



OFFICE SPACE FOR LEASE

320 NORTH MAGNOLIA AVENUE, ORLANDO, FL 32801

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For Lease: \$26.00 SF / Modified Gross

Suite A7: ± 1,125 SF Available Immediately
Suite A10: ± 600 SF Available: 10.1.2023

Modern executive office suite available in the heart of Downtown Orlando

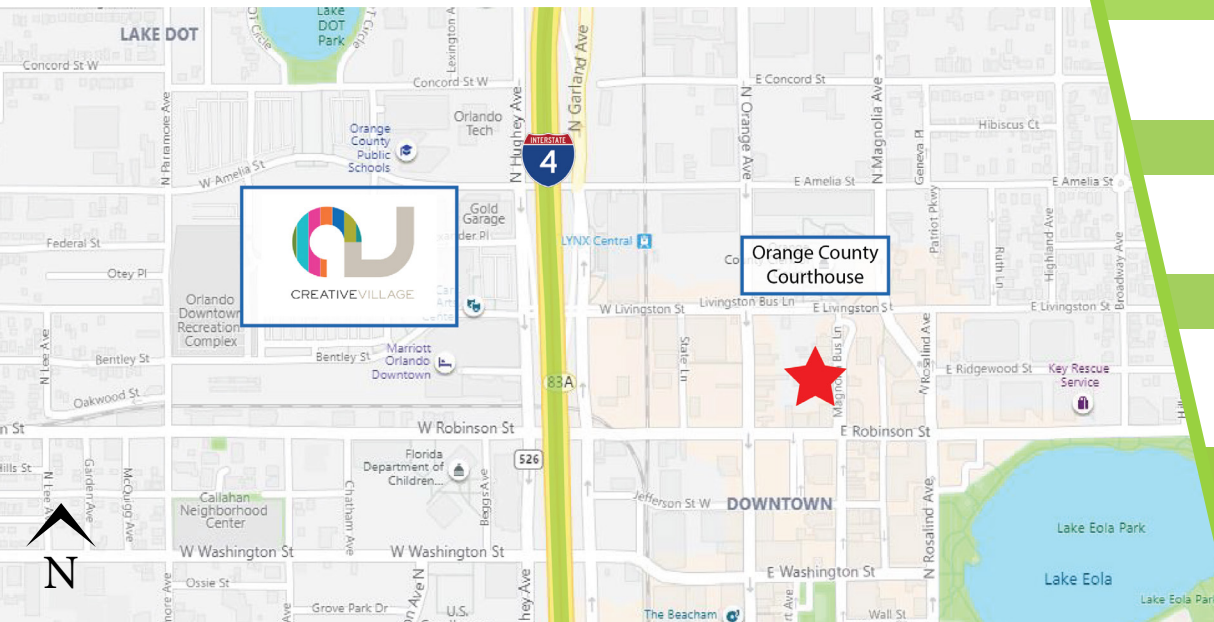
Improved directory signage and on-site amenities

Walking distance to Creative Village & UCF's Downtown Campus




Adjacent metered and rear permitted parking available

Located one block from the Orange County Courthouse

Ideal for attorneys, CPA Firms and other professional office users



2023 DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
1 Mile	22,834	13,065	\$107,604
3 Miles	102,142	49,442	\$111,985
5 Miles	295,708	124,897	\$96,911

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

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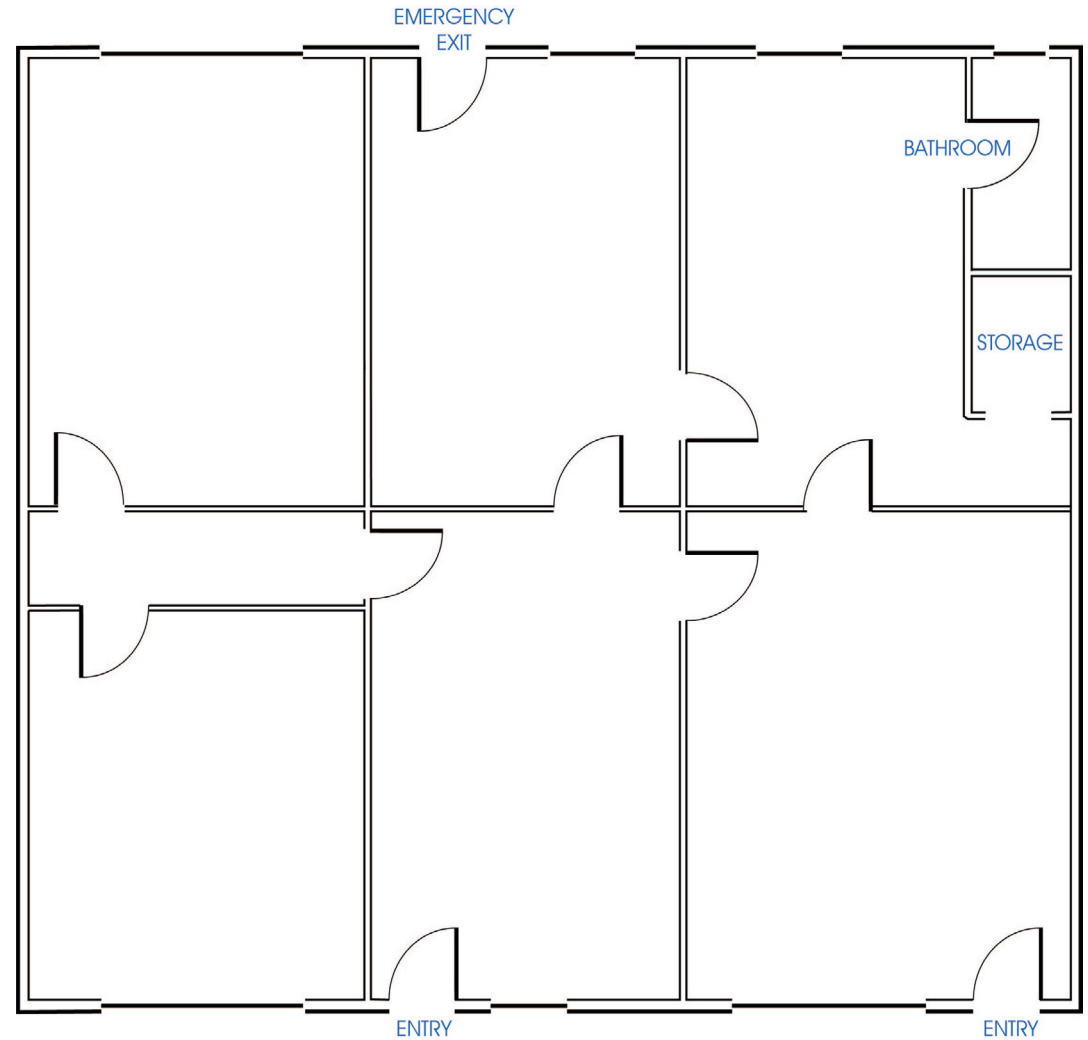
FLOORPLAN

AVAILABILITY

Suite A7: ± 1,125 SF

Available Immediately

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