



# OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

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## For Lease: \$24.00 / RSF, Full Service

Suite 109: ± 1,283 RSF	Available 8.1.2023
Suite 304: ± 1,276 RSF	Available 9.1.2023
Suite 306: ± 867 RSF	Available Immediately
Contiguous Space: ± 2,143 RSF	

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

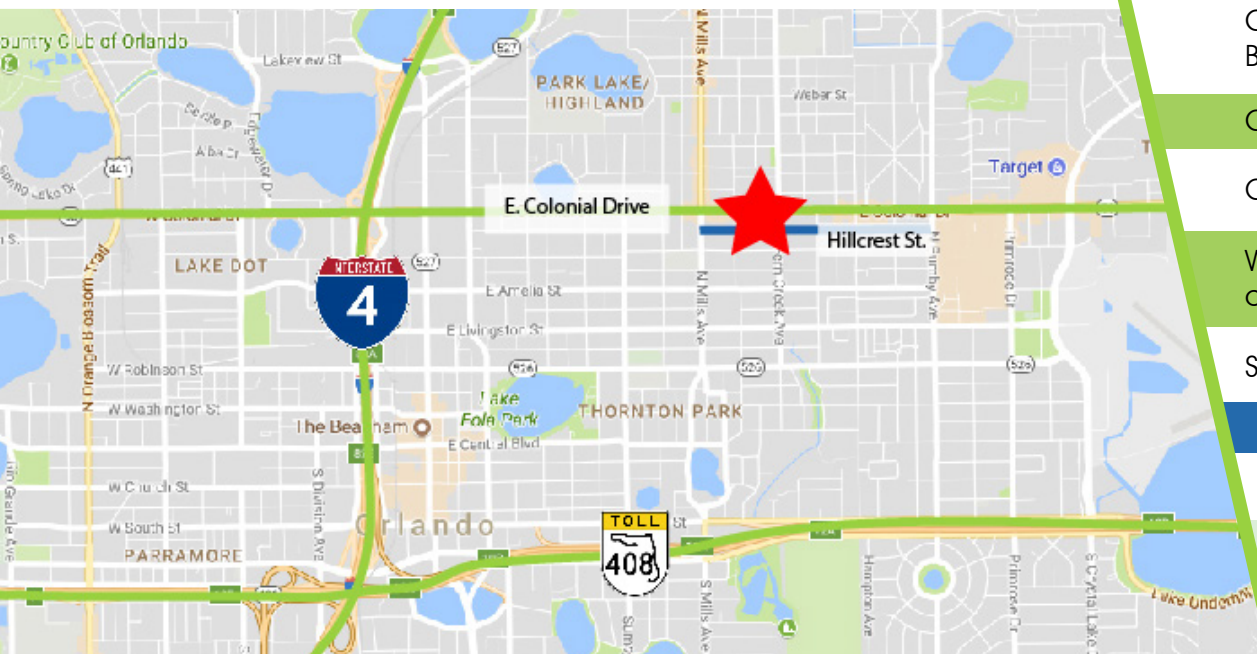
Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

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

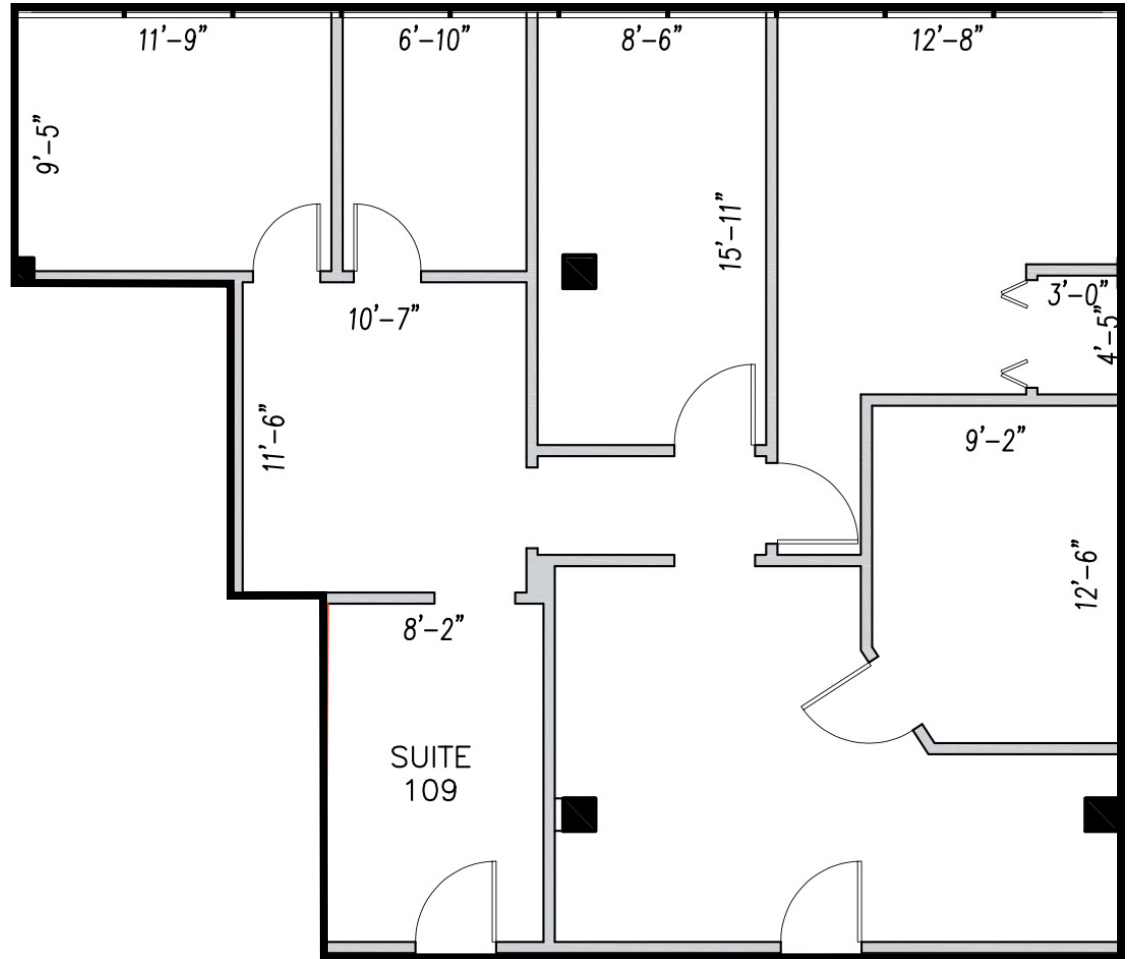
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# SUITE 109

## AVAILABILITY

Suite 109: ± 1,283 RSF  
Available 8.1.2023



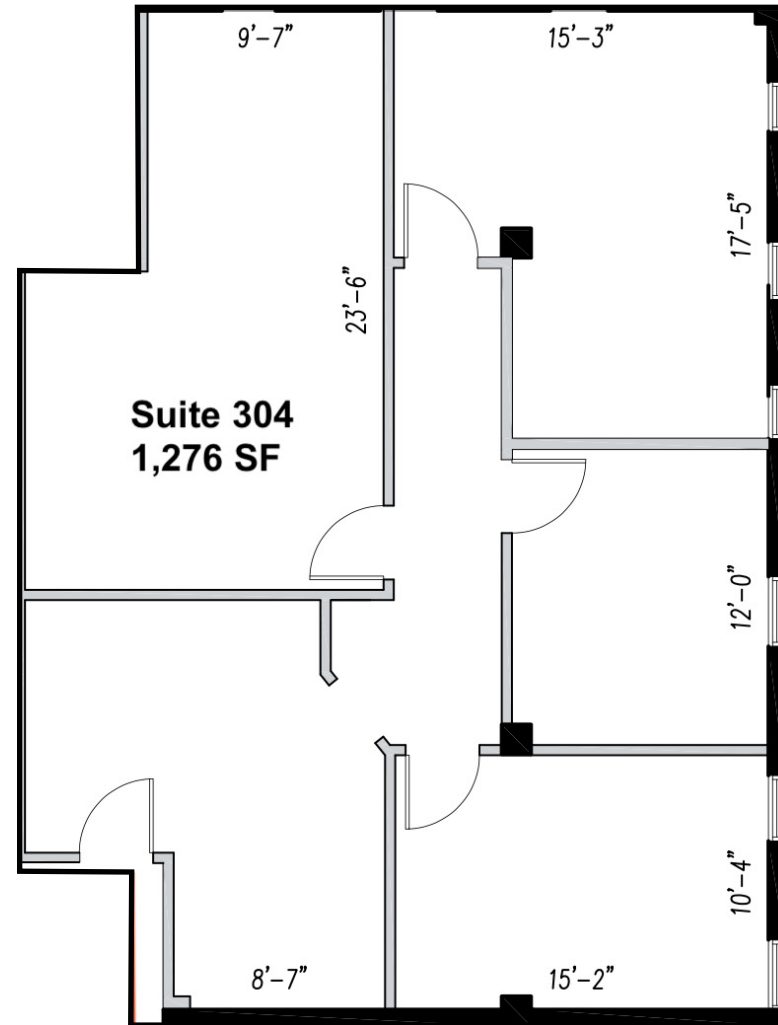
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

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# SUITE 304

## AVAILABILITY

Suite 304: ± 1,276 RSF  
Available 9.1.2023



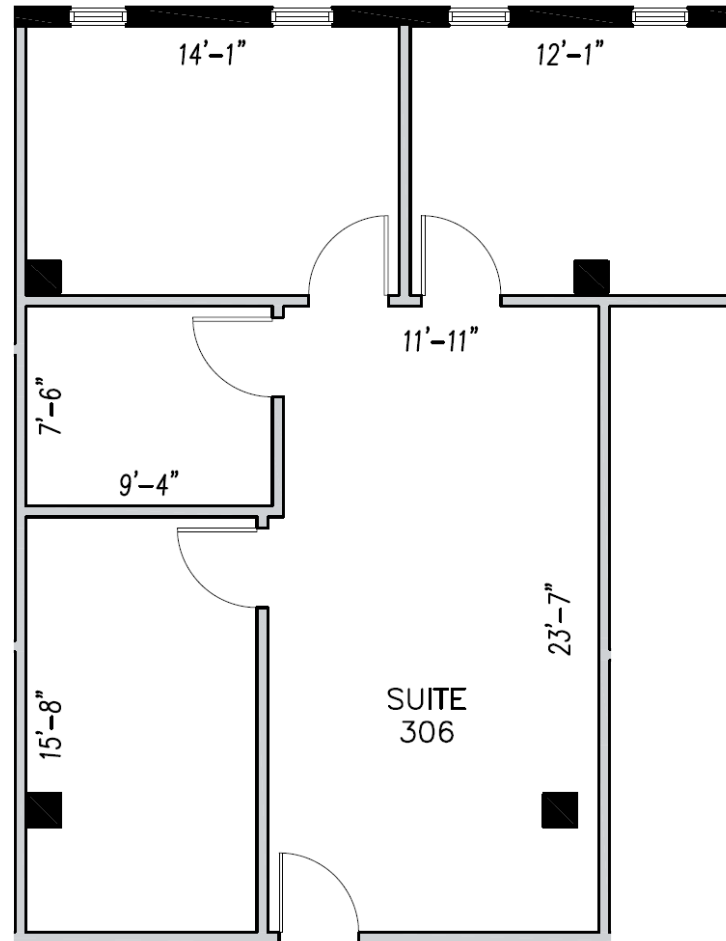
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# SUITE 306

## AVAILABILITY

Suite 306: ± 867 RSF  
Available Immediately



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