



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1173 North Orange Avenue
Orlando, FL 32804

HIGH-END CREATIVE OFFICE BUILDING



FOR LEASE

- + Lease Rate: \$30.00 / SF NNN
- + Building Size: 7,673 SF
- + Parking: Ample
- + Signage: Building



*Here We
Grow Again...*

Highlights

- Class A Freestanding Office Building
- Creative Loft-Style, Entirely Built-Out with High-End Finishes
- Move-in-Ready Condition
- Superior Location: Nestled Between Downtown and Ivanhoe Road on Beautiful Lake Ivanhoe
- Access to all of Central Florida's Major Roadways including I-4, the 408, US 441, US 17-92 and Colonial Drive (Hwy 50)
- Property Zoning: AC-3A/T

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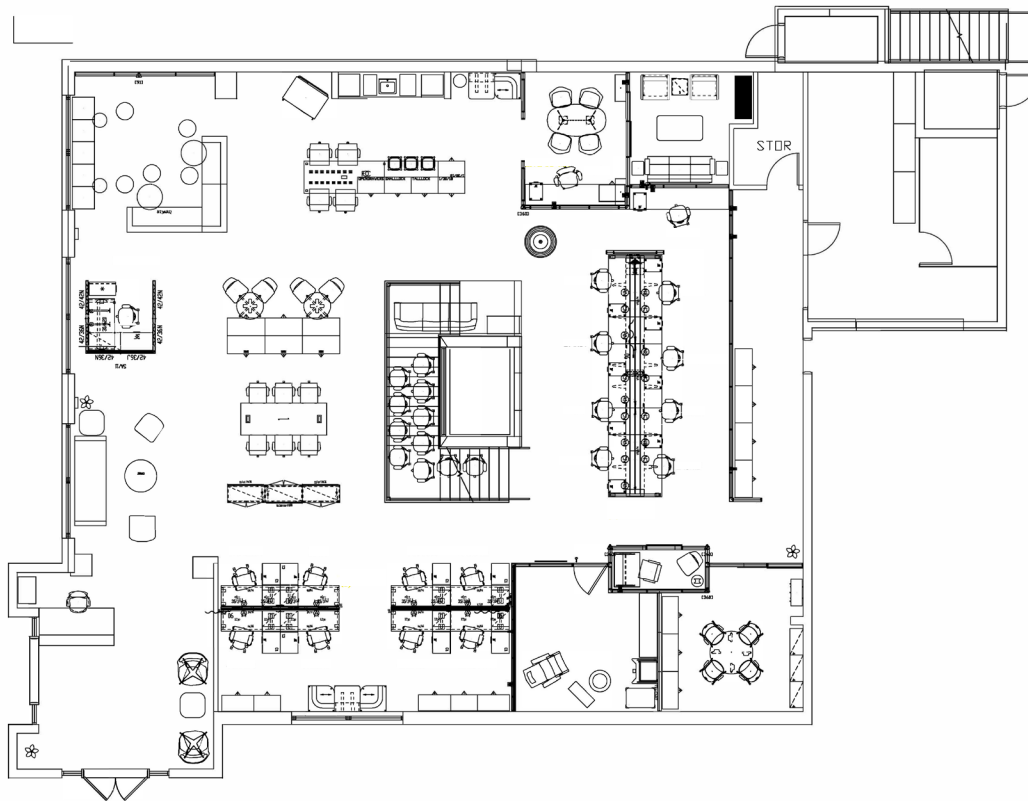


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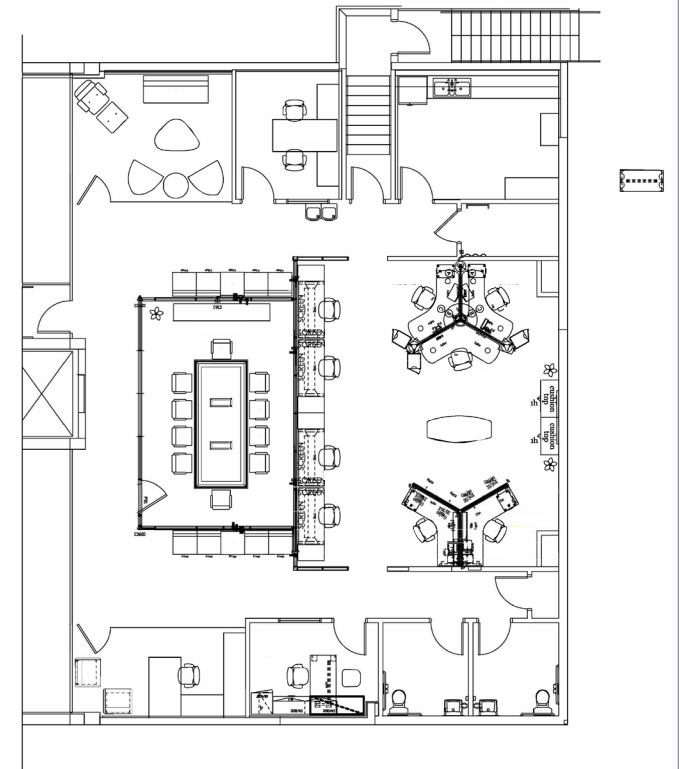
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Floor Plans

1st Floor



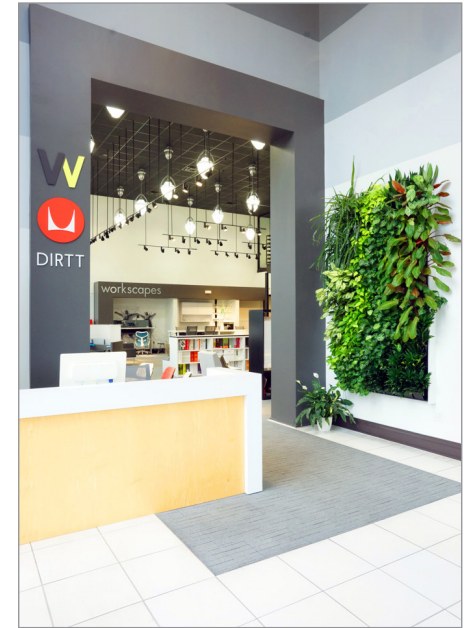
2nd Floor



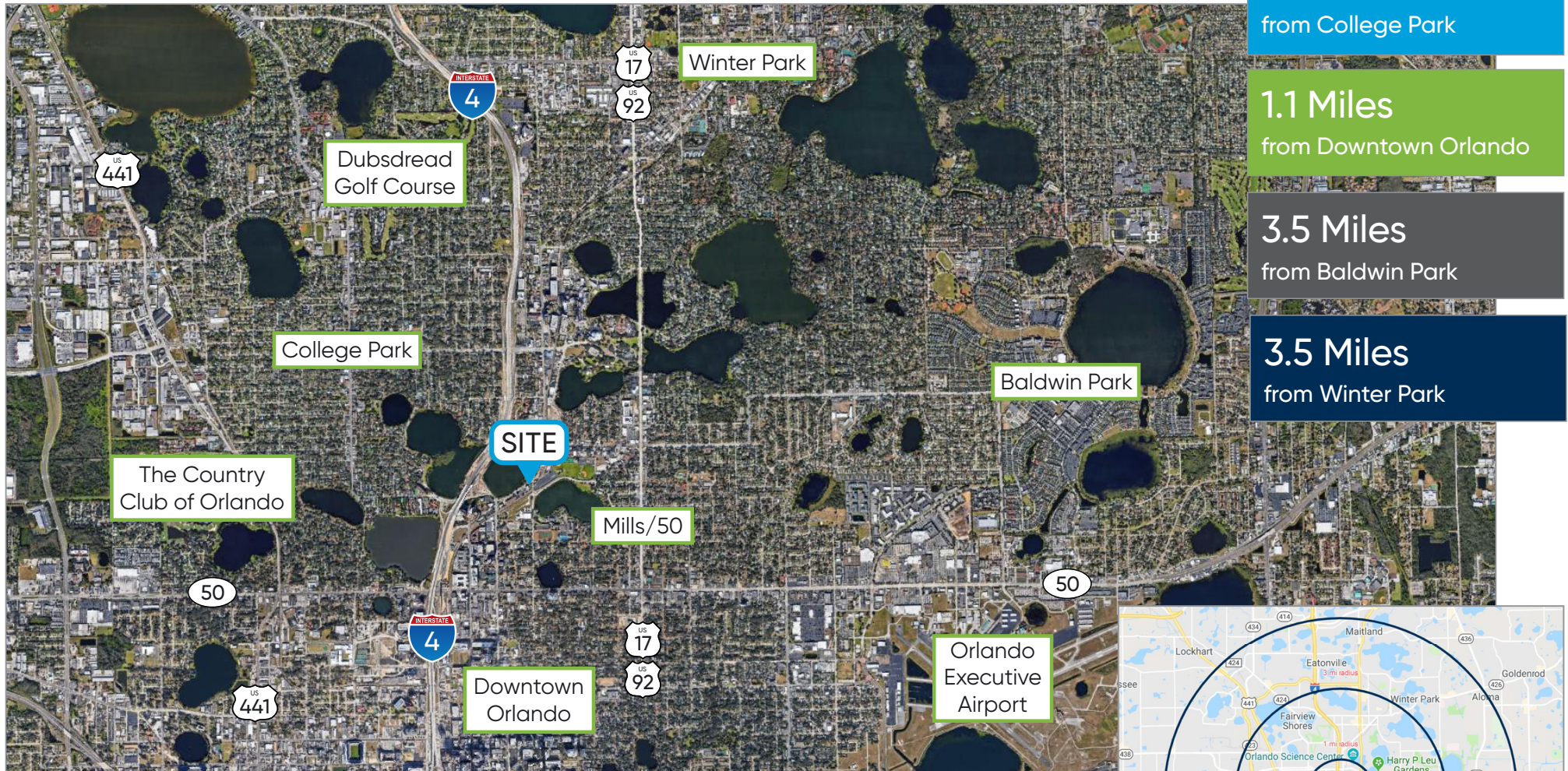
AMENITIES

- Professional Offices
- High Ceilings
- Modernized Office Layout
- Excellent Build-Out for Co-Working Environment
- Office Furniture Negotiable
- Exceptional Natural Light Throughout Building

Property Images



Location & Demographics



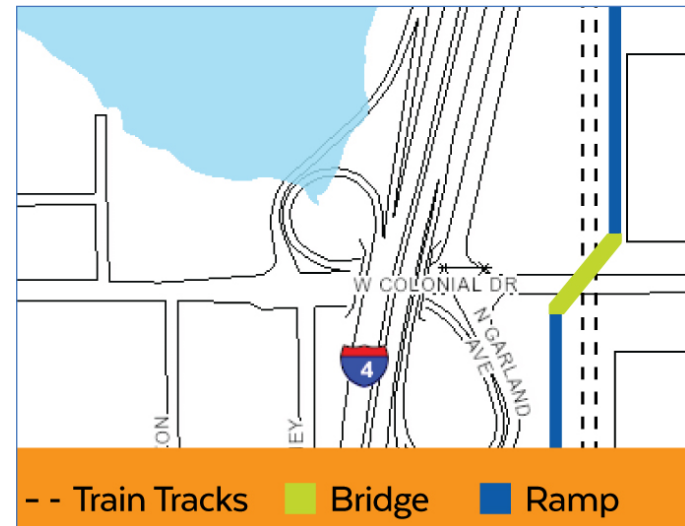
Radius	Population	HH Income	Businesses	Employees
1-Mile	13,028	\$92,909	2,493	19,795
3-Mile	91,916	\$93,073	16,085	194,854
5-Mile	274,769	\$81,309	26,819	287,954



Surrounding Developments



COLONIAL PEDESTRIAN BRIDGE



IVANHOE VILLAGE



MILLS 50

