



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

125 East Marks Street  
Orlando, Florida 32803

**DOWNTOWN MOVE-IN READY SMALL OFFICE**

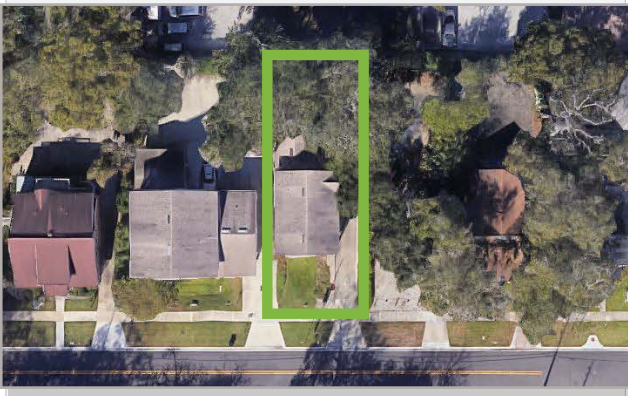


## FOR LEASE

- + Lease Rate: \$26.50/SF (1st Floor)
- + First Floor: 770 SF
- + Signage: Monument

## Highlights

- **\$1,700 / Month Including Utilities**
- Located in Downtown Orlando's North Quarter Near The Yard at Lake Ivanhoe, the Central Business District, the Orange County Courthouse and the Federal Courthouse
- Minutes from Highway 50, Interstate 4 and the 408 Expressway
- Newly Renovated & Move-in Ready
- Monument Signage Available
- Zoning: MXD-2/T
- Ample Parking



### PATRICK GOETZ

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

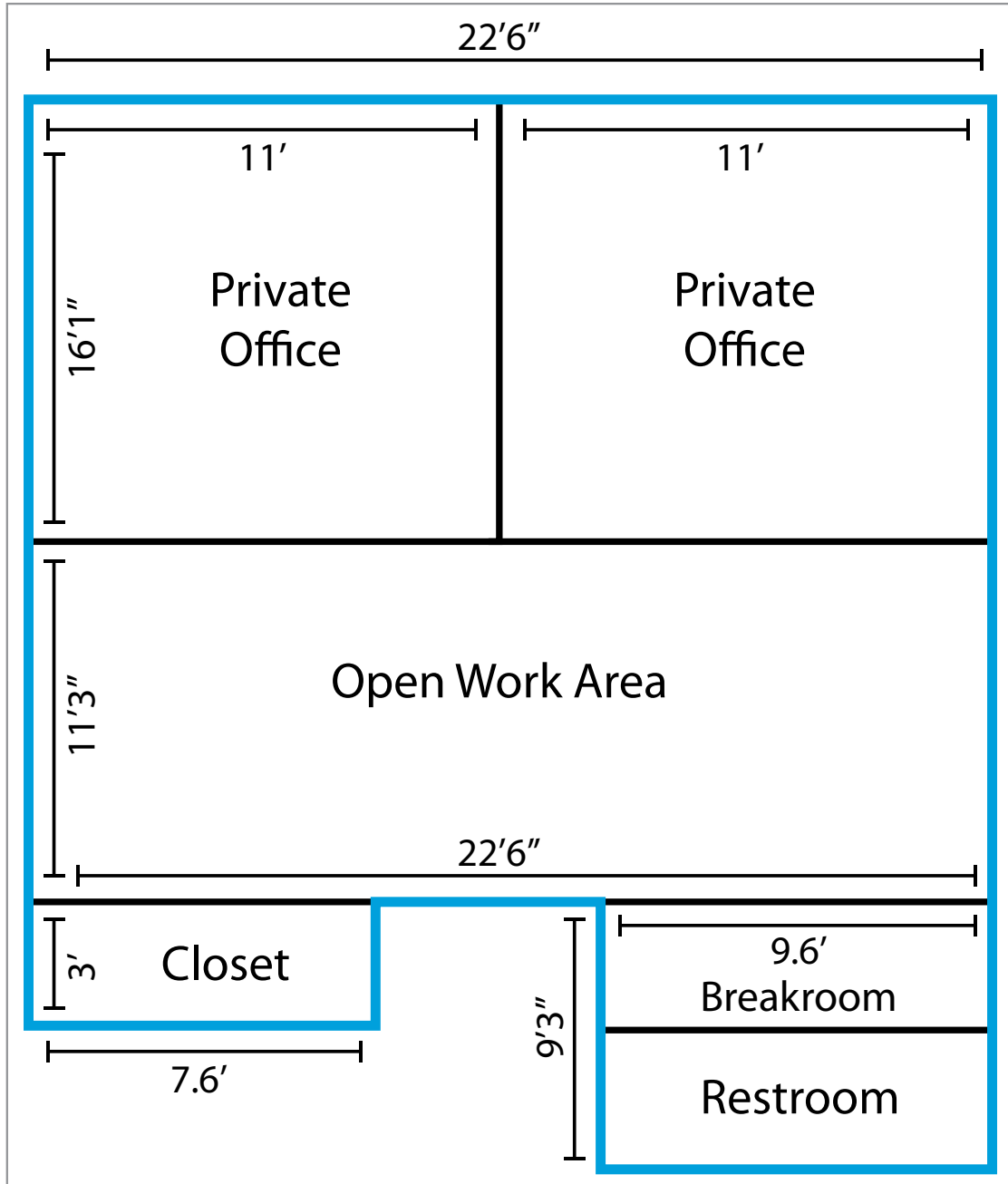


### BISHOP BEALE DUNCAN

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# Floor Plan & Images



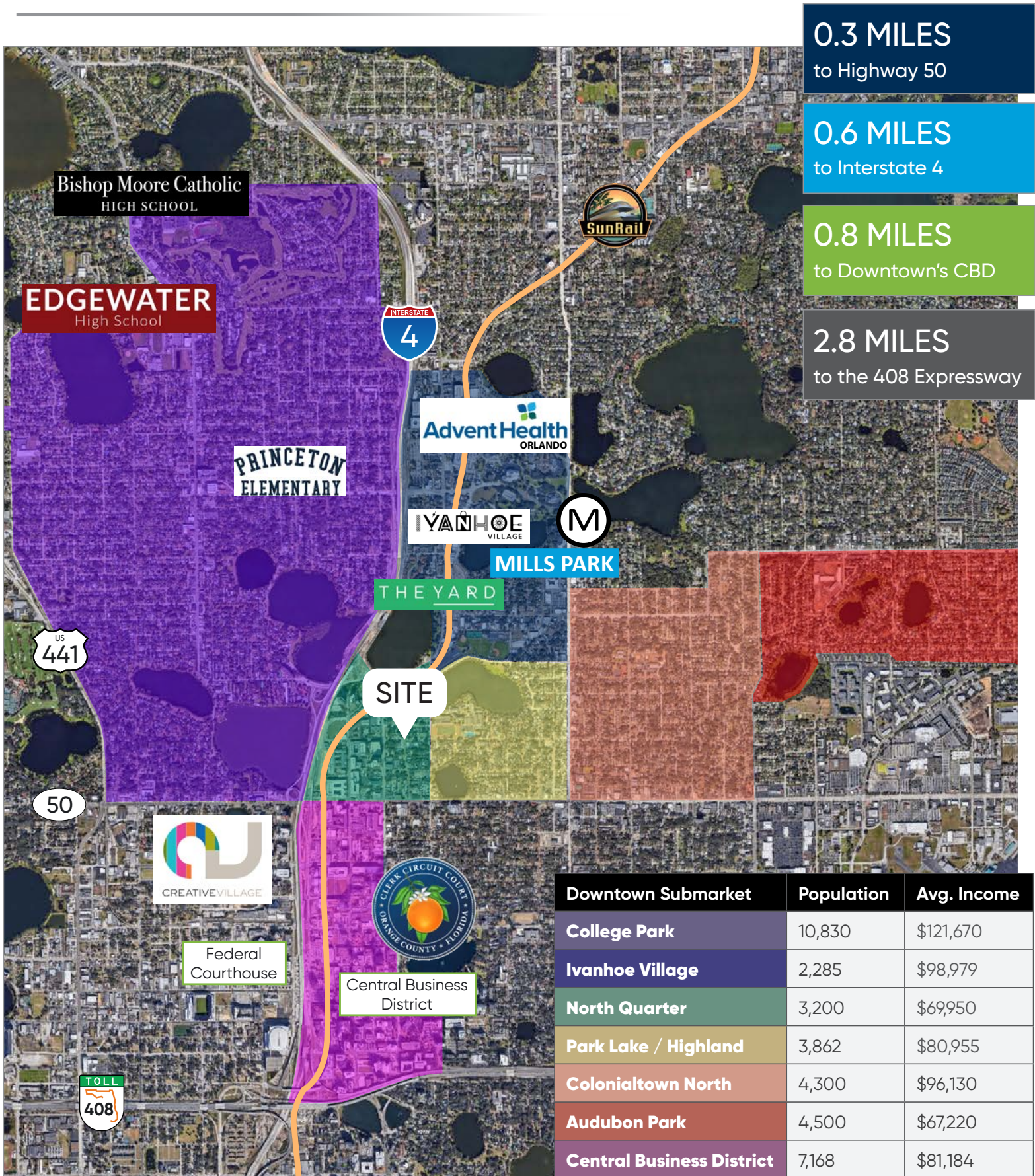
## GROUND FLOOR

- 770 SF
- \$26.50 / SF
- Private Offices & Open Work Area
- Closet
- Restroom
- Breakroom
- Lots of Windows & Natural Light





# Location Aerial & Demographics



Downtown Submarket	Population	Avg. Income
College Park	10,830	\$121,670
Ivanhoe Village	2,285	\$98,979
North Quarter	3,200	\$69,950
Park Lake / Highland	3,862	\$80,955
Colonialtown North	4,300	\$96,130
Audubon Park	4,500	\$67,220
Central Business District	7,168	\$81,184

