

**FOR  
LEASE**

## DOWNTOWN OFFICE SPACE

1405 W. COLONIAL DRIVE  
ORLANDO, FL 32804



### **CONTACT**

Vincent F. Wolle, CCIM, SIOR  
407.448.1823 *mobile*  
CREManager@Gmail.com

Results Real Estate Partners, LLC  
*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

### PROPERTY FEATURES

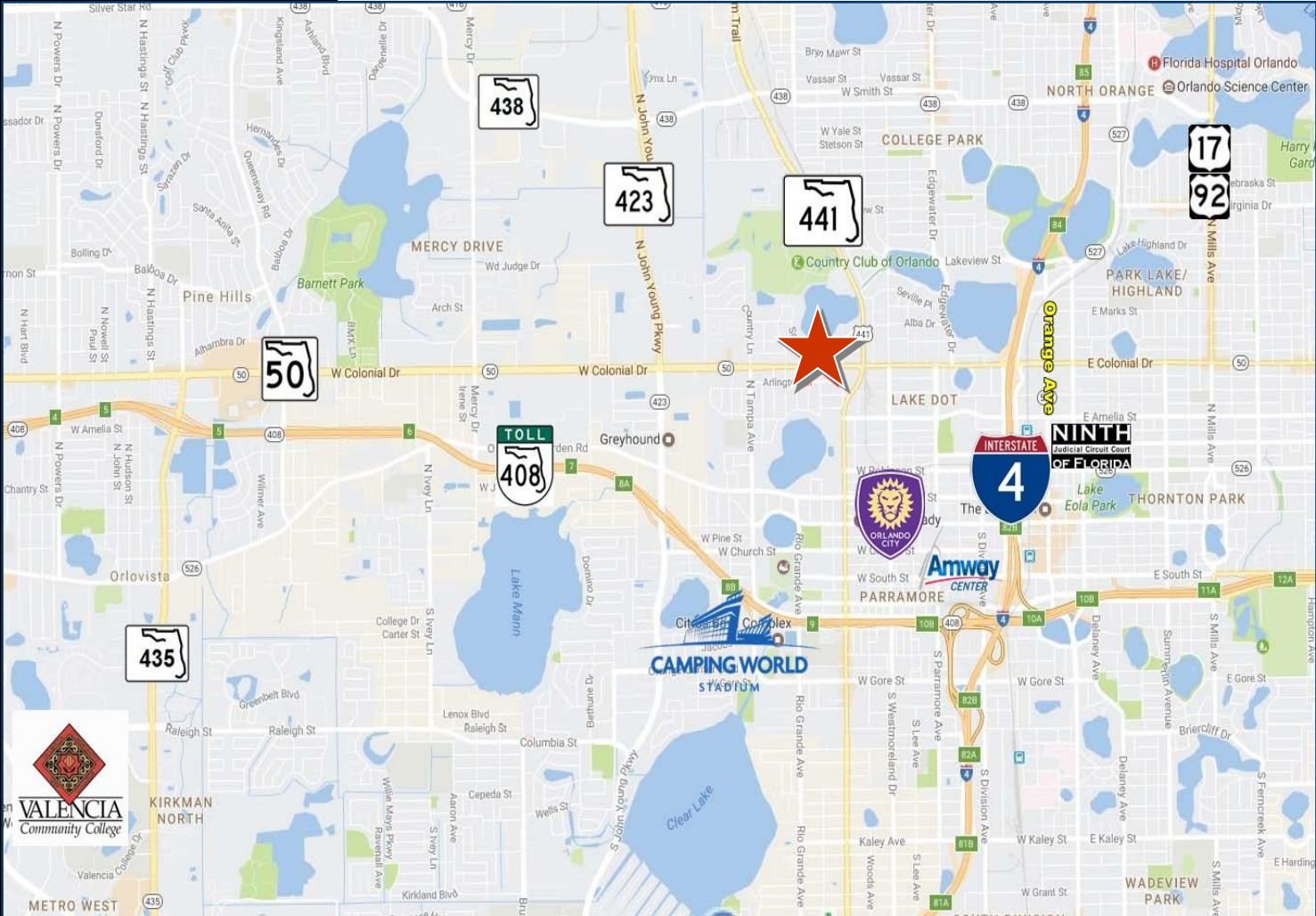
- End Cap Office For Lease in a 19,569 SF Office Complex
- 1.78 Acres with Over 500' of frontage on W. Colonial Zoned Commercial
- Mature Trees, Great Visibility, Campus Style Setting, 48K VPD on HW 50
- High End Finishes renovated in 2017 with 10 offices, 2 conference rooms, receptionist area, open lobby, full kitchen, & outdoor patio
- New HVAC and LED lighting (Energy efficient)
- Free Parking 5/1000 Ratio, Split Power, 100% control of your HVAC
- Close to Major Downtown Developments (path of progress area)
- Near John Young Pwky, 441, I-4, 408, and within 1 mile from Downtown
- Great Downtown Office Location and Great Exposure
- 5 Year Lease Term Preferred. Longer Lease Terms Available
  - **Suite 1405: 5,000 SF (Available 9/1/19) at \$8,000 a Month MG (\$19.20 Modified Gross)**

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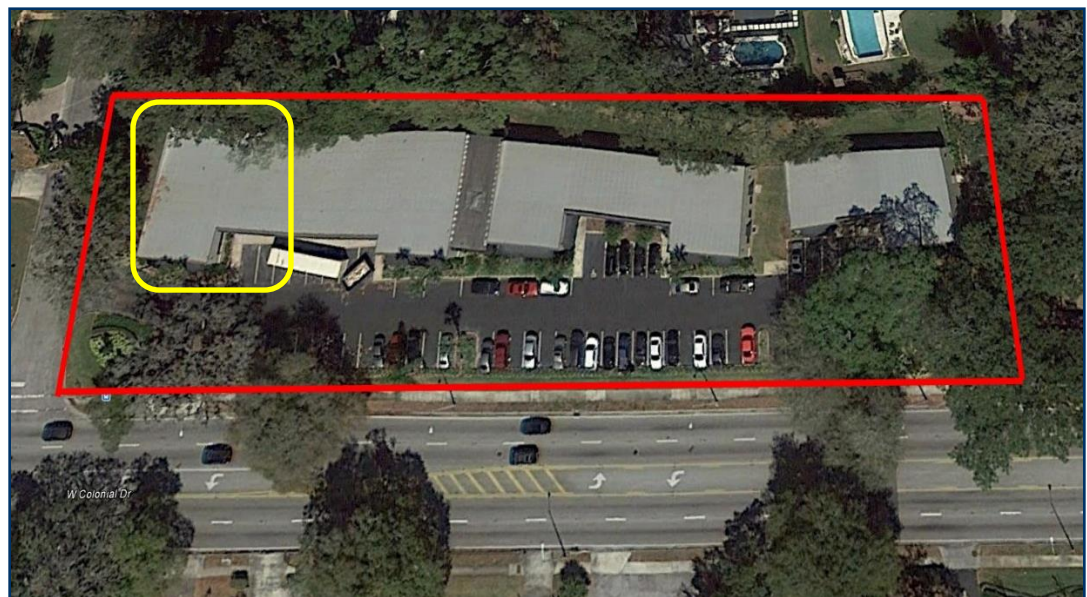
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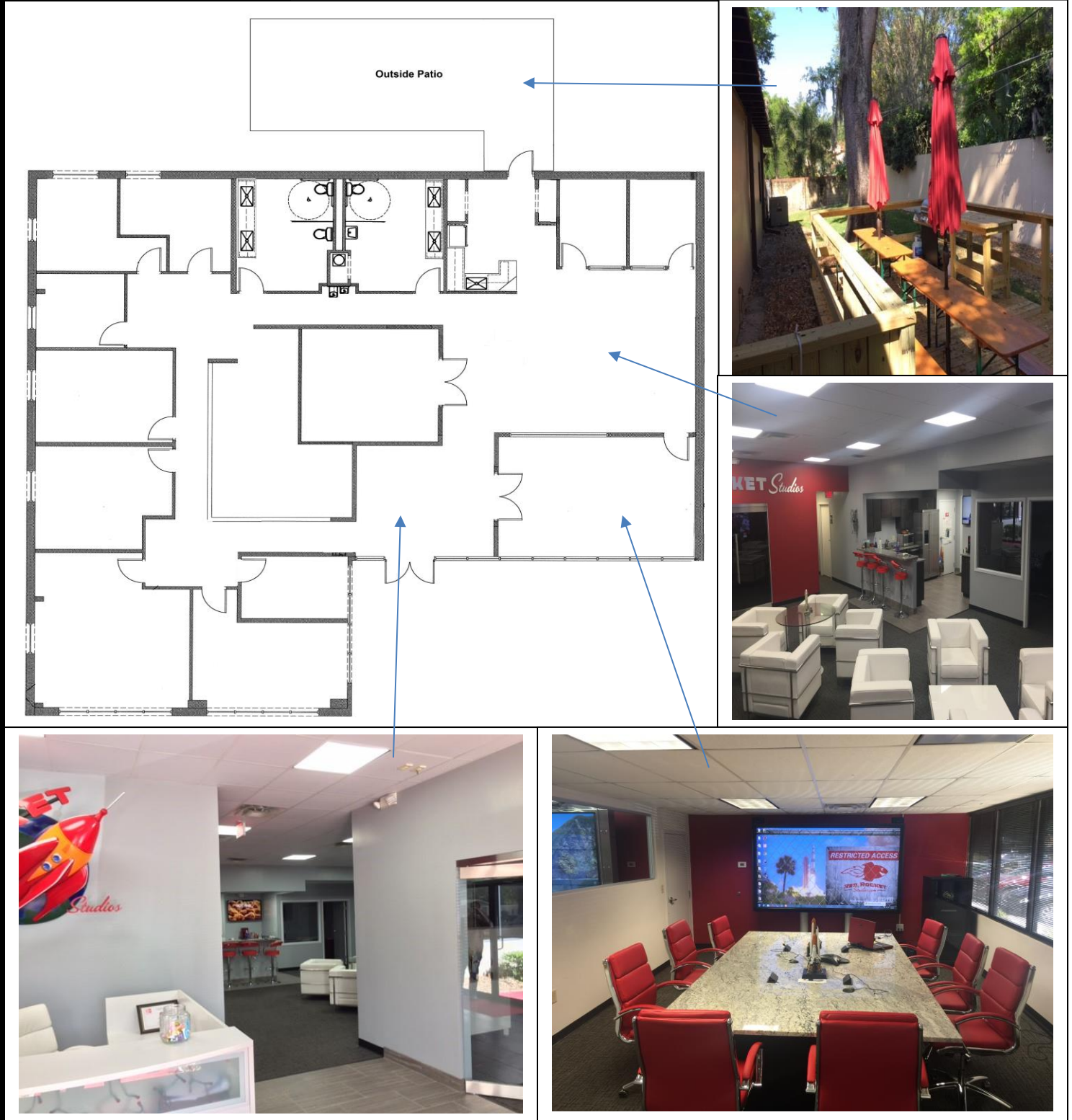


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