



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

MONDRIAN LAKE EOLA

125 East Pine Street
Orlando, Florida 32801

GROUND FLOOR END CAP AVAILABLE



FOR LEASE

- + Availability: 2,500 SF
- + Lease Rate: \$36 / SF
- + Zoning: AC-3A/T

Top Luxury Project
in OBJ's 2019
Residential Real
Estate Awards

Highlights

- At the Entrance to 350+ Luxury Apartments & Shopping
- Located in Downtown Orlando with Direct Access to Central Ave. & Pine St.
- Nearby Amenities Include: Lake Eola, Thornton Park & Creditable Businesses
- Superior Accessibility to Central Florida & Surrounding Areas
- The 30,000 ± University Club Now Open!
- Up to \$100,000 City of Orlando Incentive Package Available to Qualified Users - Click [Here](#) for More Info

Radius	Population	HH Income	Median Age
1-Mile	20,200	\$77,367	38.0
2-Mile	51,771	\$79,069	37.8
3-Mile	100,398	\$78,961	38.4

JP BEAULIEU, CCIM, CLS
Vice President
(407) 734.7201
JP@BBDRE.com

REBEKAH MARRERO
Associate
(407) 734.7220
Rebekah@BBDRE.com



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

www.BBDRE.com

Images & Details



MONDRIAN
LAKE EOLA

22-Story High-Rise

A Sleek Residential & Retail Community

350 Luxury Apartments

Featuring a Distinctively Modern Style

Ground Floor Retail

12,721 SF of Retail & Restaurant Space

The University Club

A Reimagined & Redesigned 30,000± SF Space

Walkable Location

In the Epicenter of Lake Eola & Downtown

Close Proximity to Lake Eola

Boasting 85,000 Visitors per Month

AVAILABILITY

2,500 SF

LEASE RATE

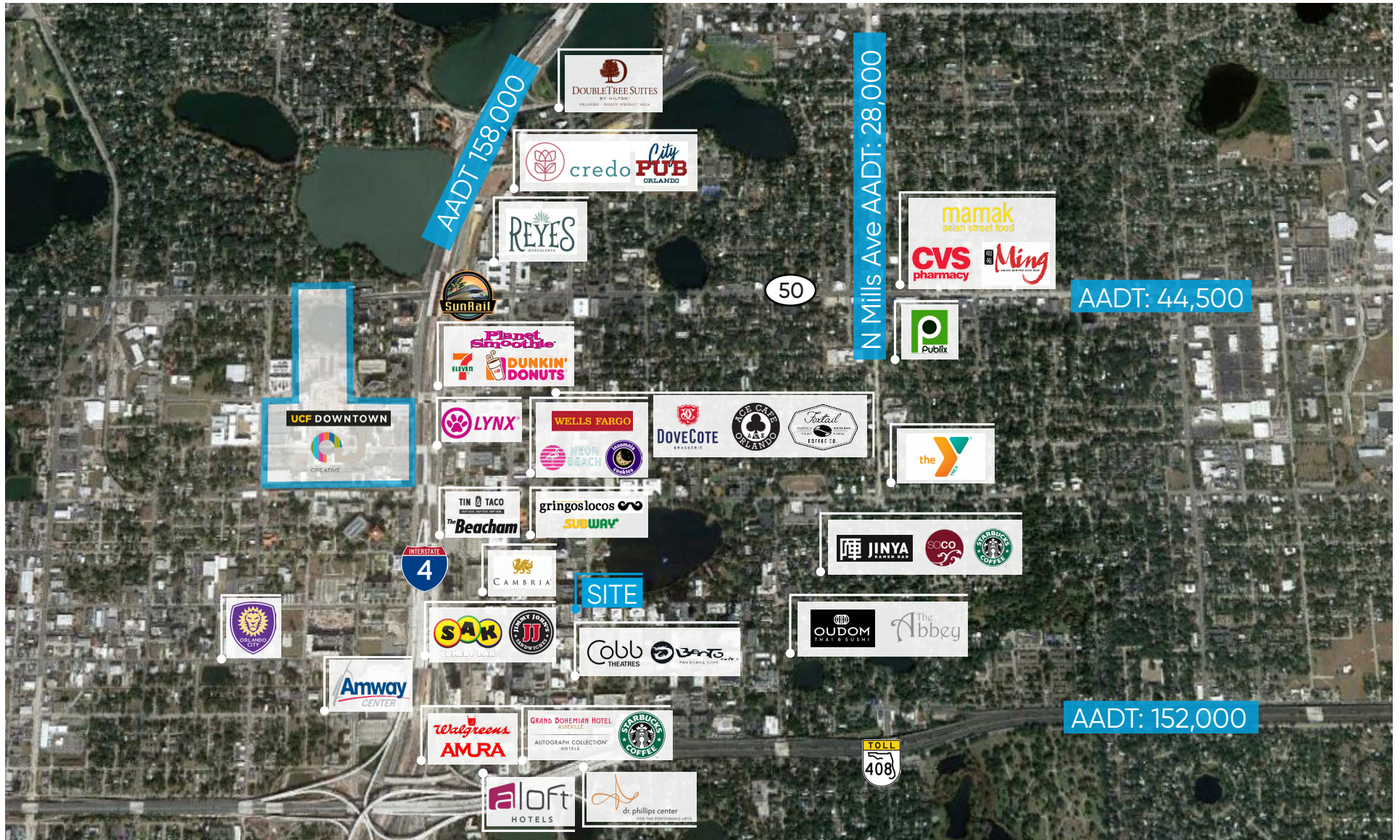
\$36 / SF

“But the real home run for downtown may be snagging a familiar big-box concept, such as Target or Walmart. The moment we land something like that in the central business district, we have arrived.” said Jill Rose.

ORLANDO BUSINESS JOURNAL

For the full article, [click here.](#)

Points of Interest



Transportation Map



Condominium
(3,008 Units)

Senior
Apartment
(1,927 Units)

Apartment
(9,744 Units)

RESIDENTIAL BUILDINGS

LEGEND

Park
 Water
 Parcel
 Proposed/Underconstruction Project
 School **S**
 Fire Station **F**
 Post Office **P**
 Parking **P**
 SunRail Alignment & Station
 LYMMO Route & Stop
 CRA Boundary

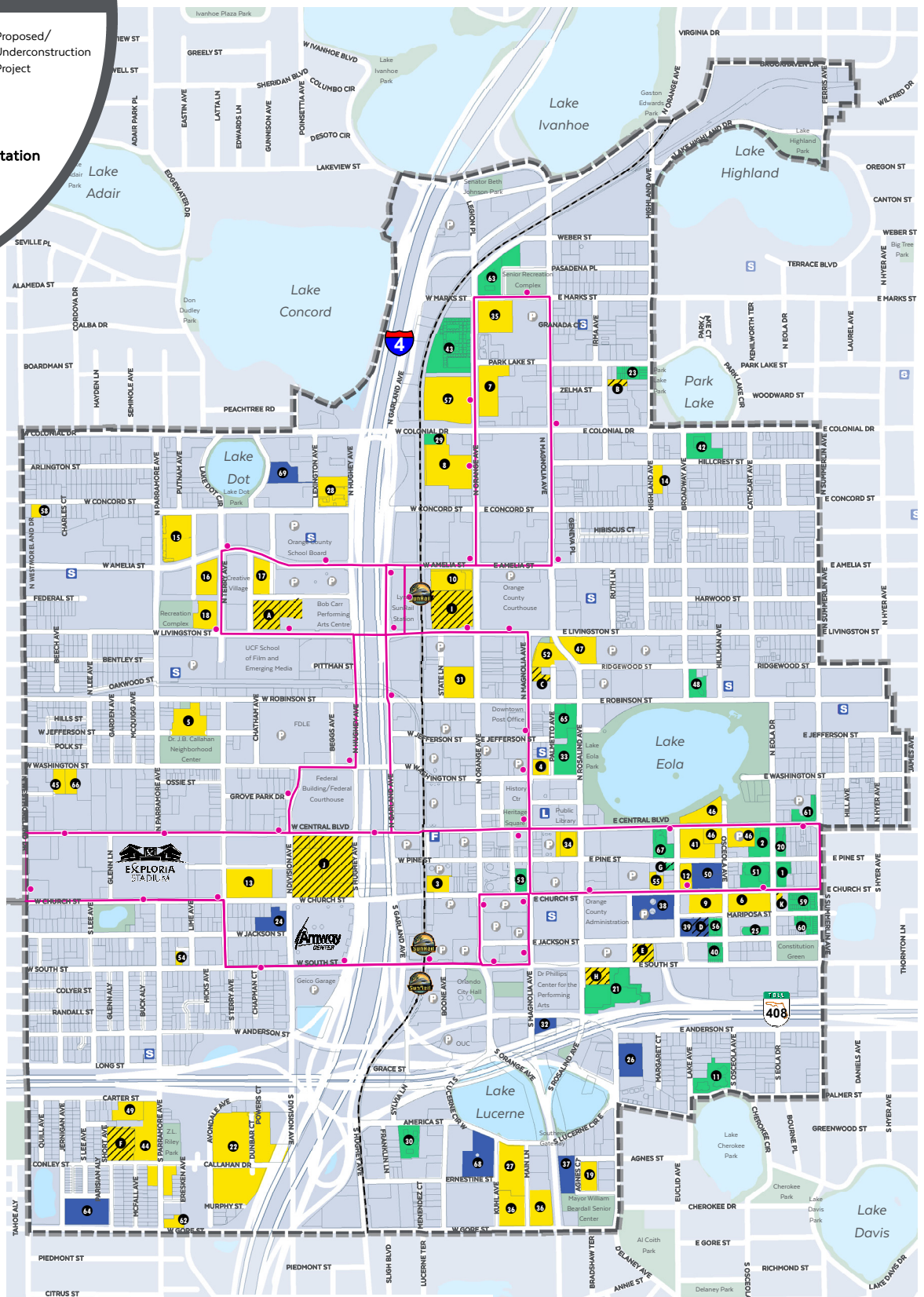
BUILDINGS

20 Residential Units or Greater

Building Number	Building Name	Units
1	101 Eola	146
2	530 East Central Condos	91
3	55 West	377
4	Aspire	164
5	Callahan Oaks	40
6	Camden Lake Eola	363
7	Camden North Quarter	335
8	Camden Orange Court	261
9	Camden Thornton Park	300
10	Central Station	279
11	Cherokee Place	20
12	Citi Tower	235
13	City View at Hughes Square	266
14	Colonial Town Garden	23
15	Creative Village - Amelia Court	256
16	Creative Village - The Julian	409
17	Creative Village - Modera	292
18	Creative Village - UnionWest	300
19	Delaney Court	32
20	Eola South	23
21	The Grande	354
22	Griffin Park	170
23	Living on Park	21
24	Jackson Court	58
25	The Jackson	52
26	Kinnerit I & II	336
27	Lake Lucerne Towers	158
28	Lexington Court	104
29	The Lofts - at China Glass Warehouse	20
30	Lucerne Oaks	39
31	MAA Robinson Apartments	369
32	Magnolia Towers	232
33	Metropolitan at Lake Eola	129
34	Mondrian on Lake Eola	350
35	NORA	246
36	Novel Lucerne	102
37	Orlando Cloisters	375
38	Orlando Lutheran Towers	304
39	Orlando Lutheran Towers/Windsor Place	107
40	Osceola Brownstones	26
41	Paramount on Lake Eola	313
42	Park Lake Towers	129
43	Park North at Cheney Place	301
44	Paramore Oaks Phase 1	120
45	Paul Ownes Apartments	30
46	Post Parkside	238
47	Radius Apartment Tower	389
48	Reveles House	39
49	Richard Allen Garden Apts	30
50	The Roberts	197
51	The Sanctuary	173
52	SkyHouse	320
53	Solaire at The Plaza	306
54	South Street Apartments	21
55	St. Regis Apts	43
56	Star Tower	100
57	SteelHouse	326
58	Studio Concord Apartments	28
59	Summer Winds Townhomes	26
60	Thornton Park Brownstones	28
61	Thornton Park Central	49
62	Tip Top Apartments	20
63	Uptown Place	244
64	Villas at Carver Park	64
65	THE VUE	375
66	Washington Heights Apartments	230
67	The Waverly - On Lake Eola	24
68	Westminster Towers	254
69	William Booth Towers - Salvation Army	125

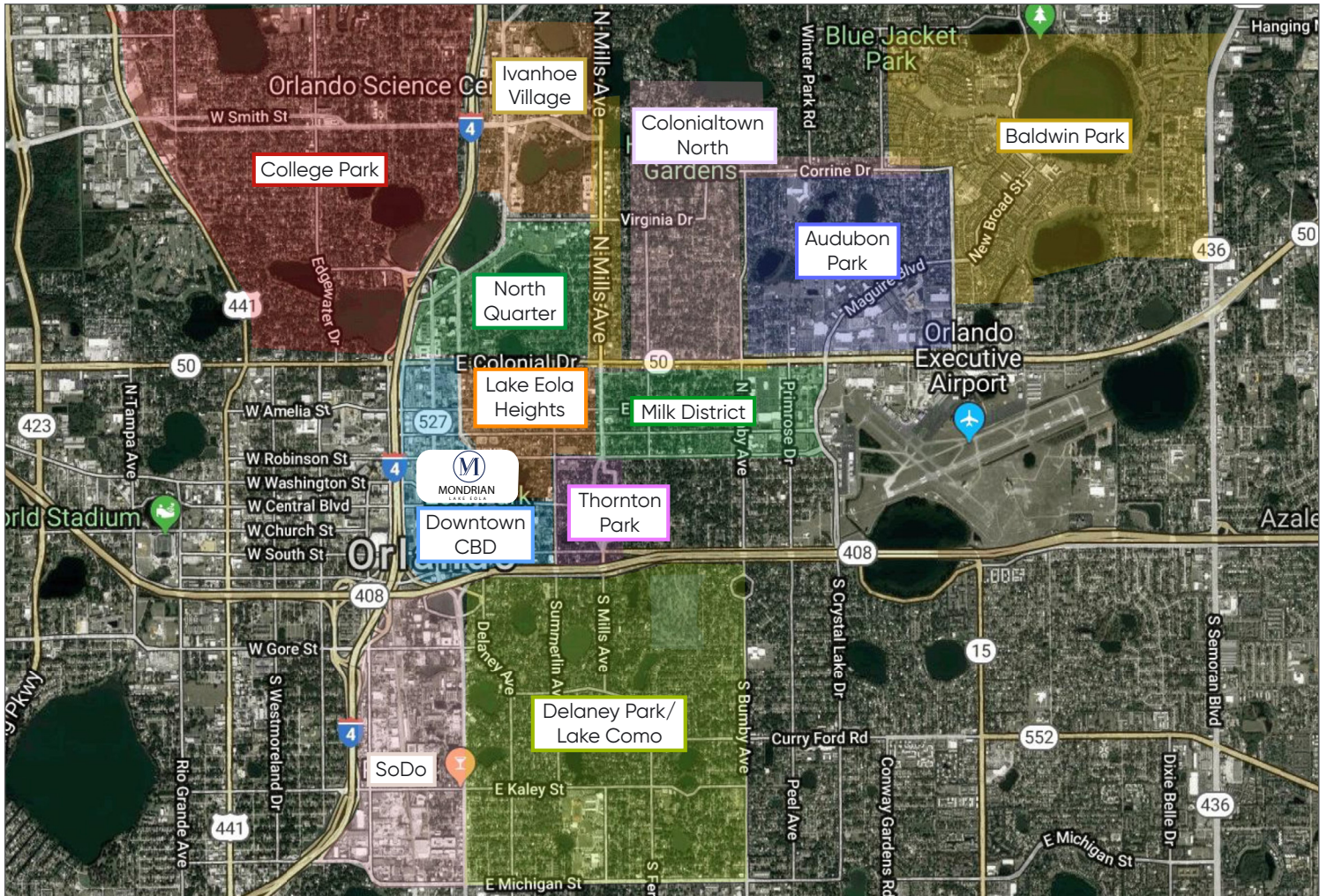
PROJECTS

A	Creative Village - X, X-1, Y (Under Construction)	326
B	Irma Apartments (Proposed)	21
C	Magnolia Mixed-Use Development (Proposed)	232
D	Mariposa Grove (Proposed)	158
E	Monarch Tower (Proposed)	400
F	Paramore Oaks Phase 2 (Under Construction)	91
G	Pine and Lake Mixed-Use Tower (Proposed)	129
H	The Signature (Proposed)	182
I	Society Orlando (Under Construction)	704
J	Sports Entertainment District (SED) (Proposed)	300
K	Vive on Eola (Proposed)	144



Building A Community On Heritage

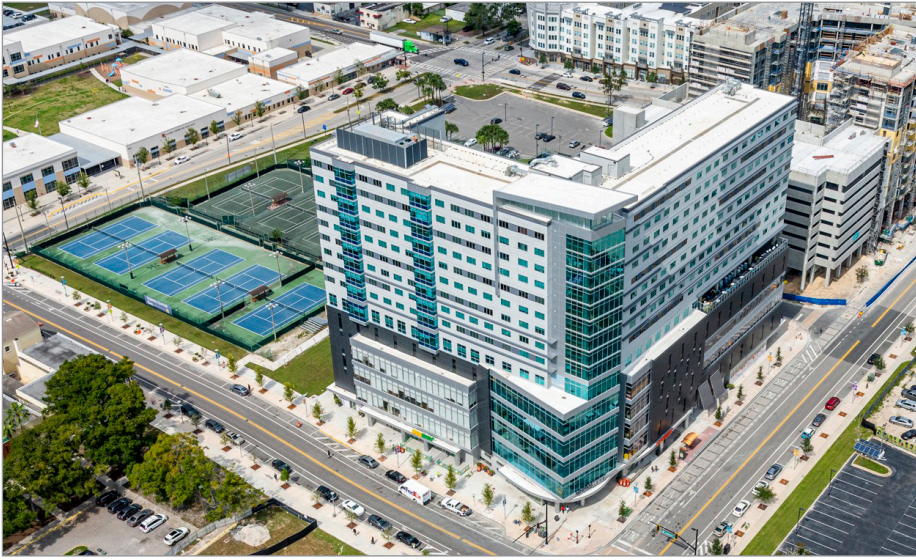
Orlando's Submarkets



Neighborhood	Population	Average HH Income
College Park	10,979	\$124,975
Ivanhoe Village	1,711	\$83,394
North Quarter	2,546	\$87,895
Downtown CBD	8,982	\$85,932
SoDo	3,087	\$67,603
Delaney/Lake Como	9,228	\$82,009
Thornton Park	870	\$143,071
Lake Eola Heights	2,599	\$126,073
Milk District	1,482	\$66,459
Audobon Park	3,862	\$80,955
Colonialtown North	3,097	\$64,357
Baldwin Park	8,855	\$126,515
TOTALS	57,298	\$94,936



UCF Downtown-Creative Village



Conceptual Master Land Use Plan

- Phase 1 Development Completed
- Existing Community Assets
- Phase 2 Development Planned
- Future Development
- Phase 1 Development In-Progress

Project Overview



900,000 SF
Office / Creative Space



800,000 SF
Higher Education
Space



3,500+
Residential Units &
Student Housing Beds



100,000 SF
Retail/Commercial
Space



225
New Hotel Rooms



Downtown Orlando Snapshot

2021 Travel Industry Indicators

59.3 MILLION

tourists traveled to Central Florida in 2021 making it one of the Top Travel Destinations in the U.S.

About Downtown

- + In 2022, CrowdStreet Reported Orlando the Best Market for Real Estate
- + \$4.6 Billion in Total Developmental Investments
- + Downtown Spans more than 300 Blocks and a Total of 1,664 Acres

Downtown Residential

- + 12,411 Residential Units Downtown
- + 92.1% Apartment Occupancy Rate
- + \$2,006 Average Rental Rate
- + 2,114 Residential Units Proposed & 795 In-Progress

Downtown Office

- + 12.2 Million Rentable Square Feet
- + 89.4% Office Occupancy Rate
- + \$25.85 Per SF Average Office Rental Rate

Downtown Retail

- + 1.37 Million Rentable Square Feet
- + 93.7% Retail Occupancy Rate
- + \$36.50 Per SF Average Retail Rental Rate

Downtown Demographics



207

Business Licenses Issued In 2021



87,250

Total Jobs Downtown



\$78,300

Average Salary Downtown



55.1%

Bachelors Degree or Higher



19,497

Estimated Population



38

Average Age



\$83,516

Average Household Income



\$338,272

Median Home Value 2022



RECEIVE UP TO \$100,000 WHEN SELECTING TO RELOCATE OR OPEN A BUSINESS IN DOWNTOWN ORLANDO



We understand the vigilance you have when considering an investment. And while there is much uncertainty today, one thing is for certain. Downtown Orlando is on the rise.

We stand ready to assist you and identify incentives that your business may be qualified to receive. Like up to \$100,000 in tenant improvements and rent expenses. Now is the time to amplify your investment in the most visited destination in the nation.

Visit downtownorlando.com/biz
to learn more about incentives and resources.