



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1615 Edgewater Drive
Orlando, Florida 32804

PROFESSIONAL OFFICE SPACE IN COLLEGE PARK



FOR LEASE

- + **Lease Rate:** \$23 / SF FS
- + **Available SF:** 2,507 SF (1st Floor)
- + **Building Size:** 25,324 SF
- + **Signage:** Monument
- + **Year Built:** 2002

Highlights

- Professional Office Building Located on Edgewater Drive in Desirable College Park
- Close to Many Local Restaurants & Retail
- First Floor Professional Office Space
- Tenant Allowance Offered for Approved Improvements, Including Your Choice of Floor Covering
- Multiple Private Offices and Work Stations, Break/Copy Room & Reception Area
- Beautiful Building Lobby
- Just Over a Mile from Interstate 4 and Highway 50
- Ample Parking



PATRICK GOETZ

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

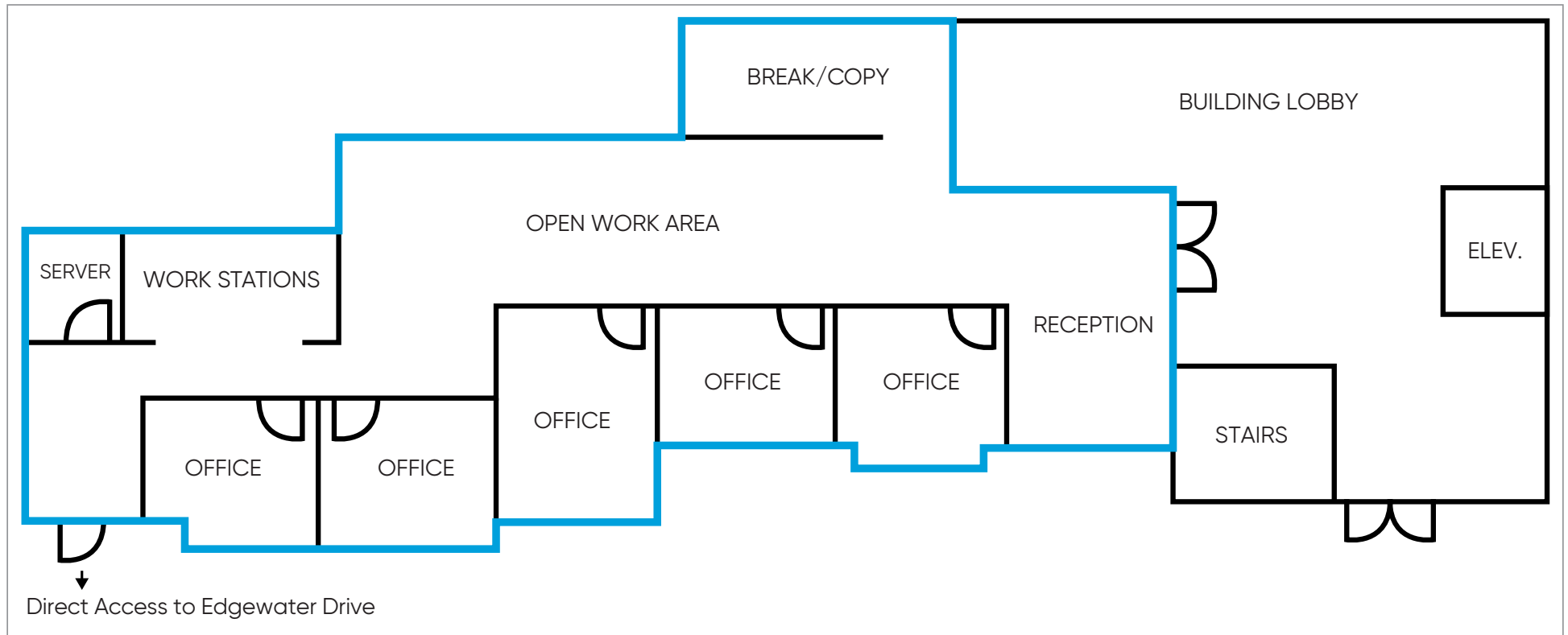


BISHOP BEALE DUNCAN

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Floor Plan

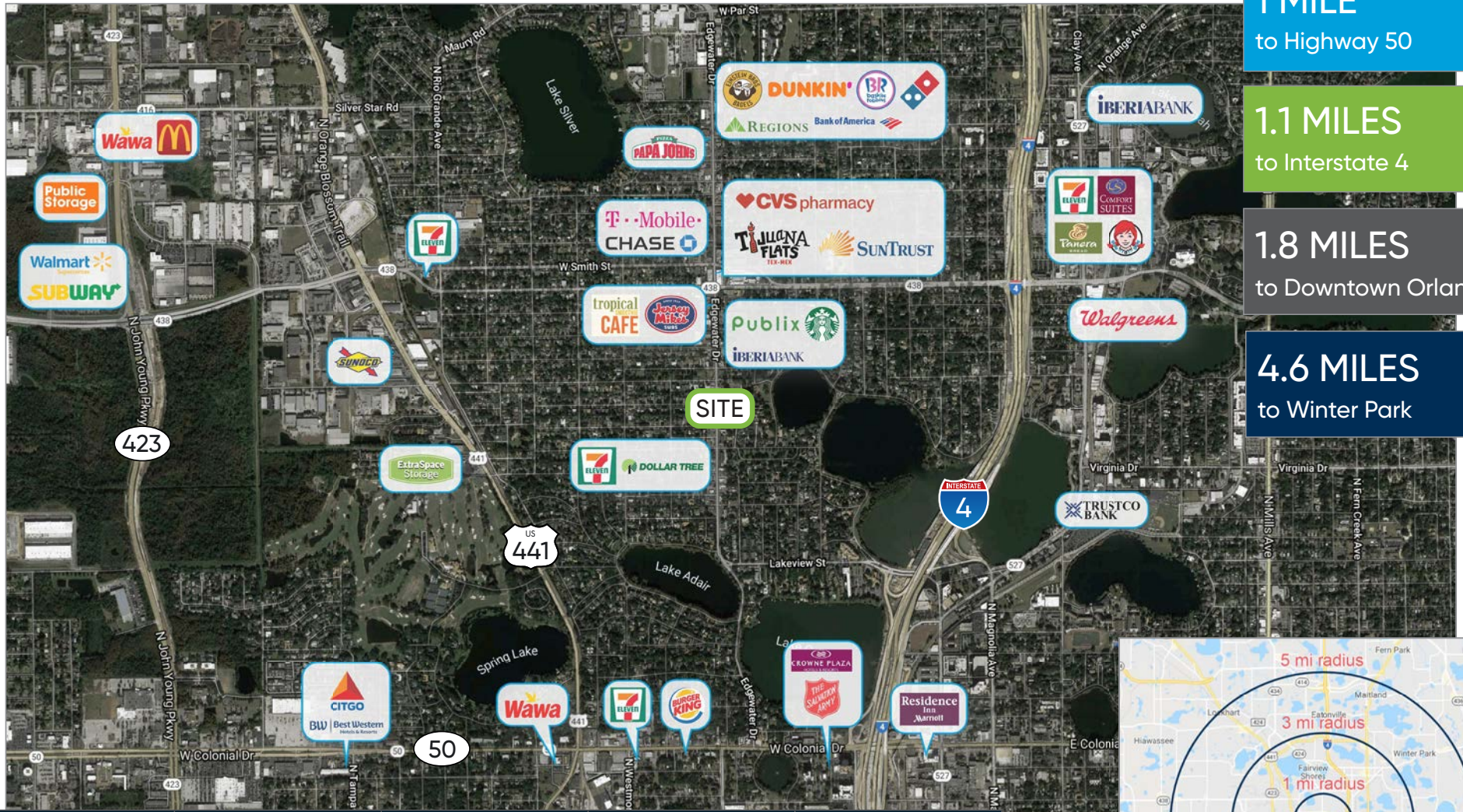


AMENITIES

- 2,507 SF
- 1st Floor Unit
- Multiple Private Offices
- Multiple Work Stations
- Reception Area
- Break Room / Copy Room



Location Aerial & Demographics

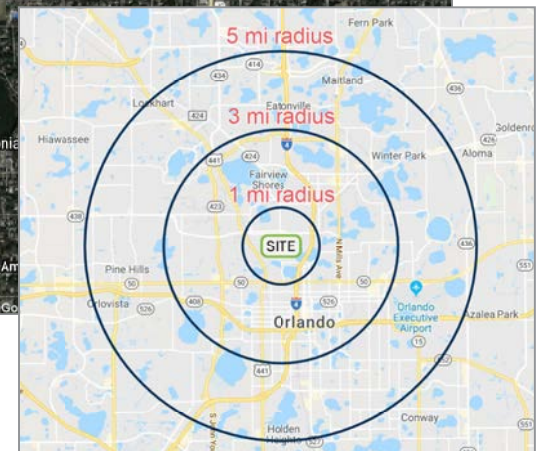


1 MILE
to Highway 50

1.1 MILES
to Interstate 4

1.8 MILES
to Downtown Orlando

4.6 MILES
to Winter Park



Radius	Population	HH Income	Businesses	Employees
1-Mile	11,541	\$107,956	1,193	7,746
3-Mile	85,679	\$79,845	15,839	193,982
5-Mile	280,760	\$77,294	27,181	295,828



Local & National Retail Snapshot

