



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

515-519 18th Street
Orlando, Florida 32805

NEWLY RENOVATED OFFICE W/COVERED STORAGE

PRICE REDUCTION



FOR LEASE

- + Lease Rate: ~~\$12.95 / SF NNN~~
\$10.50 / SF NNN
OE = \$2.00 / SF
- + Available SF: 4,800 SF
- + Land Size: 13,474 SF
- + Zoning: I-G



Highlights

- The Property Consists of Three Buildings Located in Downtown Orlando
- Building One is 2,325 SF of Newly Renovated Office Space with 7 Private Offices, Break Area, Reception and Large Conference Area
- Building Two is 676 SF Currently Used as a Tool Storage/Work Room
- Building Three is Currently 1,800 SF of Covered Open Warehouse but could be Enclosed
- Ample Parking
- Single Phase Power
- Fenced Yard
- Building Signage

PATRICK GOETZ

Vice President
(407) 734.7210
Pat@BBDRE.com

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

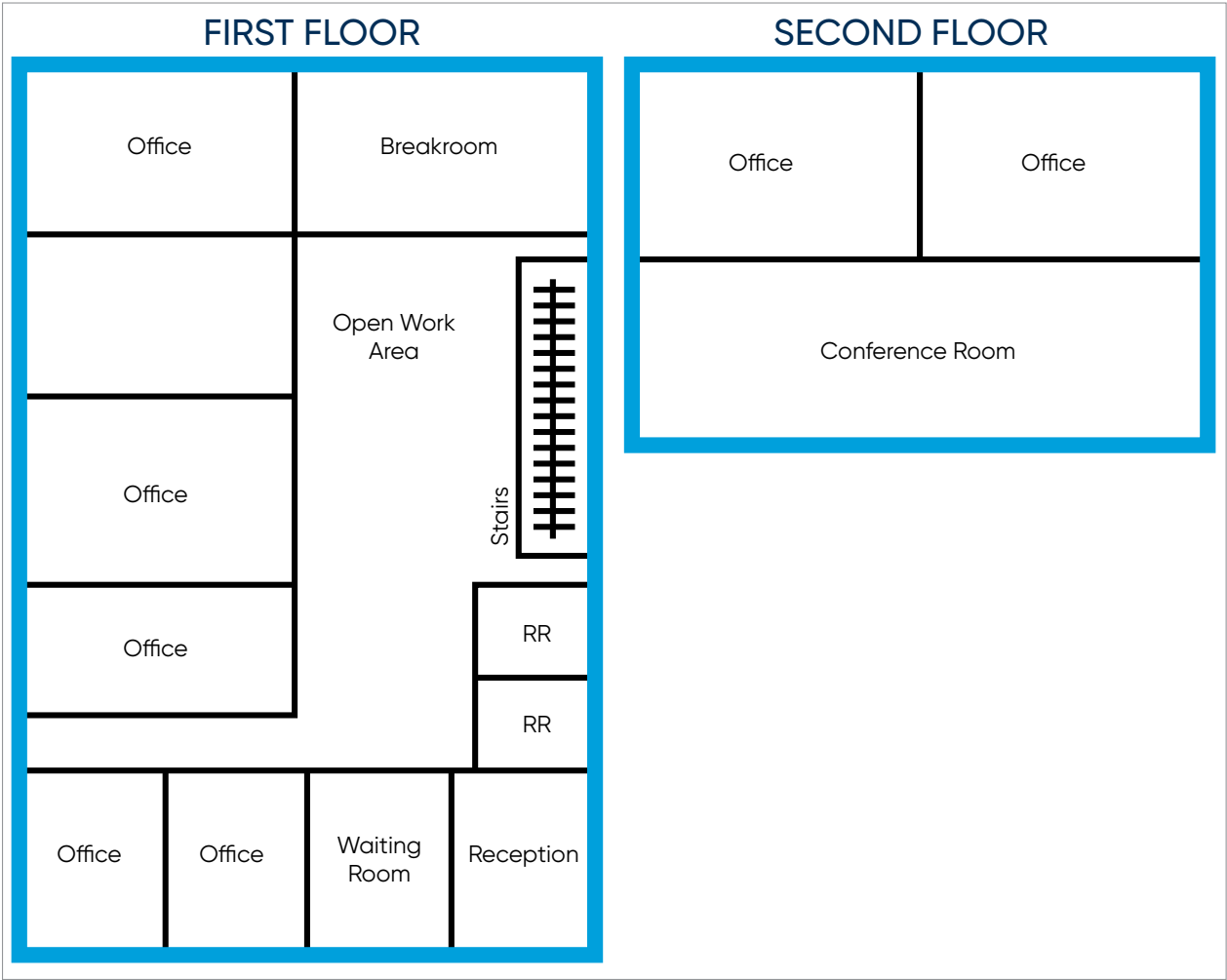


BISHOP BEALE DUNCAN

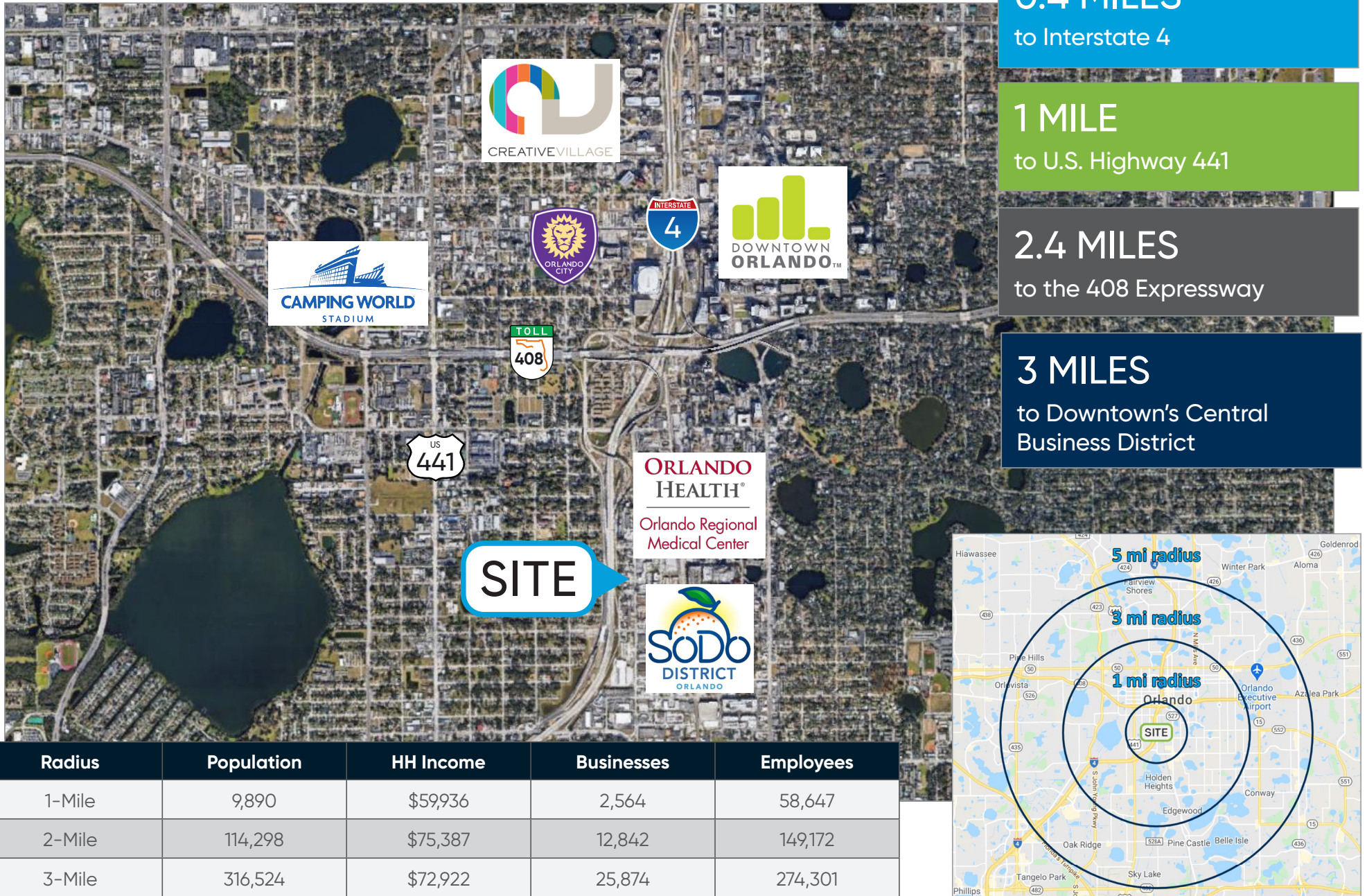
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

www.BBDRE.com

Property Overview, Images & Office Floor Plan



Location Aerial & Demographics



Downtown Orlando Snapshot

A record-breaking
75 MILLION

tourists traveled to Central Florida in 2019, making it the Number One Travel Destination in the U.S.

About Downtown

- + In 2019, Forbes Named Orlando the Best Market for Real Estate
- + \$5.2 Billion in Total Developmental Investments
- + Downtown Spans more than 300 Blocks and a Total of 1,664 Acres

Downtown Residential

- + 13,310 Residential Units Downtown
- + 93.2% Apartment Occupancy Rate
- + \$1,766 Average Rental Rate
- + 3,584 Proposed Residential Units with 1,301 In-Progress

Downtown Office

- + 10,980,730 Rentable Square Feet
- + 90.8% Office Occupancy Rate
- + \$23.27 Per SF Average Office Rental Rate

Downtown Retail

- + 1,344,573 Rentable Square Feet
- + 93.3% Retail Occupancy Rate
- + \$23.21 Per SF Average Retail Rental Rate

Downtown Demographics



184

Business Licenses
Issued In 2019



82,924

Total Jobs
Downtown



\$70,808

Average Salary
Downtown



53.4%

Bachelors Degree
or Higher



17,870

Estimated
Population 2019



37.9

Average Age



\$74,682

Average
Household Income



\$206,966

Median Home
Value 2019

