

OFFICE SPACE FOR LEASE

723 East Colonial Drive, Orlando, FL 32803

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For Lease: \$25 / RSF, Modified Gross

Suite 201: ± 1,250 RSF

Suite 204: ± 2,048 RSF

Suite 202: ± 1,322 RSF

Suite 205: ± 336 RSF

Suite 203: ± 536 RSF

2nd Floor: ± 5,597 RSF

**DEDICATED COVERED
PARKING AVAILABLE**

Two-story office building with executive office suites and full-floor suite available including private balcony space

Building oriented directly on high-traffic Highway 50 (44,500 AADT) with 150' feet of frontage

Conveniently situated 2 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

Onsite parking, including 7 covered spaces, at a 3.85/1,000 SF ratio included at no additional charge

Monument and Building Signage Available

Walking distance from Lazy Moon and Lineage Coffee and close proximity to Mills 50 District

F C FIRST CAPITAL
Property Group, Inc.
P G Commercial Real Estate Services

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LAZY MOON



LOCATION

Average Annual Daily Trips

2022

East Colonial Drive	44,500
N Mills Ave	29,000

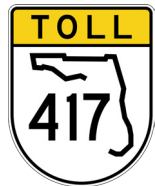
Drive Times & Traffic Counts



3 minutes (0.9 miles)



5 minutes (1.5 miles)



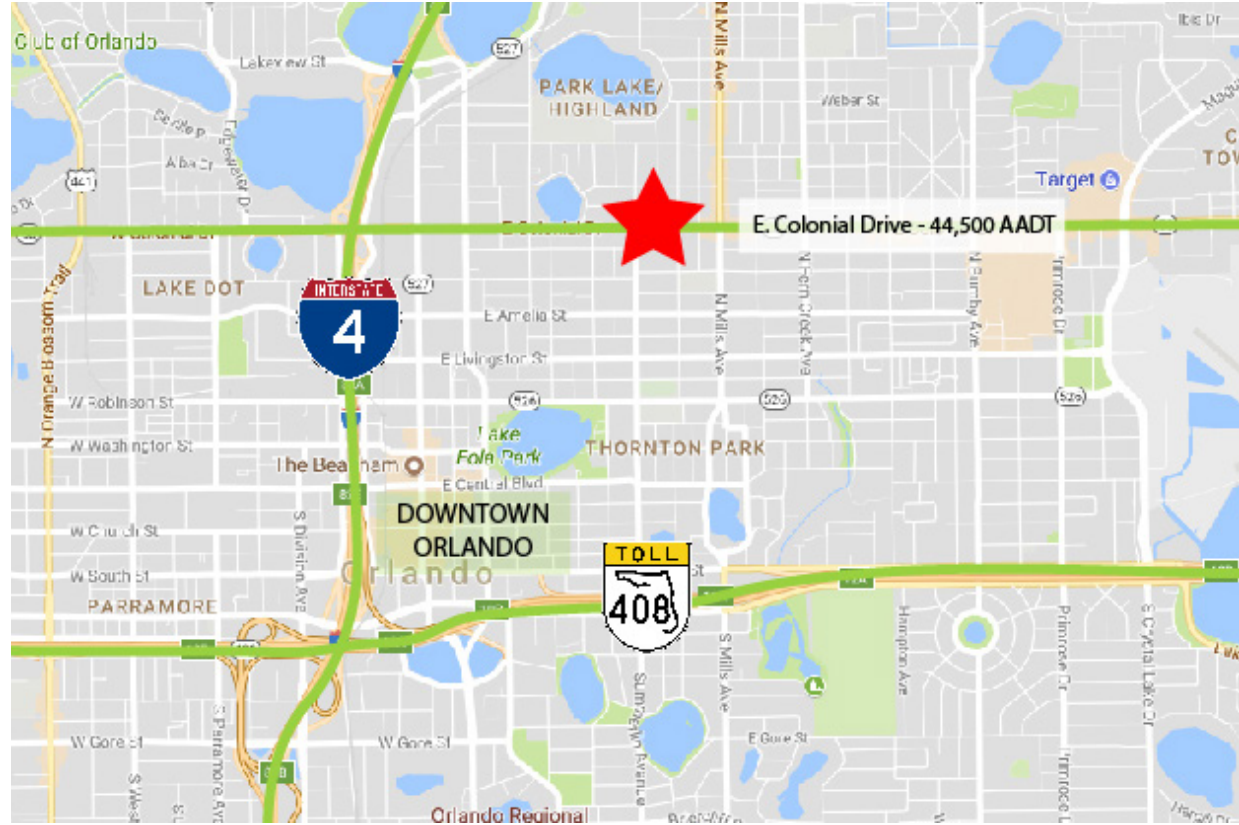
11 minutes (6.6 miles)



13 minutes (11.2 miles)



Less than 1.4 miles



DEMOGRAPHICS

2023

1 Mile

3 Miles

5 Miles



Total Population

19,487

107,955

290,313



Total Households

11,671

52,237

125,360



Average HH Income

\$125,351

\$120,302

\$100,331

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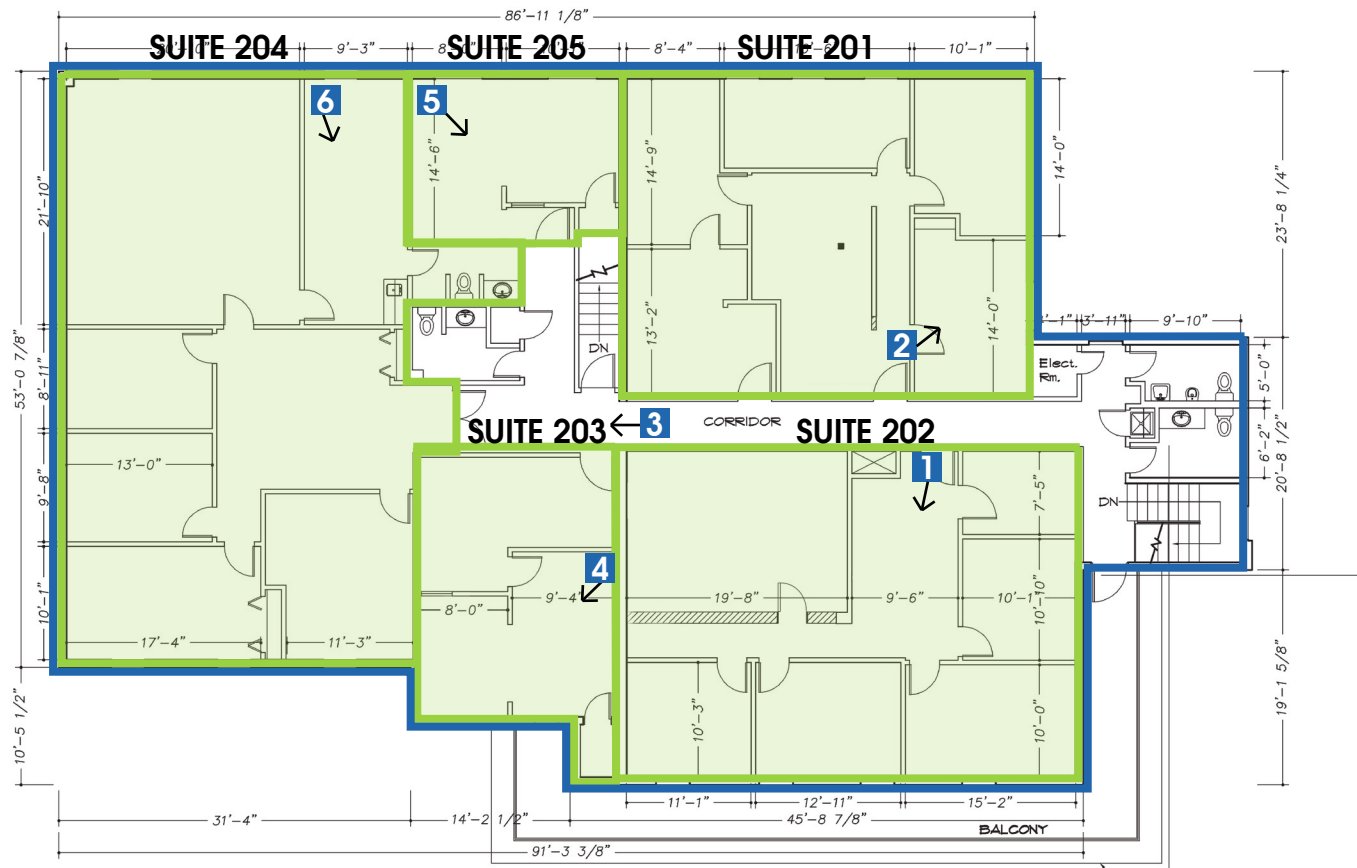
PARKING



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SECOND FLOORPLAN



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