



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

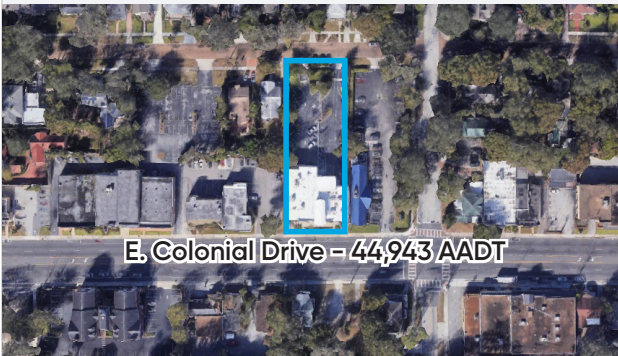
633 East Colonial Drive
Orlando, Florida 32803

CLASS A OFFICE IN THE MILLS 50 DISTRICT



FOR SALE OR LEASE

- + Sale Price: \$4,195,000
- + Lease Price: \$24.00 PSF NNN
- + Building Size: 12,852 SF
- + Year Built/Remodeled: 1969/2014
- + Primary Type: Office
- + Zoning: MU-1/T



Highlights

- Class A Office Building Fully Remodeled in 2014 with high-end finishes
- Located just minutes from downtown Orlando in the rapidly growing Mills-50 district
- Prominent Building Signage on Highly Traveled E Colonial / Highway 50
- Walking Distance to numerous restaurants, retail and grocery
- Surface parking with multiple points of ingress and egress along both Colonial and Woodward
- Ideal for both a single user or can be sub-divided to accommodate 2-3 separate tenants
- Provides a purchaser with the ability to offset occupancy costs by renting excess space

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Exterior Images



Interior Images



Interior Images



Interior Images



Site Outline



- Parking: 35 Spaces & Street Parking on Colonial and Woodward
- Zoning: MU-1/T
- 12,852 Square Feet
- Lot Size: 0.59 Acres +/-
- Roof Year: 2014

Site Location



College Park
Ave. HH Income: \$164,216
Avg. Home Value: \$439,136

THE GALLERY
at Mills Park
THE FRESH MARKET
First Watch
FIREBIRDS
AT&T
PIZZA PAPA JOHN'S

Baldwin Park
Ave. HH Income: \$139,583
Avg. Home Value: \$479,058

Orlando Fashion Square Mall
TARGET
PEI WEI
Olive Garden
Dillard's
LA FITNESS
LONGHORN STEAKHOUSE
macy's

STEELHOUSE
ORLANDO
TAVEN
REYES CAMDEN

LAZY MOON

Publix
Starbucks COFFEE
7-ELEVEN
Advance Auto Parts

BARNES & NOBLE
BOOKSELLERS
Bath & Body Works
AT&T
petco
SPROUTS FARMERS MARKET
STAPLES
Marshall's
OLD NAVY

Orlando Executive Airport

Amway

EXPLORIA STADIUM

Downtown Orlando

Google Earth



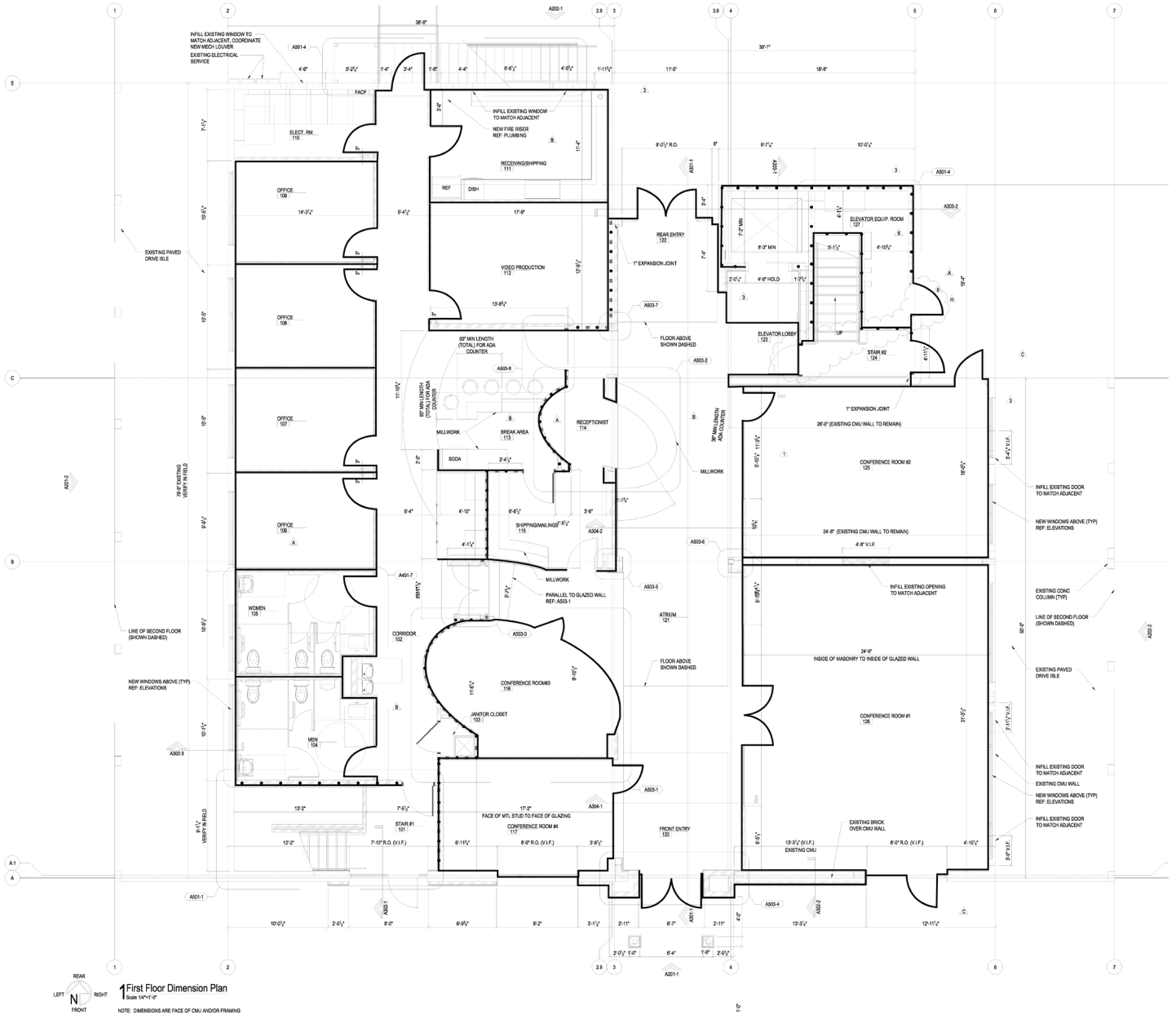
Downtown Orlando Proximity Map



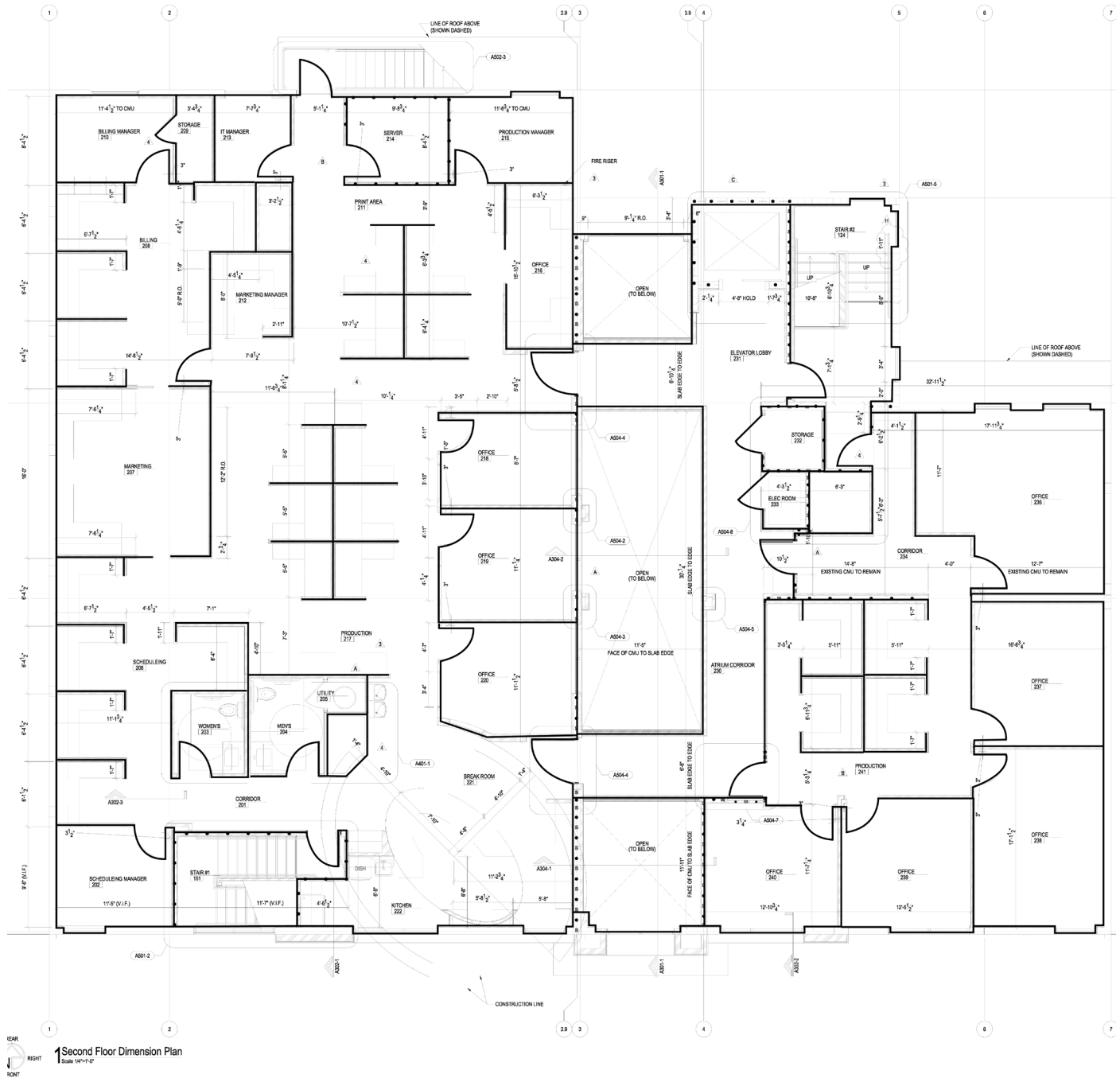
Proximity Map



Floor Plan - 1st Floor



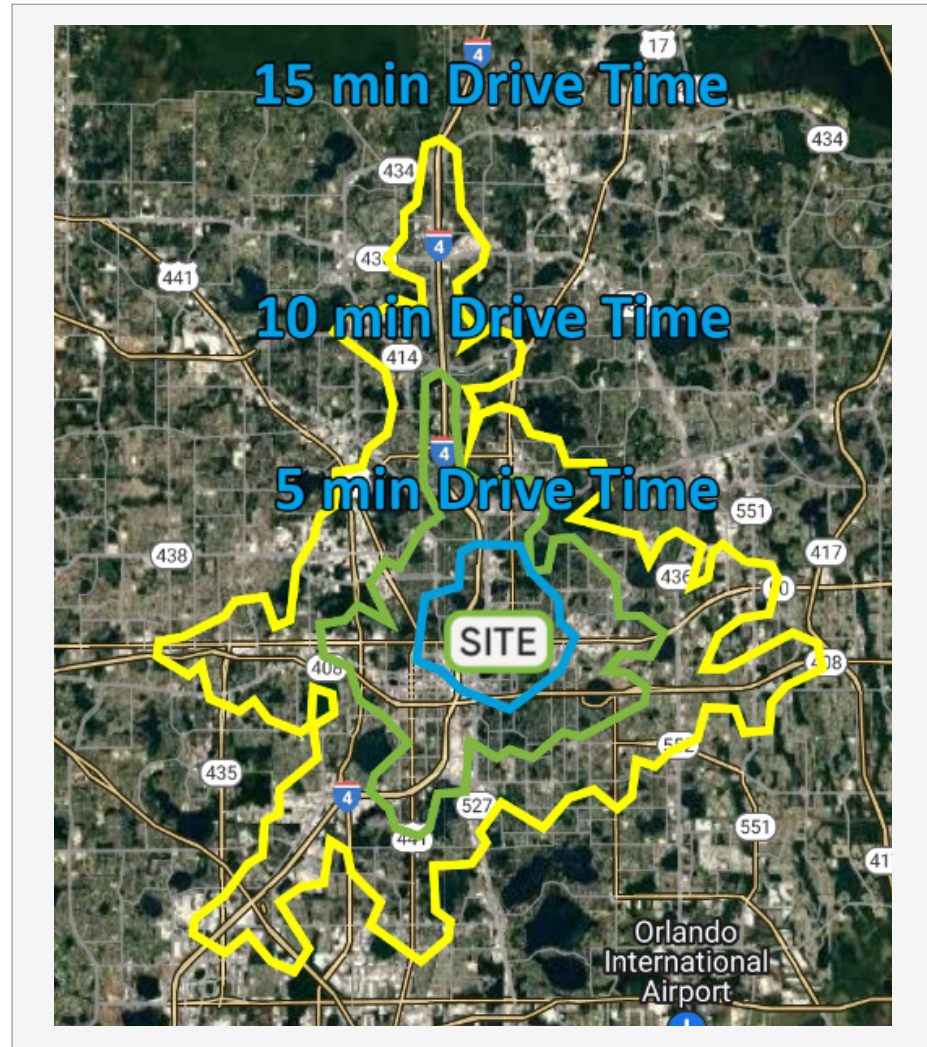
Floor Plan - 2nd Floor



Second Floor Dimension Plan
Scale 1/8" = 1'-0"



Demographics



Drive	Population	HH Income	Businesses	Employees
1-Mile	18,368	\$134,467	4,956	32,780
3-Mile	109,060	\$130,118	16,816	121,594
5-Mile	296,272	\$107,365	30,885	215,649

Drive	Population	HH Income	Businesses	Employees
5-Minute	33,076	\$97,054	8,058	56,891
10-Minute	97,975	\$90,843	15,954	118,933
15-Minute	300,347	\$74,378	35,258	264,745

