



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1615 Edgewater Drive
Orlando, Florida 32804

PROFESSIONAL OFFICE SPACE IN COLLEGE PARK

MOVE-IN READY



FOR LEASE

- + Lease Rate: \$32 / SF FS
- + Available SF: 6,315-12,738 SF
12,738 SF (2nd 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



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BISHOP BEALE DUNCAN

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Floor Plan - 2nd Floor

VERTICAL PENETRATION (VP) AREA = 828 SF
BUILDING COMMON (BC) AREA = 0 SF
FLOOR COMMON (FC) AREA = 1,329 SF
Office Usable (O) Area = 12,738 RSF



AMENITIES - 2ND FLOOR

- Entire 2nd Floor- 12,738 RSF

AMENITIES - 2ND FLOOR

- Suite 200 A - 6,315 RSF
- 12 Private Offices
- Break Room
- Conference Room
- Large Open Work Area
- Private Balconies
- IT Closet

AMENITIES - 2ND FLOOR

- Suite 200 B - 6,422 RSF
- Partially Furnished



Location Aerial & Demographics



Local & National Retail Snapshot

