



FOR
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CITE PARTNERS

5156 S ORANGE AVENUE

ORLANDO, FL | ENTIRE BUILDING | 2,400± SF

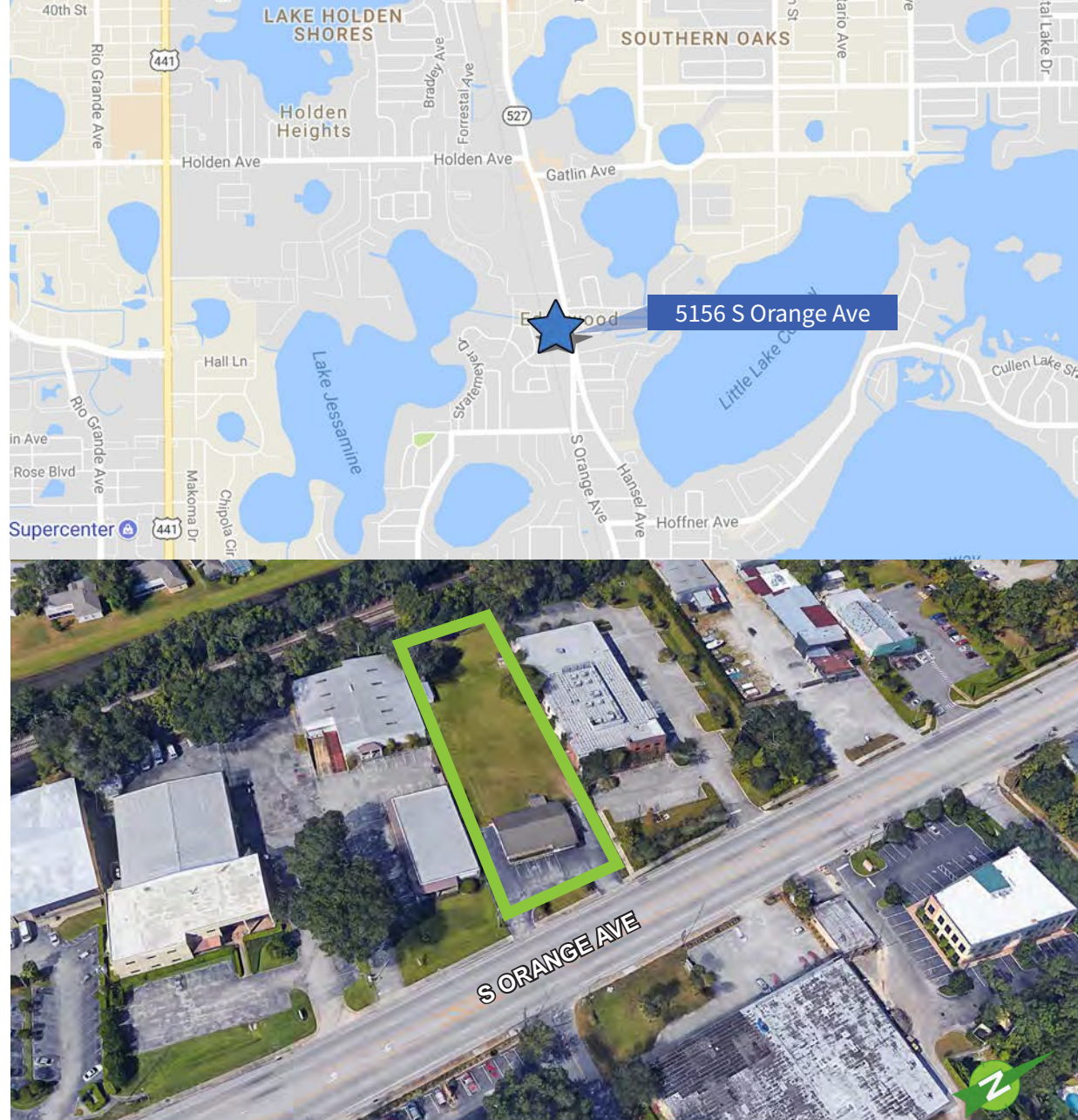
PROPERTY SPECIFICATIONS

THE PROPERTY

- Building Size: 2,400± SF
- Single-story professional office building
- 2 large open offices, 5 perimeter offices
- Soundproof room currently utilized as a recording studio
- Waiting area with transaction counter, break room, storage, IT and 2 restrooms
- Total Land Size: 0.92± Acres
- Year Built: 1946
- Parking Spaces: 6 spaces directly in front of building with additional parking along the sides and rear
- Zoned: Commercial (City of Edgewood)

THE PRICE

- \$17.00/SF Modified Gross (net of utilities and janitorial)
- Available within 30-60 days notice
- Purchase option available



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FLOOR PLAN - 2,400± SF

