

1615 Edgewater Drive Orlando, Florida 32804

### PROFESSIONAL OFFICE SPACE IN COLLEGE PARK



## **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

#### PATRICK GOETZ

Vice President (407) 734.7210 Pat@BBDRE.com

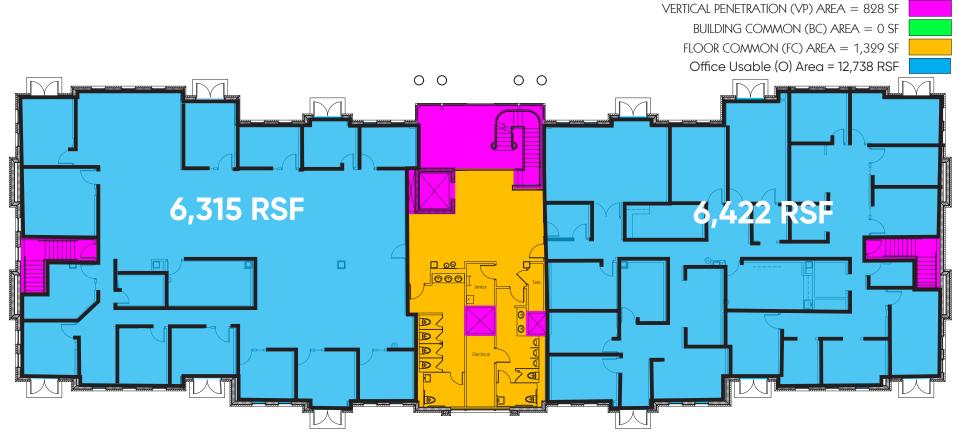


#### **BISHOP BEALE DUNCAN**

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

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## Floor Plan - 2nd Floor



### **AMENITIES - 2ND FLOOR**

• Entire 2nd Floor- 12,738 RSF

### **AMENITIES - 2ND FLOOR**

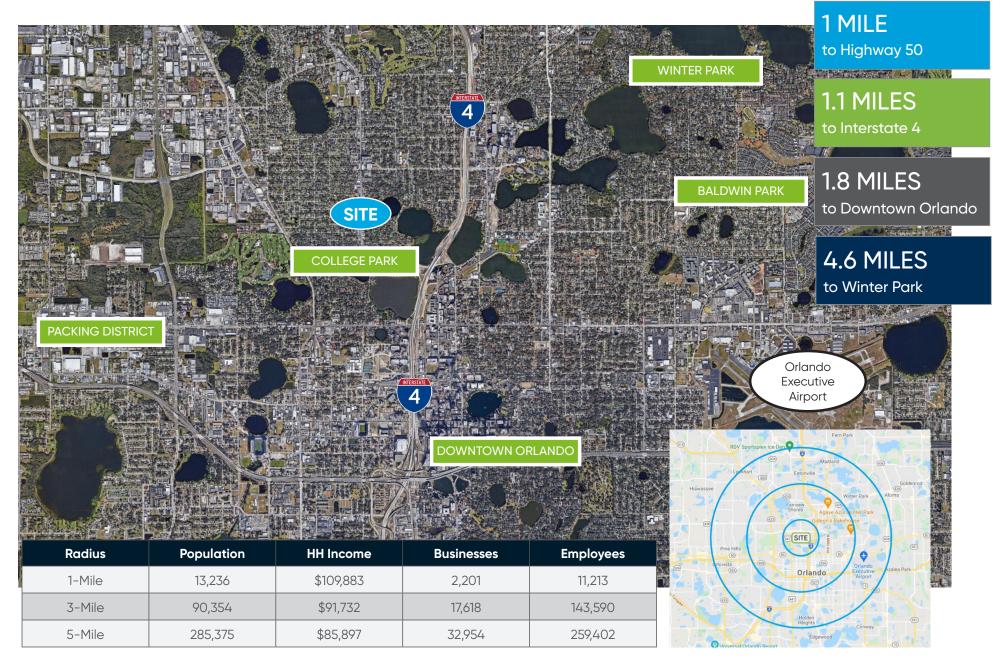
- Suite 200 A 6,315 RSF
- 12 Private Offices
- Break Room
- Conference Room
- Large Open Work Area
- Private Balconies
- IT Closet

### **AMENITIES - 2ND FLOOR**

- Suite 200 B 6,422 RSF
- Partially Furnished



# **Location Aerial & Demographics**





# Local & National Retail Snapshot

