



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

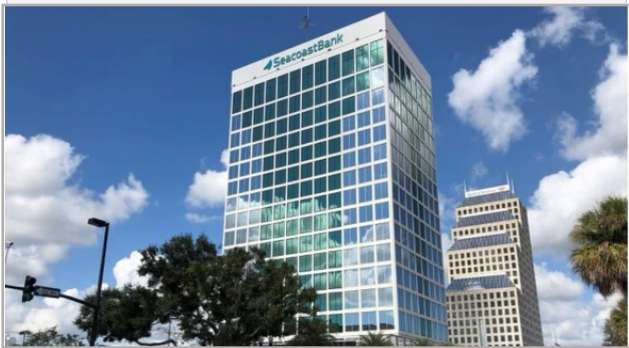
250 North Orange Avenue
Orlando, Florida 32801

MOVE-IN READY SUBLEASE



FOR SUBLEASE

- + Lease Rate: \$26.61/SF Full Service
- + Available SF: 3,343 SF
- + Lease Term Thru 7/31/2027
- + **Available Immediately**



Highlights

- All Included:
 - + Electric & Air Conditioning
 - + Janitor/Cleaning
- One block from the Orange County Courthouse
- Within walking distance from many restaurants, cafes, coffee shops, and bars
- Located off of W. Robinson St. which provides very quick access to I-4, State Road 408, East Colonial Drive (SR-50), and 17-92
- Move-In Ready
- Floor to ceiling windows, with spectacular downtown views

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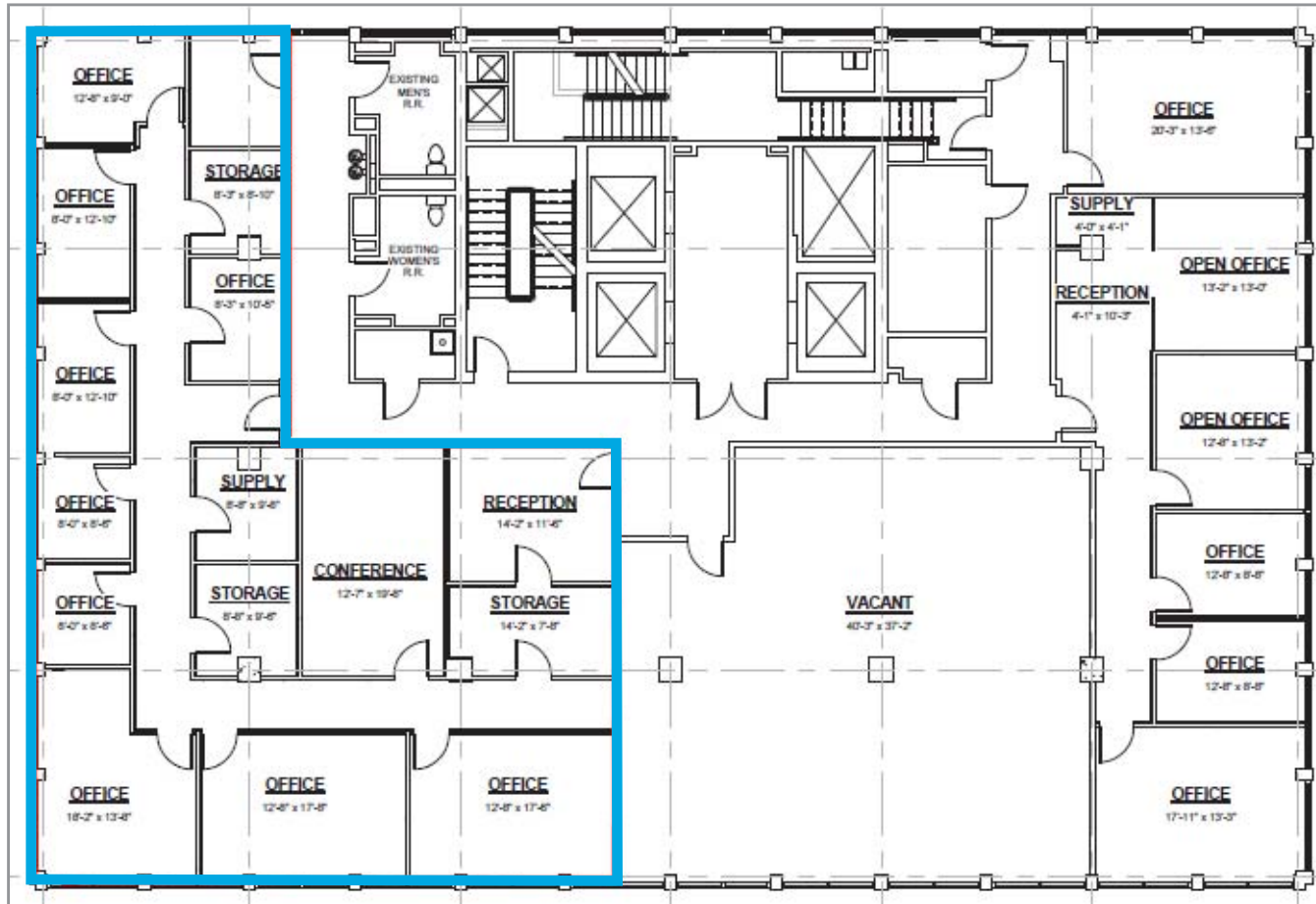


BISHOP BEALE DUNCAN
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Floor Plan

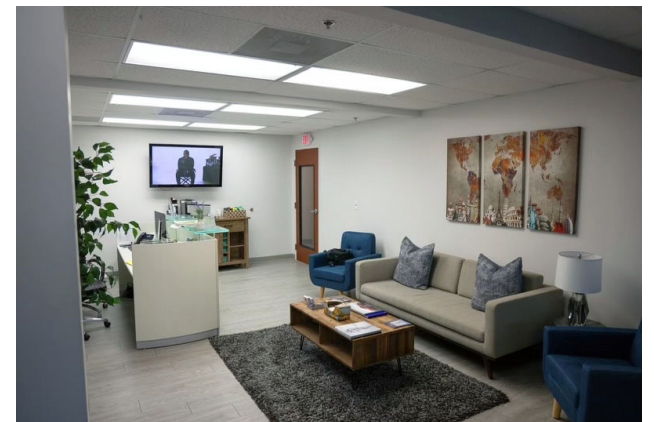
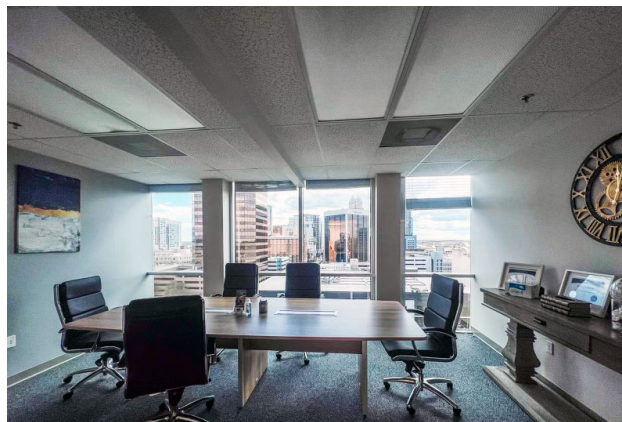
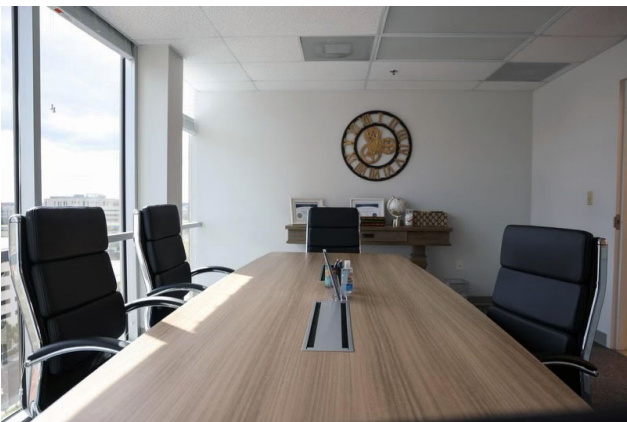
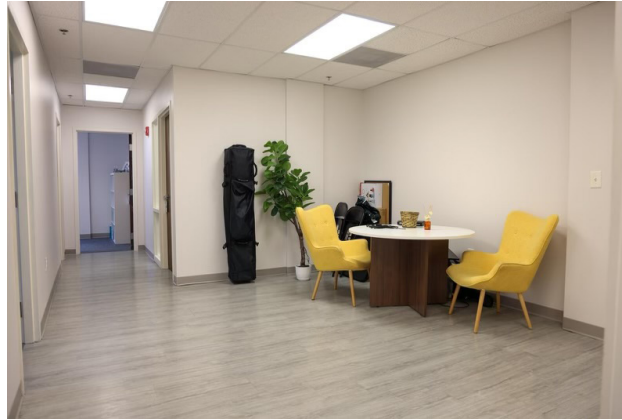


AMENITIES

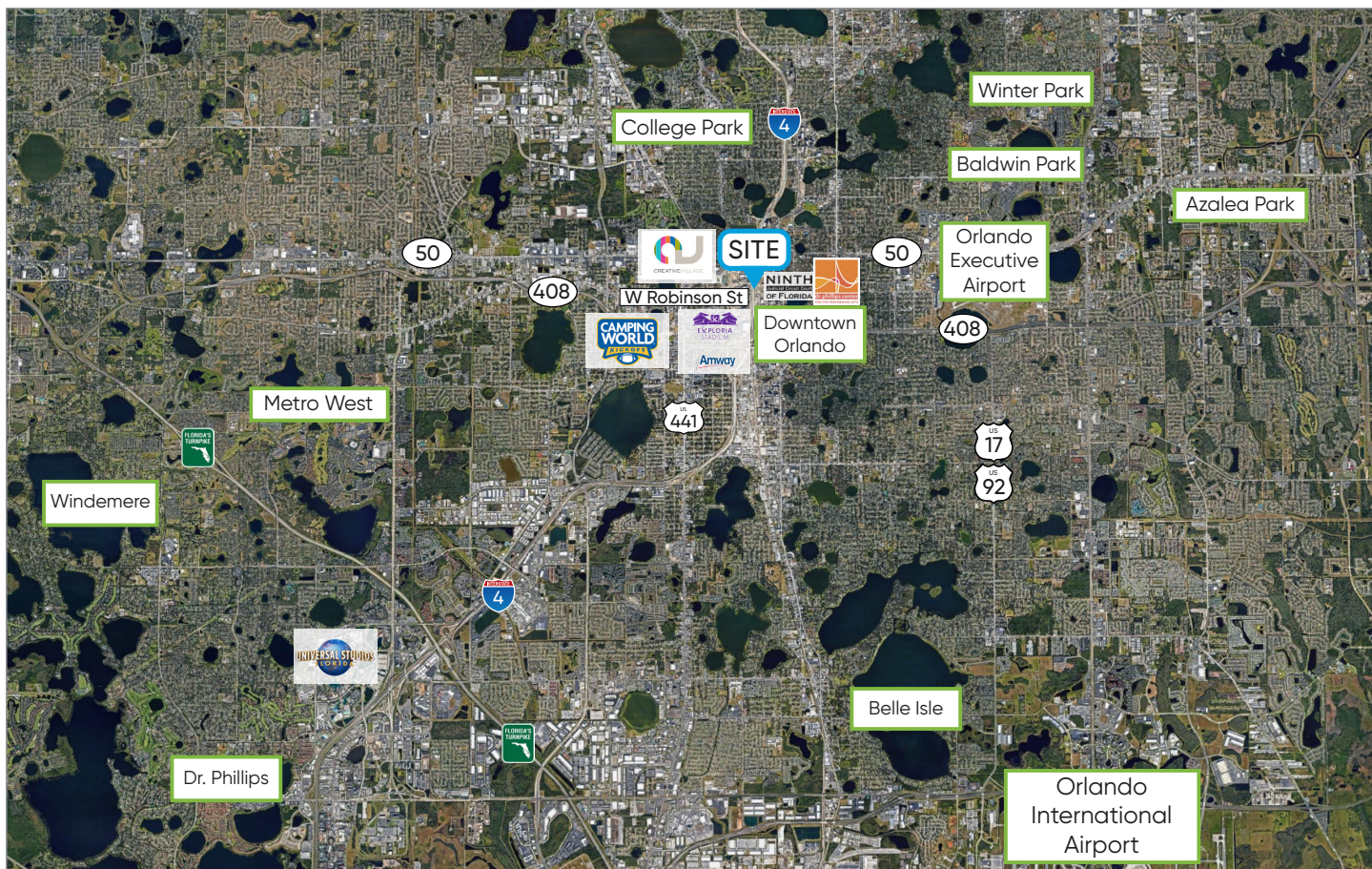
- Beautiful Views of Downtown
- Recently Updated Carpet and Paint
- Reception, 9 Offices, Conference Room
- Common Area Break Room on Floor



Interior Images



Location Details



3 Minutes
from Creative Village &
Amway Center

4 Minutes
from Exploria Stadium

5 Minutes
from Dr. Phillips Center

10 Minutes
from Orlando Health

8 Minutes
from Camping World
Stadium

24 Minutes
from Orlando International
Airport

Main Street of Downtown Orlando

The Downtown Office Tower is located within one block of the Orange County Courthouse, next to the central station hub for mass transit including commuter rail and bus transit and within Orlando's Central Business District consisting of 11+ Million square feet of office space and over 13,000 residential units.

It is easily accessible from Interstate-4, Orange Avenue and the major east/west downtown thoroughfare, Robinson Street.

