



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1010 VIRGINIA BUILDING

1323 Brookhaven Drive
Orlando, Florida 32803

CREATIVE LOFT OFFICE IN THE MILLS 50 DISTRICT



FOR LEASE

- + **Lease Rate:** \$30 NNN
- + **Available SF:** 5,199 SF
- + **Building Size:** 14,289 SF
- + **Build-Out:** Collaborative Office
- + **Zoning:** MU-1/T
- + **Parking:** 20 Daytime Spaces + Street

Highlights

- A uniquely built-out office that provides a collaborative functionality not commonly found in Orlando
- Equipped with modern finishes and is in turn-key condition offering the option to move-in without the need to make improvements
- Superior Location: Centrally located between the affluent neighborhoods of Downtown Orlando, Baldwin Park, College Park, and Winter Park



PATRICK GOETZ

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

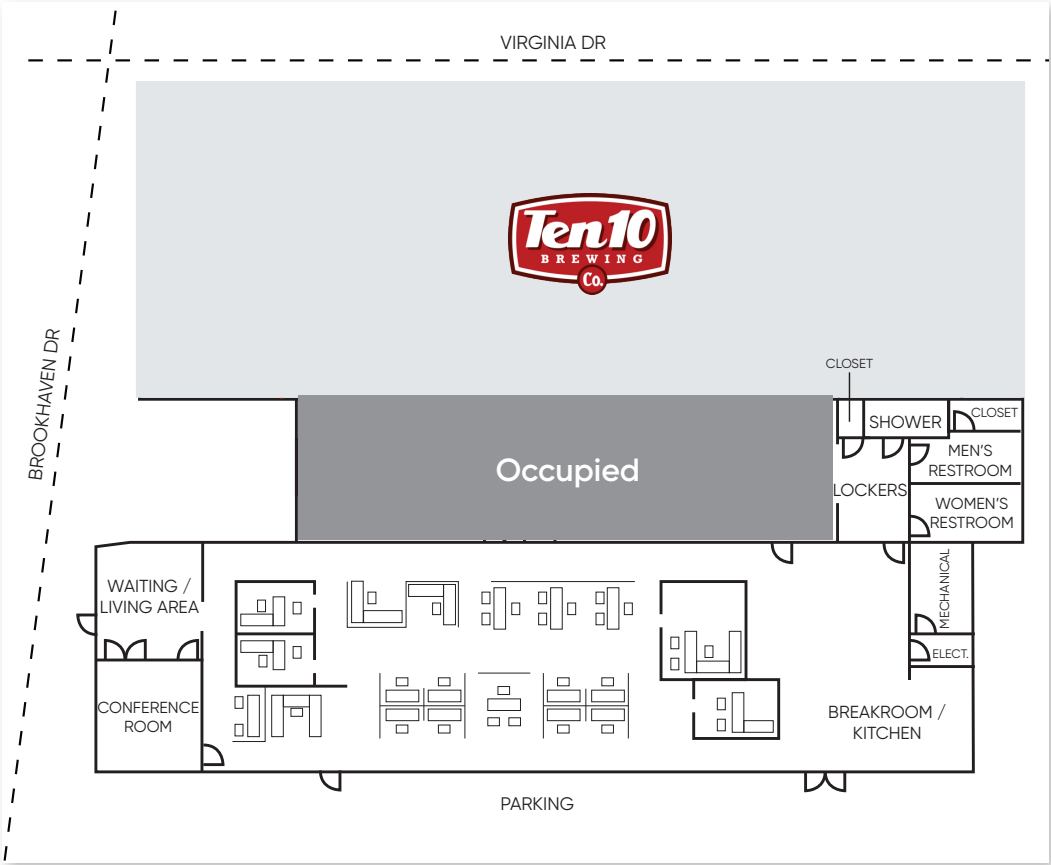


BISHOP BEALE DUNCAN

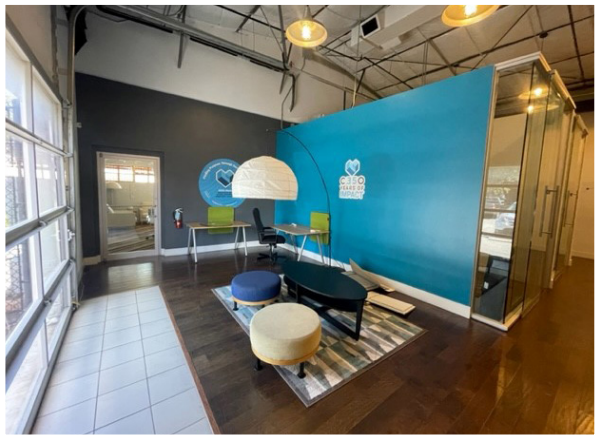
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

www.BBDRE.com

Building Layout & Interiors



BUILDING AMENITIES	
4 Private Glass Offices	10 Work Stations
Conference Room	Collaboration Area
Full Kitchen & Break Area	Private Restrooms
Reception / Waiting Area	Private Lot + Street Parking



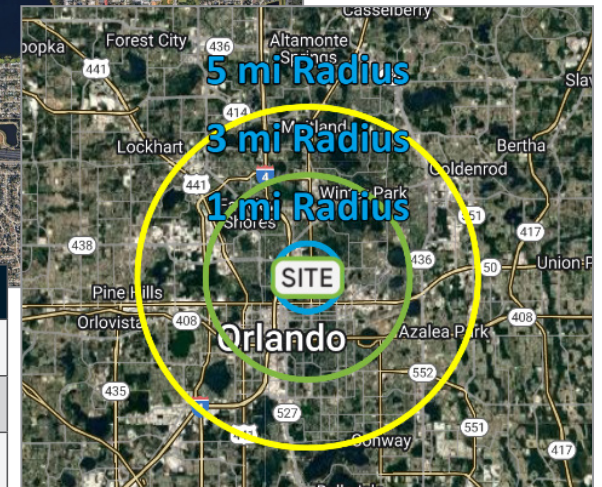
Interior Images



Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	11,317	\$128,929	2,304	13,596
3-Mile	102,034	\$138,713	18,034	131,461
5-Mile	289,560	\$110,320	32,253	229,023



Nearby Developments

THE YARD



MILLS 50

