



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1999 West Colonial Drive
Orlando, Florida 32804

DOWNTOWN/COLLEGE PARK PROF. OFFICE

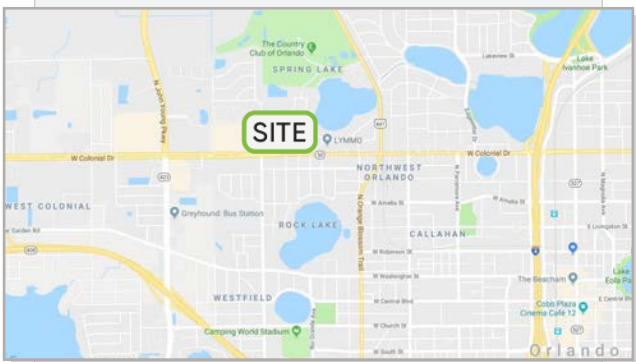


For Sale

- + Sale Price: \$1,225,000
- + Total Building: 8,018 SF
- + Land Size: 0.55 Acres
- + Zoning: O-1/T

Highlights

- Located 1 mile west of Interstate 4, minutes from Downtown Orlando & the Orange County Courthouse
- Frontage and monument signage on heavily traveled West Colonial Drive
- Ideal Uses: Law Firm, Real Estate Office, Insurance Agency, Medical Office
- Abundant private rooms and parking
- Easily demisable to four different suites for multi-tenant flexibility
- 34 Parking Spaces
- Built in 1984



SCOTT WILLIAMSON

Senior Associate
(407) 734.7261
Scott@BBDRE.com

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

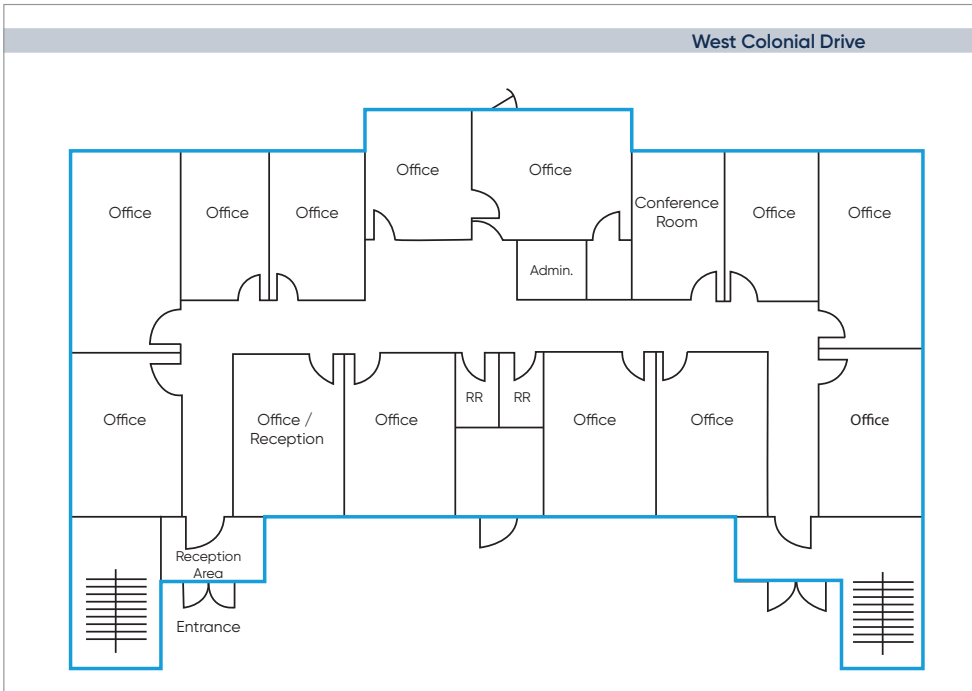


BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

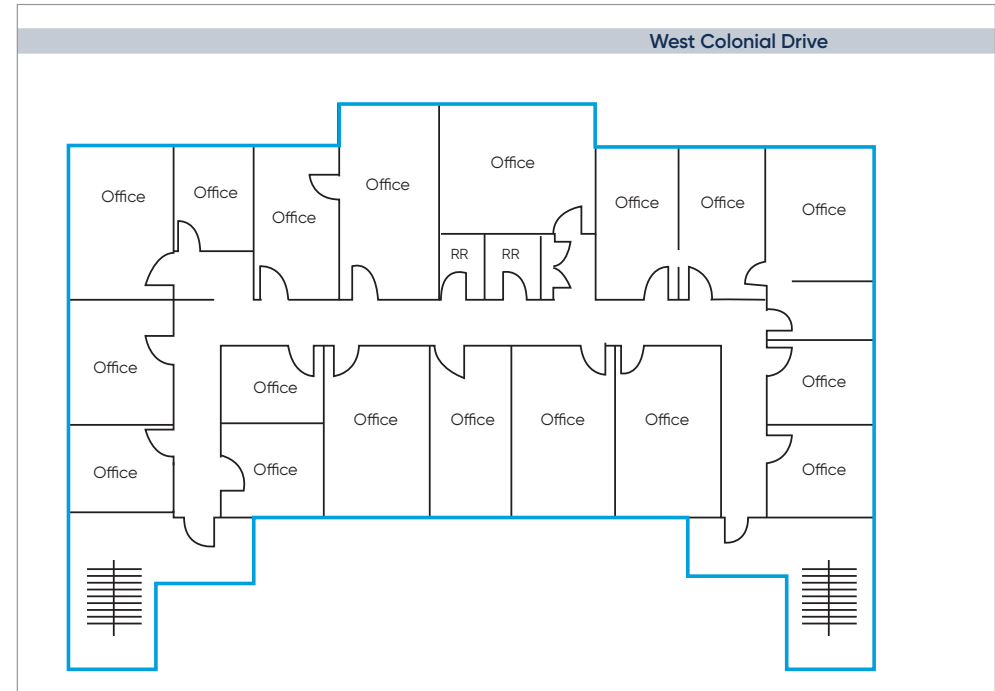
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Building Layout



FIRST FLOOR

- 12 Private Offices
- Private Restrooms
- Conference Room
- Reception Area



SECOND FLOOR

- 18 Private Offices
- Private Restrooms

