



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

# SEACOAST BANK TOWER

250 North Orange Avenue  
Orlando, Florida 32801

## RETAIL IN DOWNTOWN HIGH-RISE



## FOR LEASE

- + Lease Rate: Negotiable
- + Available: Suite A-1,825 SF  
Suite B-2,001 SF  
Suite C-4,400 SF  
plus 360 SF Patio

**\$2.2 Million**  
in Building Improvements  
in the Past **3 Years**

## Highlights

- Parking: 1/1,000 (Surface), 2/1,000 (Overall) + City Garages & Street Parking
- Signage: Facade Options, Directory, Storefront
- Location: in Central Business District with over 80,000 Jobs
- Access: Superior in Downtown Orlando with 3 Block Frontage to Orange Ave., Robinson St. & Jefferson St.
- 240' of Frontage on Orange Avenue
- 24,100 AADT on Orange Avenue (one-way)
- 17,200 AADT on Robinson Street
- 0.2 Miles from the Orange County Courthouse

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# Property Details



## 2021 Downtown Stats



**87,250**

Total Jobs Downtown



**54.2%**

Bachelors Degree  
or Higher



**\$70,808**

Average Salary  
Downtown



**207**

2021 Business Licenses  
Issued Downtown



**70%**

Residential Population  
Increase

## **\$2.2 MILLION IMPROVEMENTS**

Interior & Exterior Finishes, Parking Lot Improvements, Lobby Renovations, New Elevator Cabs, Upgraded Technology

## **ON-SITE MANAGEMENT**

Professionally Managed Tower

## **OUC CHILLED WATER**

Tenant Level Temperature Controls

## **SURFACE PARKING**

Ample Street Level Retail Parking with Downtown Garage Spots

## **EFFICIENT OFFICE LAYOUTS**

Multiple Size Options Available

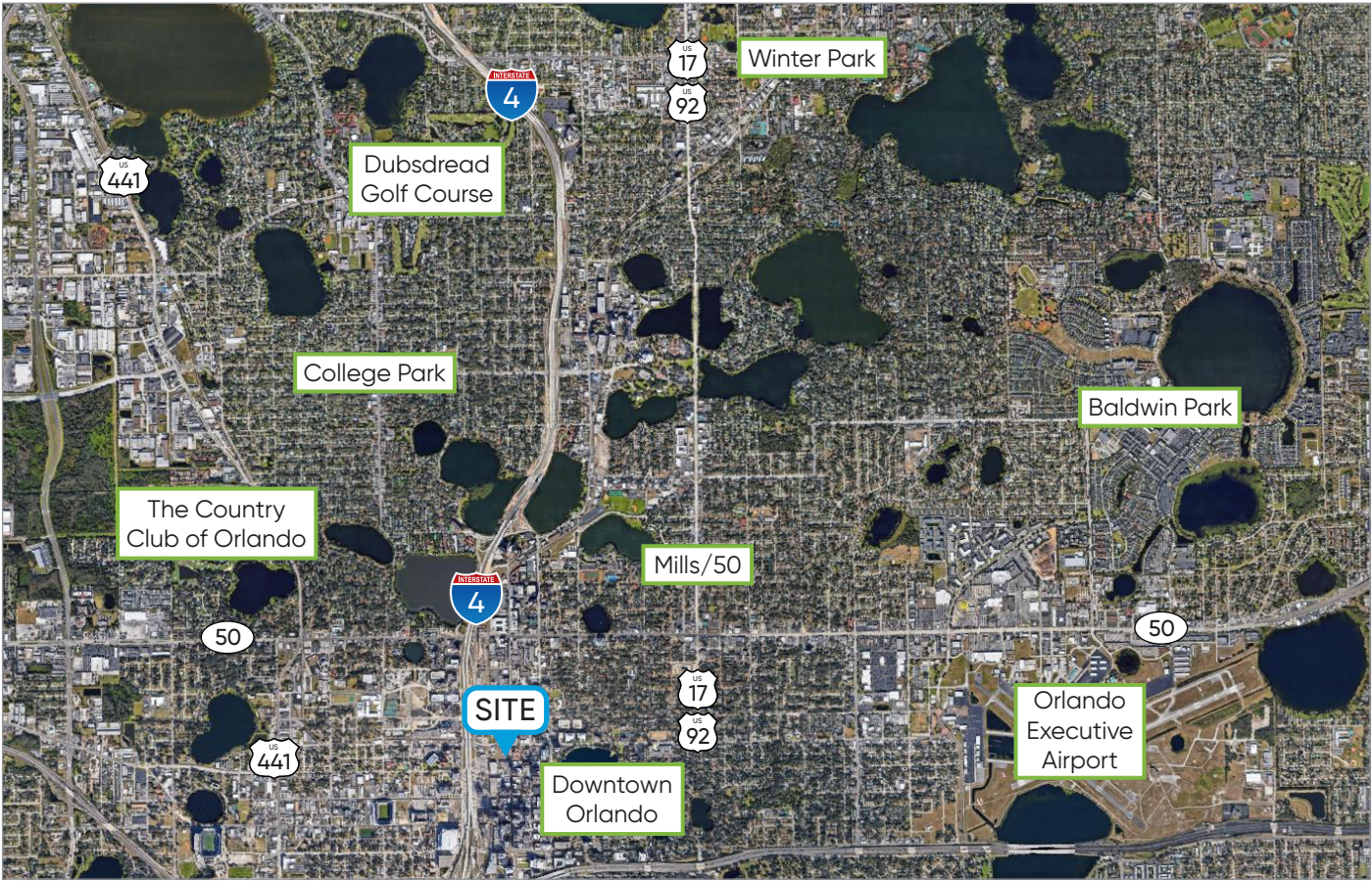
## **RETAIL BANKING SERVICE**

Seacoast Bank on the 1st Floor





# Location Details



**2.2 Miles**

from College Park

**6.7 Miles**

from Winter Park

**4.3 Miles**

from Baldwin Park

**2 Miles**

from the Mills/50 District

## 2021 Demographics

**Zip Code:**  
**32801**

Total Population	21,827
Median Age	34.6
Average Household Income	\$87,568
Total Businesses	5,275
Total Employees	49,300

The Downtown Office Tower is located within one block of the Orange County Courthouse, next to the central station hub for mass transit including commuter rail and bus transit and within Orlando's Central Business District consisting of 10.7M square feet of office space and over 4,100 residential units.

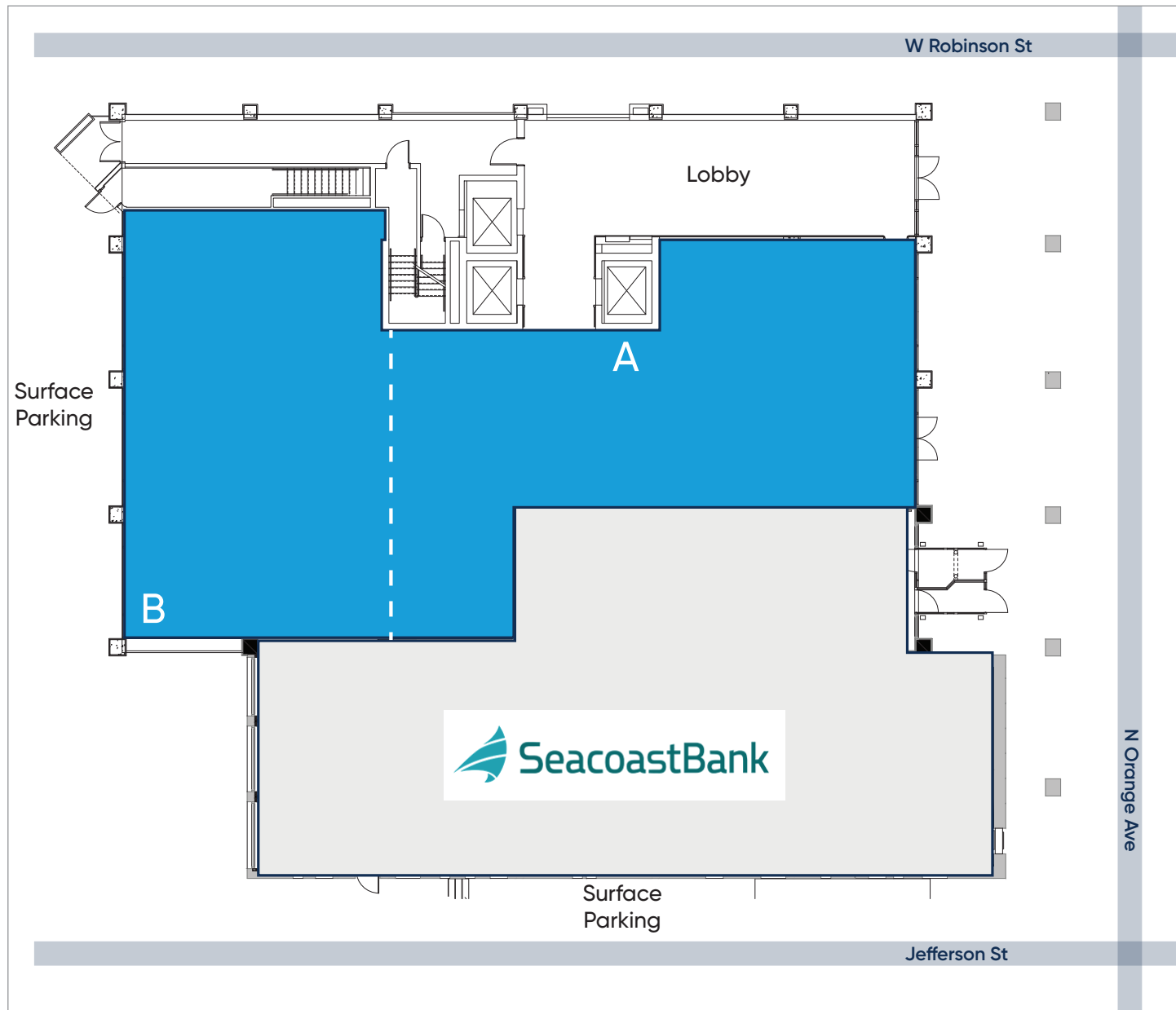
It is easily accessible from Interstate-4, Orange Avenue and the major east/west downtown thoroughfare, Robinson Street.

## Downtown Orlando Incentive Programs

- + CRA Retail Stimulus Program
- + MEBA Program
- + Downtown Commercial & Residential Building Improvement Program

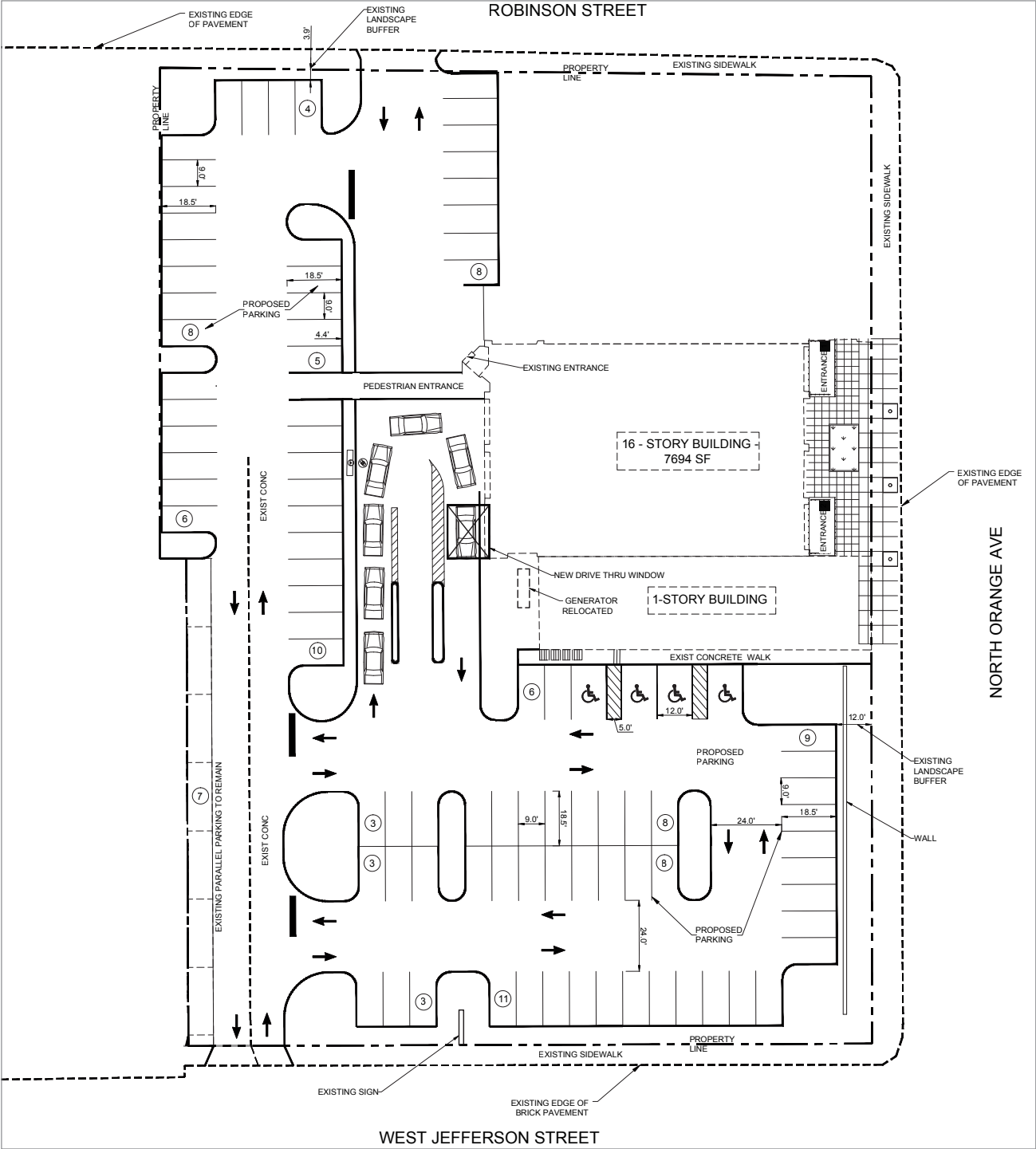


# Conceptual Floor Plan





# Site Plan







# Points of Interest

