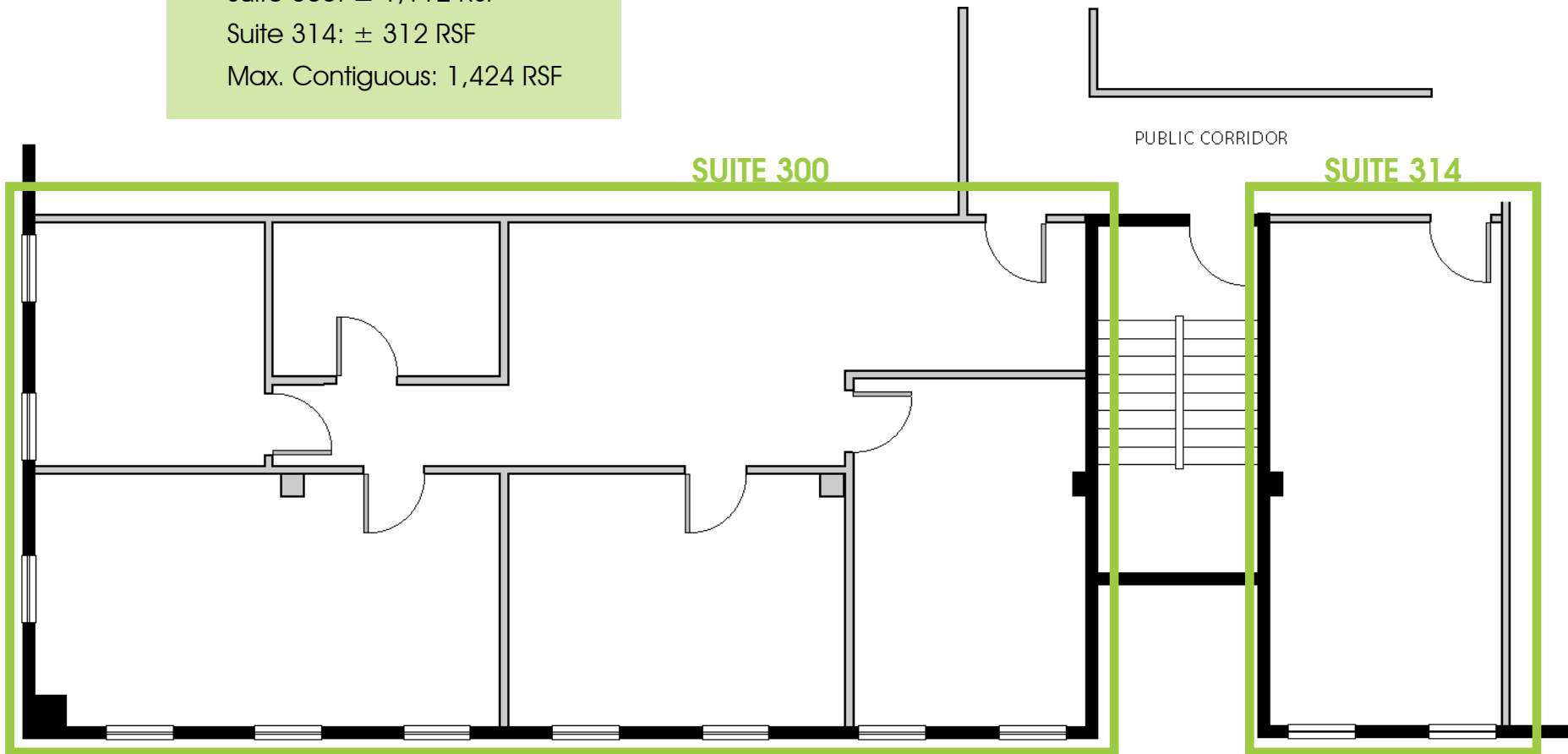
SUITES 300 & 314

AVAILABILITY

Suite 300: ± 1,112 RSF

Suite 314: ± 312 RSF

Max. Contiguous: 1,424 RSF



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