

# Office Space for LEASE

premium spaces from  
720 sf to 7,016 sf

call for details

- + \$3M in improvements
- + floor to ceiling windows
- + located in Orlando  
Centrall Business District

- + **building:** 128,791 SF
- + **class:** A
- + **stories:** 16
- + **parking:** 145 spaces
- + **signage:** directory

250 n. orange ave.  
orlando, fl 32801

250  
NORTH  
ORANGE



buffy gillette  
broker associate  
(407) 670.9113  
buffy@BBDRE.com



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE



## Available Suites

14<sup>th</sup> Floor Suite 1400 | 7,016 sf

8<sup>th</sup> Floor Suite 800 | 7,016 sf

7<sup>th</sup> Floor Suite 720 | 1,230 sf

6<sup>th</sup> Floor Suite 600 | 1,425 sf

5<sup>th</sup> Floor Suite 500 | 2,239 sf

Suite 590 | 1,257 sf



## highlights

incredible  
downtown  
location within  
walking distance  
of many shops,  
restaurant &  
more.

- Nicely appointed office building in the heart of downtown Orlando one block from the Orange County Courthouse
- Within walking distance from many restaurants, cafes, banks, housing, hotels and retail.
- First floor banking and retail complimenting the ART2 urban outdoor entertainment park
- Full floor and individual suites available with floor to ceiling glass and panoramic views
- Surface and garage parking available
- Conveniently located off of W Robinson St with quick access to I-4, SR 408, E. Colonial Dr, US 441 and 17-92.



250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801  
+ (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact buffy gillette • (407) 734.7205 • [buffy@BBDRE.com](mailto:buffy@BBDRE.com)





# 250

## NORTH ORANGE AVENUE

Nestled in the heart of the Orlando Central Business District, 250 North Orange Avenue offers an unbeatable combination of style, comfort, and location, making it a standout destination for businesses.

The building's common areas are a visual masterpiece, every detail reflects a commitment to sophistication and comfort. The ambiance is further enhanced by abundant natural light streaming through expansive windows, creating an inviting atmosphere that seamlessly blends functionality with aesthetic appeal.

The renovated interiors are a testament to contemporary design, featuring high-end finishes, state-of-the-art facilities, and flexible layouts to accommodate a variety of business needs.

In every sense, 250 North Orange Avenue is more than just a building; it's an incredible destination where innovation, community, and opportunity come together seamlessly.



Suite 1400 | 7,016 sf



## Highlights

- + Full Floor
- + Floor-to-Ceiling Glass Windows
- + 360° Unobstructed Downtown Views
- + 3 Large Conference Rooms
- + Reception Area, Break Room
- + Open Work Area
- + 9 Private Offices



available suite



Suite 1400 | 7,016 sf



Reception/waiting



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Suite 1400 | 7,016 sf



entrance



conference



conference



break room



exec. office



office



meeting



office



work area

interior

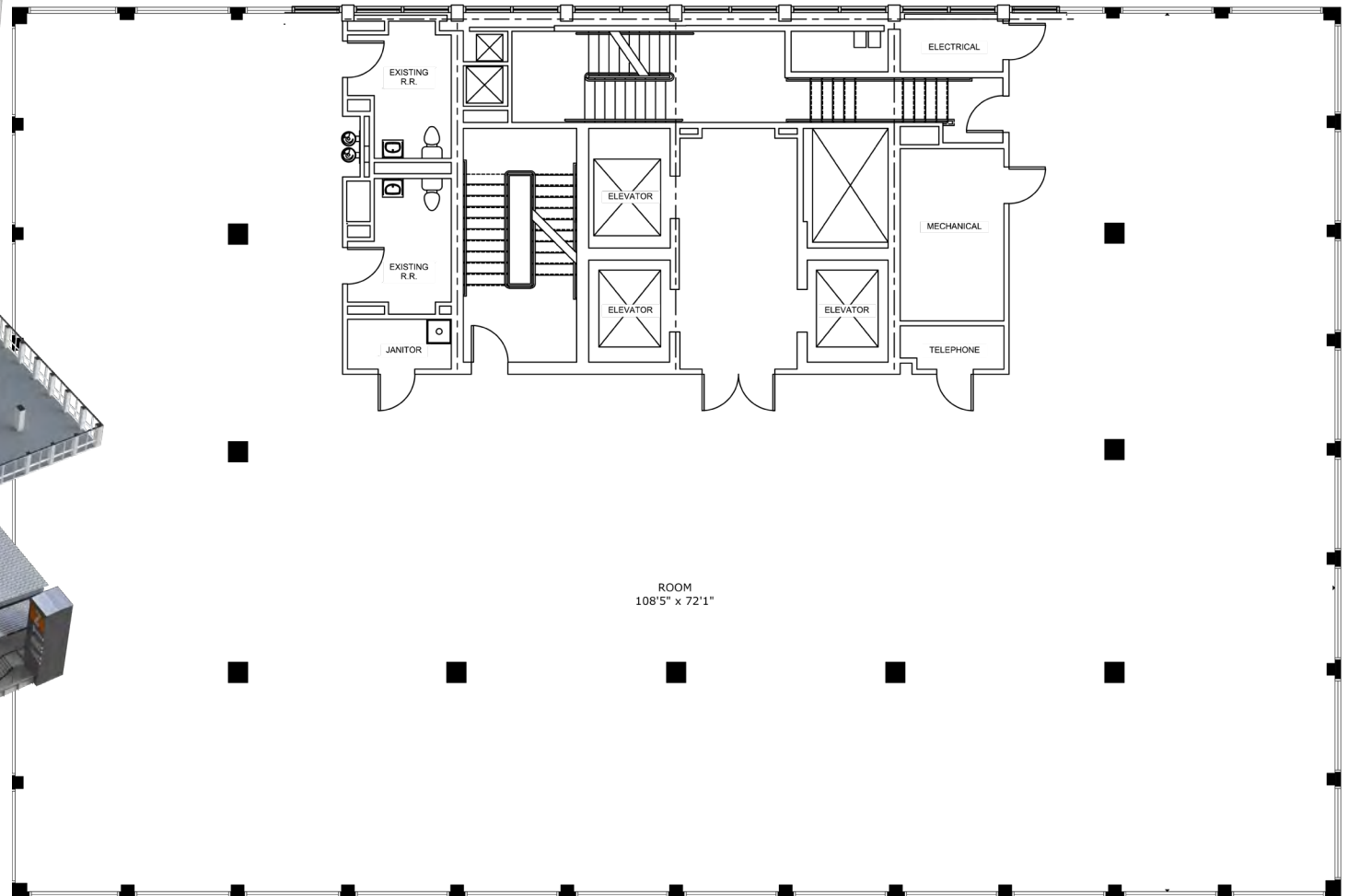


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Suite 800 | 7,016 sf

## Highlights

- + full floor
- + entire vacant floor plate
- + floor to ceiling windows
- + landlord will deliver with drop ceilings HVAC and flooring



suite 800

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available suite





# Suite 800 | 7,016 rsf



interior



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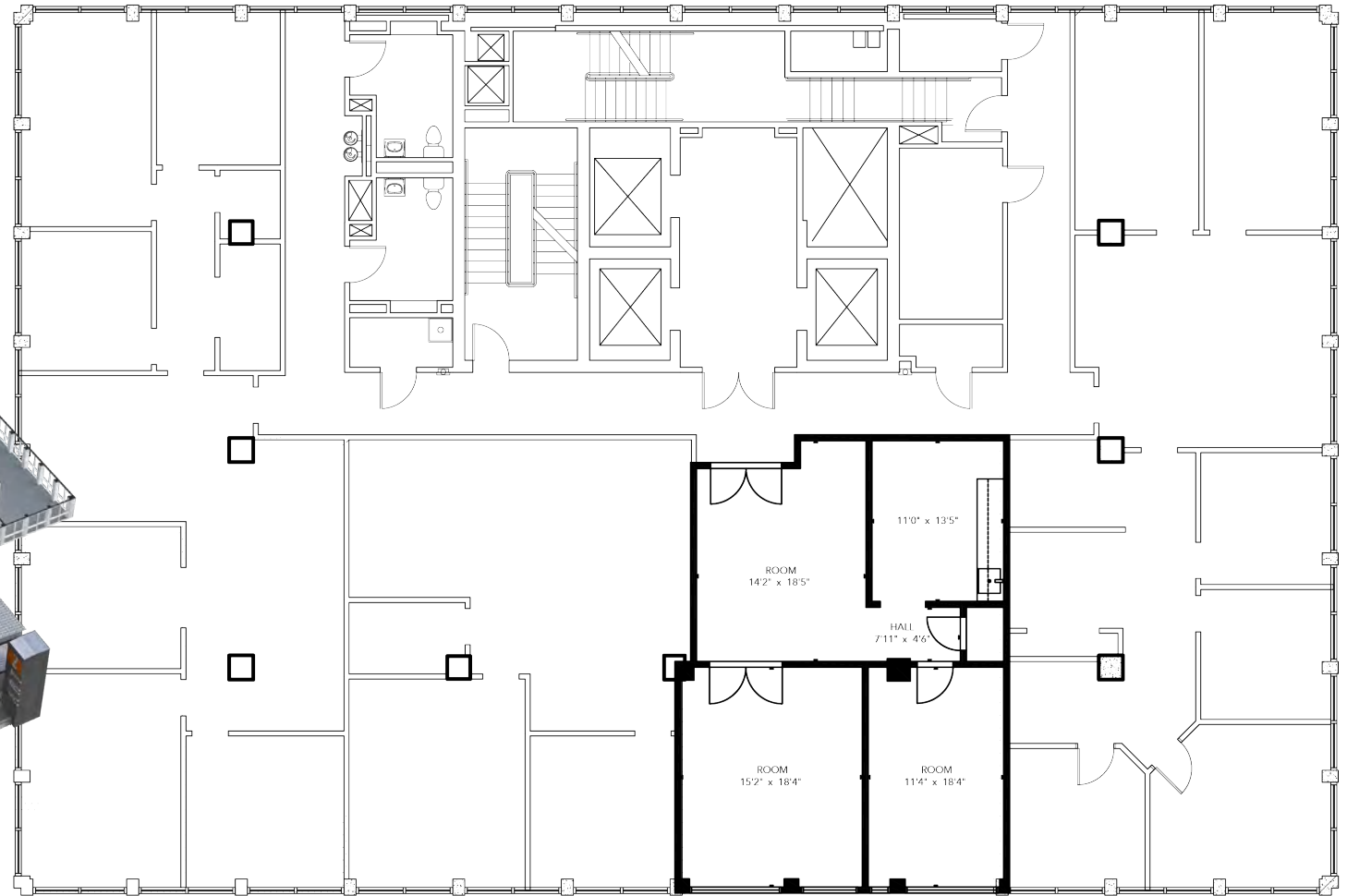
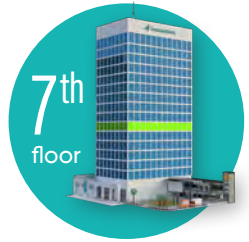


Suite 720 | 1,230 sf



## Highlights

- + reception
- + breakroom
- + 2 Private offices
- + double door entry off of the elevator



suite 720

available suite



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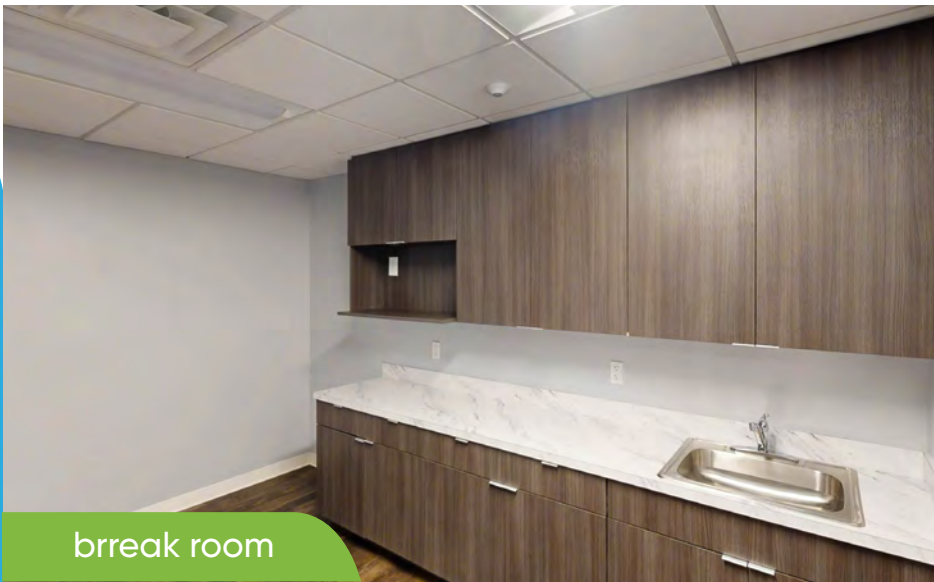
Suite 720 | 1,230 sf



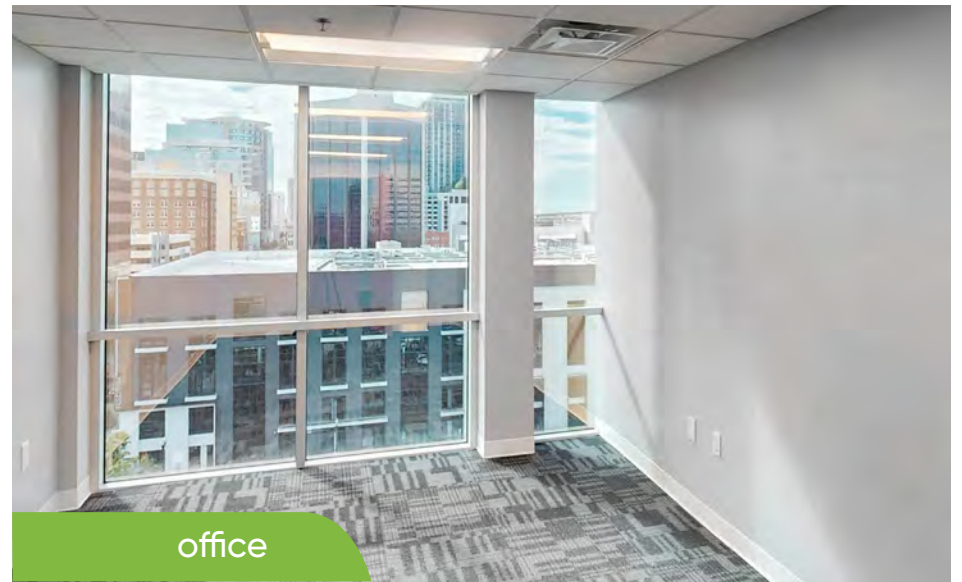
entrance



conference



break room



office

interior



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Suite 600 | 1,425 sf

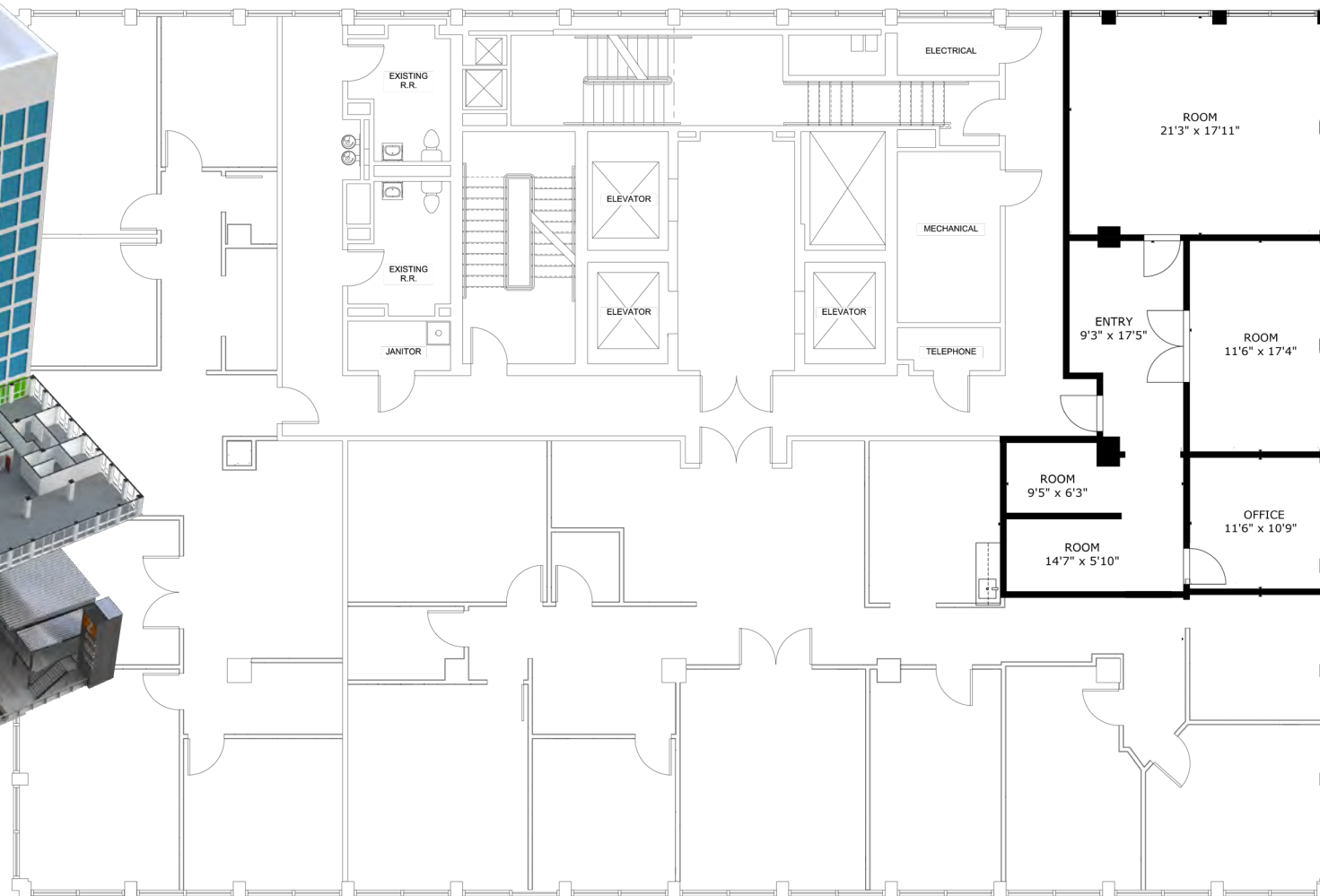


## Highlights

- + Reception
- + executive office
- + conference Room
- + work room



suite 600





Suite 600 | 1,425 sf



office



conference



exec. office



exec. office

interior



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Suite 500 | 2,239 sf



Suite 590 | 1,257 sf



### Suite 500 Highlights

- + Reception + Break Area
- + 5-6 Offices + 1-2 Conference Rooms

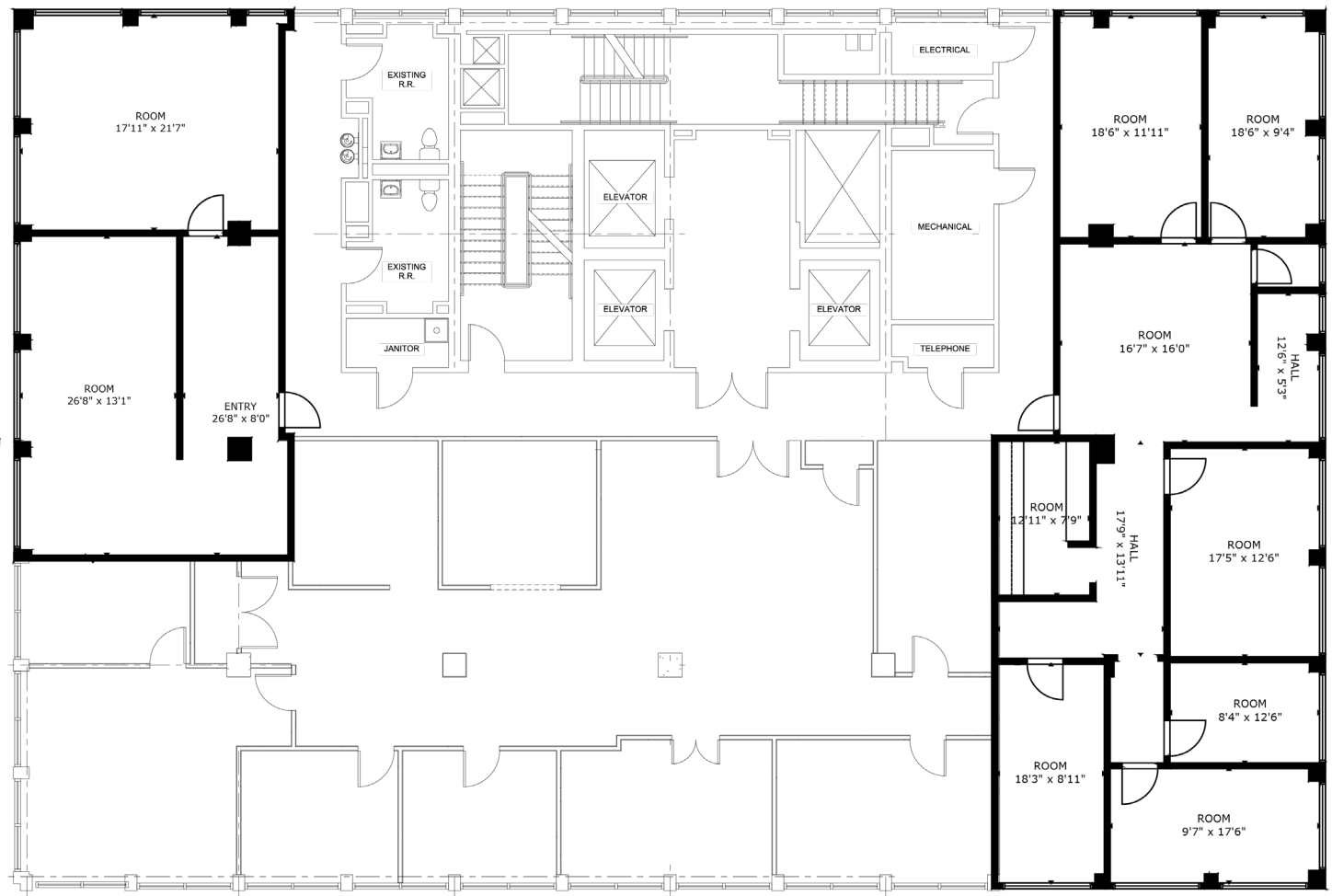
### Suite 590 Highlights

- + Reception
- + Large Open Work Space
- + Large Office/Conference Room



available suite

suite 590



suite 500





Suite 500 | 2,239 sf



Suite 590 | 1,257 sf



STE 500-Office



STE 590-office



STE 500-Office



STE 590-conference

interior



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**3 Minutes**

from Creative Village &  
Kia Center

**4 Minutes**

from Inter & Co Stadium

**5 Minutes**

from Dr. Phillips Center

**8 Minutes**

from Camping World  
Stadium

**10 Minutes**

from Orlando Health

**24 Minutes**

from Orlando International  
Airport

city views



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# ORLANDO CENTRAL BUSINESS DISTRICT



Lake Eola

## the location advantage

Situated in a rapidly growing metropolitan area that's a hub for tourism, technology, and healthcare, the district enjoys high foot traffic, translating to excellent visibility and customer reach for businesses. Its location is prime—near government offices, hotels, entertainment venues, and other commercial establishments—making it an attractive spot for any business.

The area is well-served by public transport, including bus lines and the SunRail, reducing commuting challenges for both employees and customers. The Central Business District is often the focus of city improvement initiatives, from public safety to urban aesthetics, ensuring the quality and vision your company seeks.

## demographics

	1 Mile	3 Mile	5 Mile
Population	23,562	104,751	297,832
Employees	64,406	197,323	307,891
Daytime Pop.	75,401	246,206	457,583
Ave HH Income	\$98,326	\$104,170	\$92,095

## within walking distance

2,200+ Hotel Rooms

50+ Restaurants

5,000+ Multi-Family units



The logo for ART 2 features the letters 'ART' in a large, white, sans-serif font, followed by a superscripted '2'. Below 'ART' is the text 'BY ASCEND' in a smaller, white, sans-serif font. The background of the logo is a vibrant, abstract design with swirling lines in shades of purple, pink, and blue.

ART<sup>2</sup>  
BY ASCEND

Art<sup>2</sup> is an urban pocket park attached to 250 N Orange Avenue on the southwest corner of Orange Ave. and Robinson St that will be opening soon to the public.

Park amenities include a two-story container structure with a café, art gallery, stage, seating, and more. The Park will include audiovisual equipment throughout the footprint, space for two food trucks, green space for scheduled activities, and a downtown gateway feature.

new amenity



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