

**FOR
LEASE**

DOWNTOWN OFFICE SPACE

1337, 1401, & 1405 W. COLONIAL DRIVE
ORLANDO, FL 32804



CONTACT

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Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
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www.ResultsREPartners.com

PROPERTY FEATURES

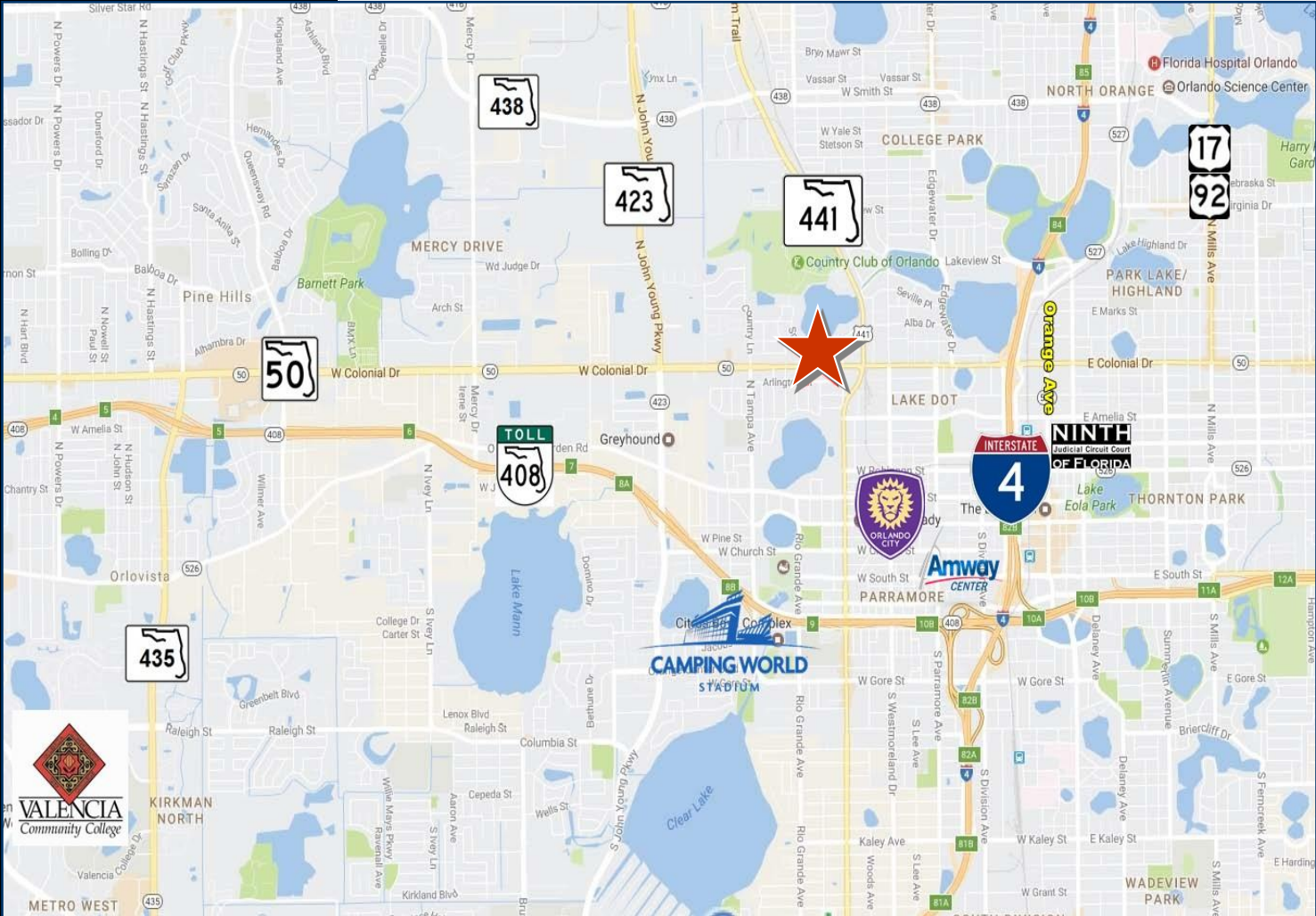
- 3 Available Units For Lease in a 19,569 SF Office Complex
- 1.78 Acres with Over 500' of frontage on W. Colonial Zoned Commercial
- Mature Trees, Great Visibility, Campus Style Setting, 48K VPD on HW 50
- 50% of the building was renovated in 2015-2016
- Free Parking 5/1000 Ratio, Split Power, 100% 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 1337: 2,250 SF Legal (Available 5/1/19) at \$17.00 MG**
 - **Suite 1401: 2,450 SF Office (Available 5/1/19) at \$16.00 MG**
 - **Suite 1405B: 4,469 SF Medical (Available 8/1/19) at \$17.00 MG**

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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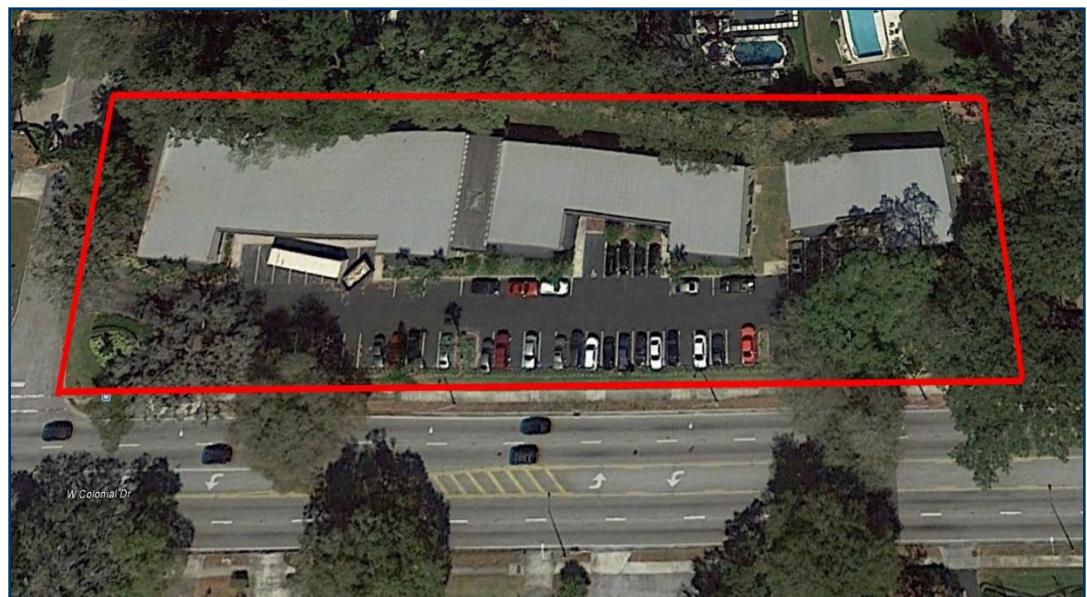
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