

AVAILABLE

Freestanding Building in West Downtown Orlando

**AFFORDABLE
LEASE RATE**

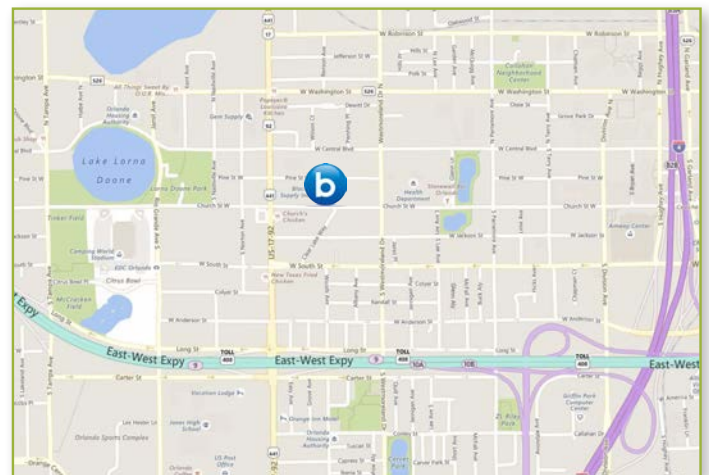


LOCATED IN A QUICKLY DEVELOPING DOWNTOWN CORRIDOR!

This 8,900 SF office/warehouse building is located in West Downtown Orlando with property access from both Church Street and Pine Street. Situated in Orlando's newest sports and entertainment corridor, it's within walking distance of the Camping World Stadium and the \$155 million Orlando City Soccer Stadium. The excellent flex building offers multiple private offices, conference rooms, open work areas, break room along with 4,440 SF of warehouse space, 50% is fully air-conditioned.

PROPERTY DETAILS

- >> **Lease Rate:** \$10.00 / SF MG
- >> **New Price:** \$1,500,000.00
- >> **Total Building:** 8,900 SF - 4,500 SF (Office) & 4,440 SF (Warehouse)
- >> **Land Size:** .33 Acres
- >> **Zoning:** I-G/T/PH
- >> **Parking:** Ample
- >> **Signage:** Building on Church Street



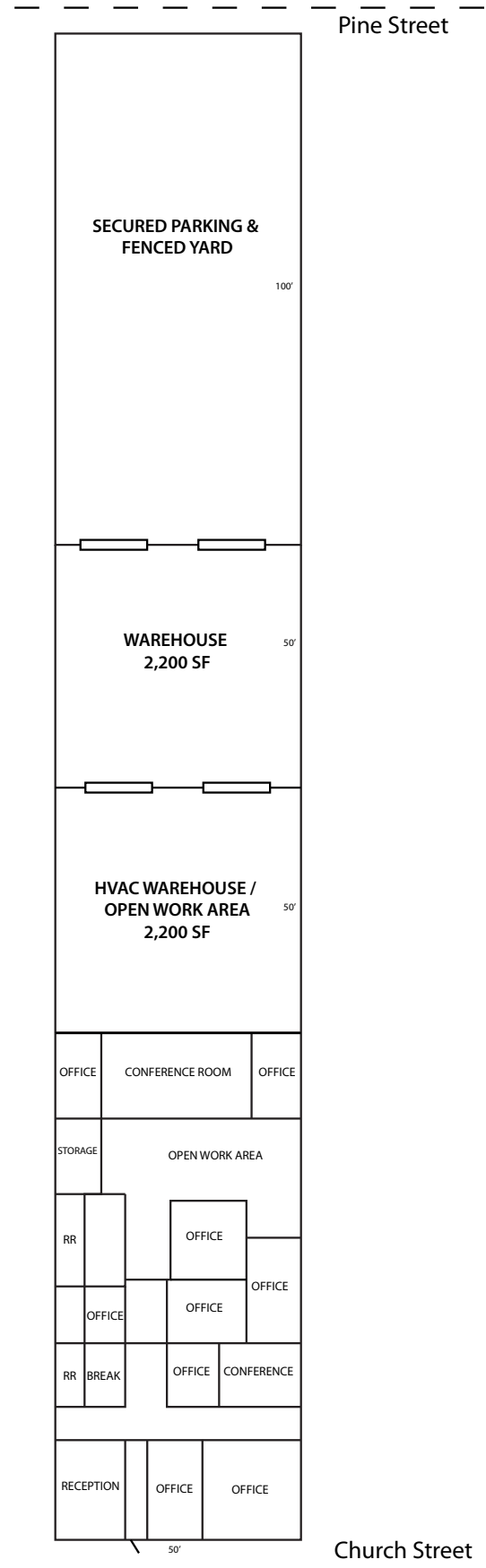
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PROPERTY HIGHLIGHTS

- >> Creative Loft Style Building
- >> Fenced Yard - Secured Parking
- >> Electrical Roll-up Doors - Grade Level
- >> Electrical Access Gate
- >> Exposed Beam Ceilings
- >> 50% A/C Warehouse
- >> 12' Clear Height in Warehouse
- >> Open Loft Storage





Location Aerial

