



# 801 NORTH ORANGE

21 Park Lake Street, Suites A & B  
Orlando, Florida 32803

Bishop Beale Duncan

COMMERCIAL REAL ESTATE

**PROFESSIONAL OFFICE CONDO + INCOME**

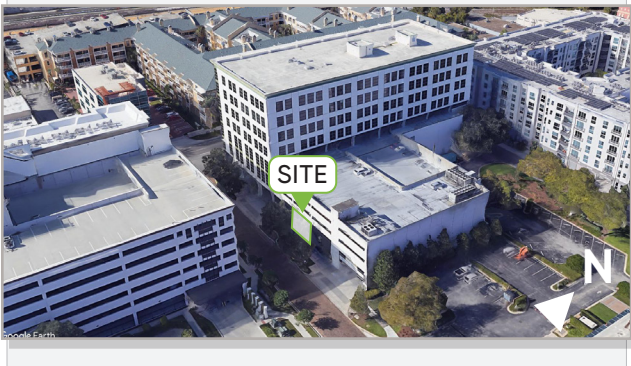


## FOR SALE

- + **Sale Price:** \$1,800,000
- + **Condo Size:** 5,966 SF (Two Suites)
- + **Signage:** Unit
- + **Parking:** 2.35 / 1,000 SF  
(Reserved)

## Highlights

- Located in the 801 North Orange Building in the North Quarter of Downtown Orlando
- Minutes from Interstate 4, Highway 50 and the Central Business District
- Divided into 2 Suites
- Suite A is 3,972 SF of Move-in Ready Class A Office Space
- Suite B is 1,994 SF Currently Occupied by a Salon
- In-Place Income from Current Tenant
- Potential for Medical Office Repurpose
- **Please Call for a Complete Offering Memorandum**



**JONATHAN CLAYTON**

Director

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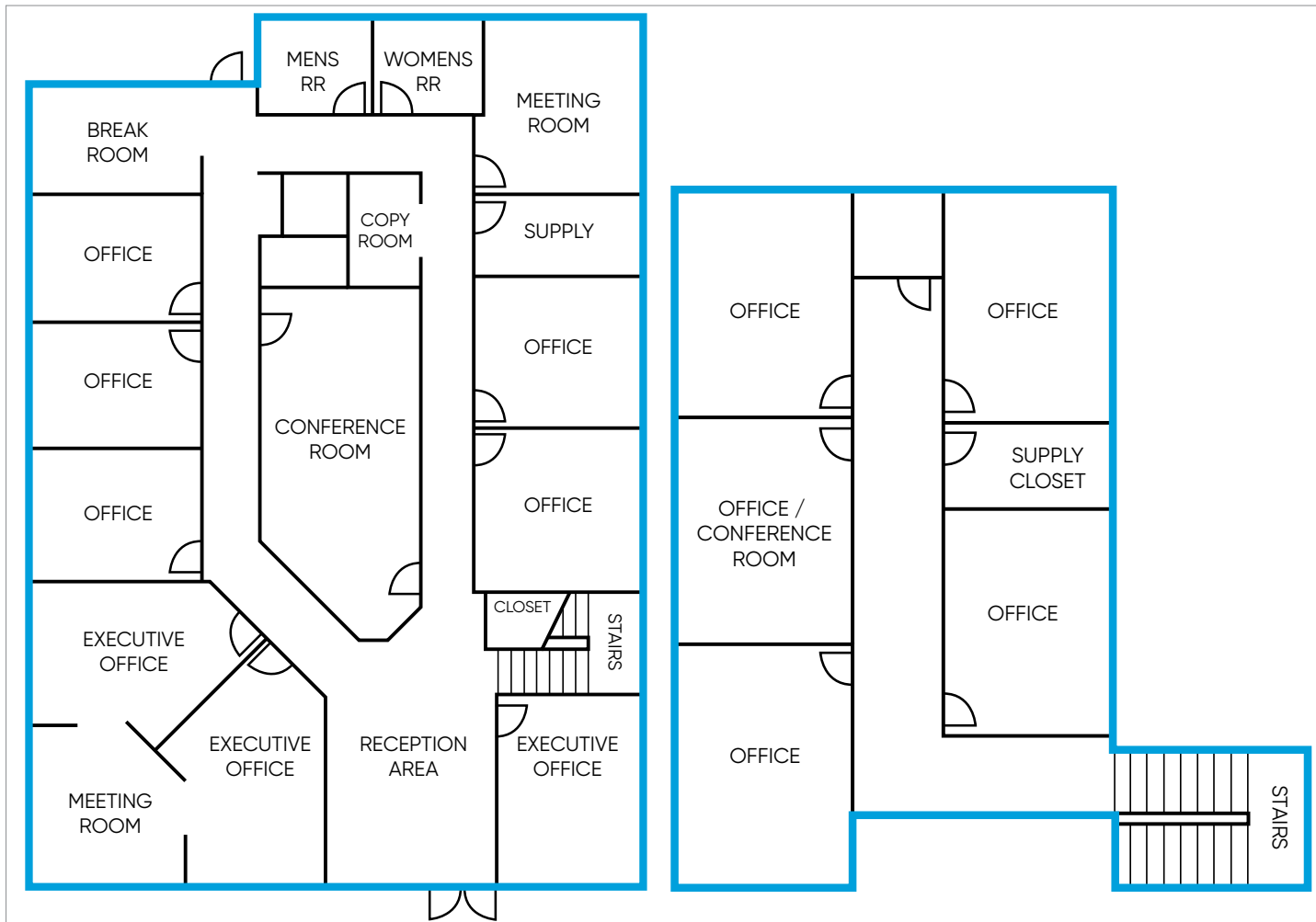


**BISHOP BEALE DUNCAN**

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# Floor Plan & Images



## SUITE A:

### FLOOR 1

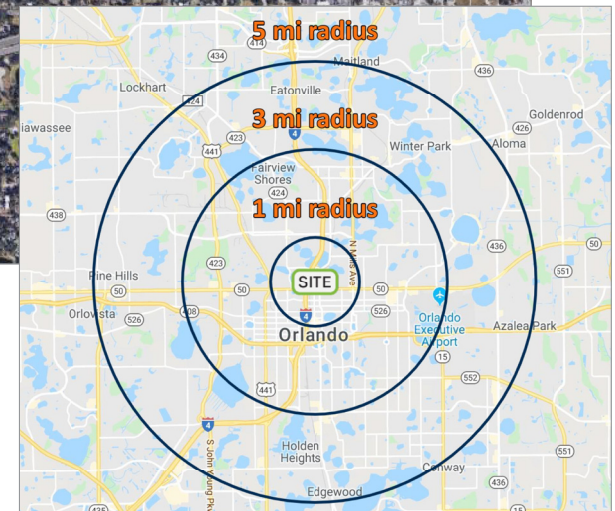
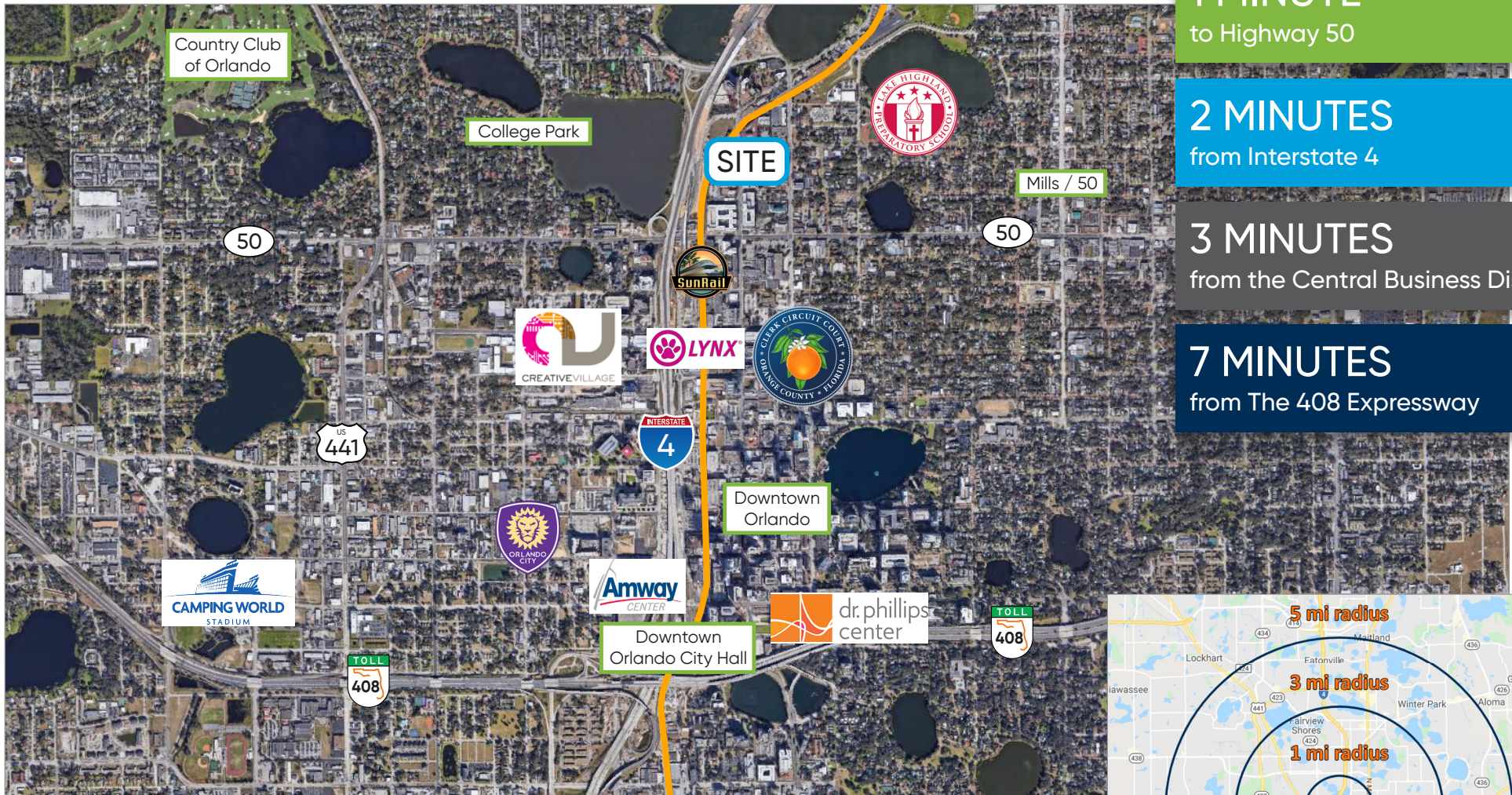
- Multiple Private Offices
- Reception Area
- Conference Rooms
- Meeting Rooms
- Copy & Supply Rooms
- Breakroom
- Private Restrooms

### FLOOR 2

- Private Offices
- Conference Room
- Supply Closet



# Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	14,149	\$88,635	3,787	36,981
3-Mile	90,036	\$89,364	14,660	185,691
5-Mile	288,409	\$78,429	26,385	282,189

