



OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$19.50 MG
Building Size:	± 3,510 USF
Parcel Size:	± .66 acres (2 parcels)

PROPERTY OVERVIEW

Free-Standing, West Colonial Office Building
 Current Use - Law Firm
 Over 35,000 VPD (per Orange County)
 Excellent access to I-4, Creative Village & Amway Arena
 Zoning: City of Orlando MU-1/T/PH & R-3B/T/PH

PROPERTY HIGHLIGHTS

- Perfect for the professional user
- 2007 - entire renovation down to block walls
- Well-maintained & move-in ready
- Beyond ample parking ratio of ± 6/1000
- Mix of offices, cubes, and 2 conference rooms
- Lobby waiting area with reception desk
- Rear building exit for privacy

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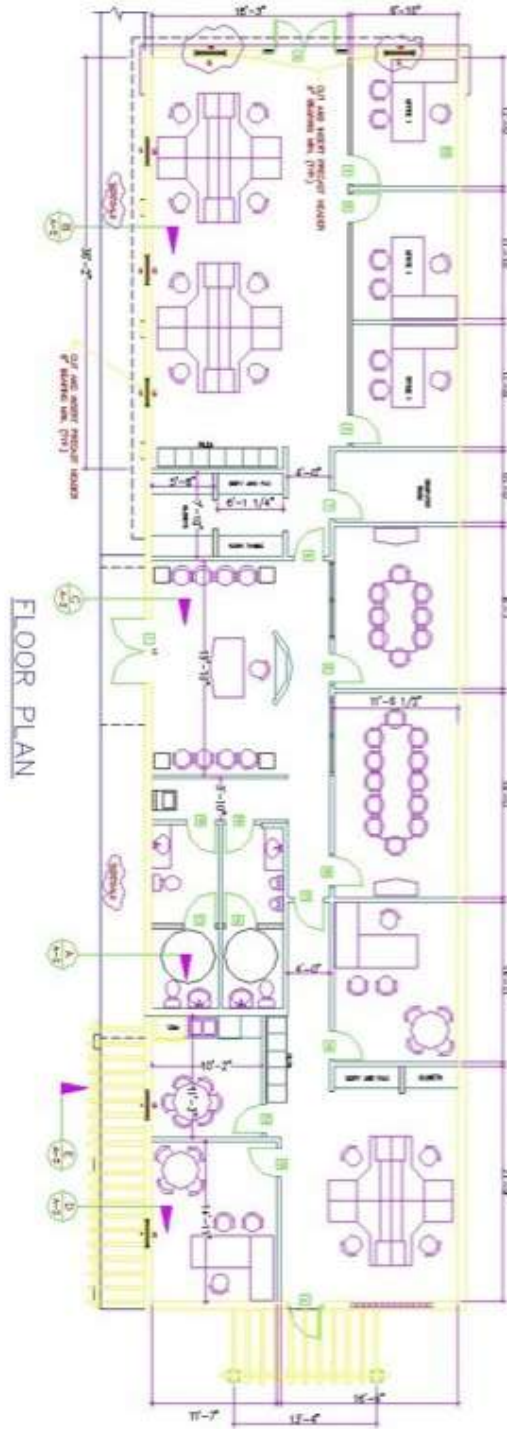
Photos



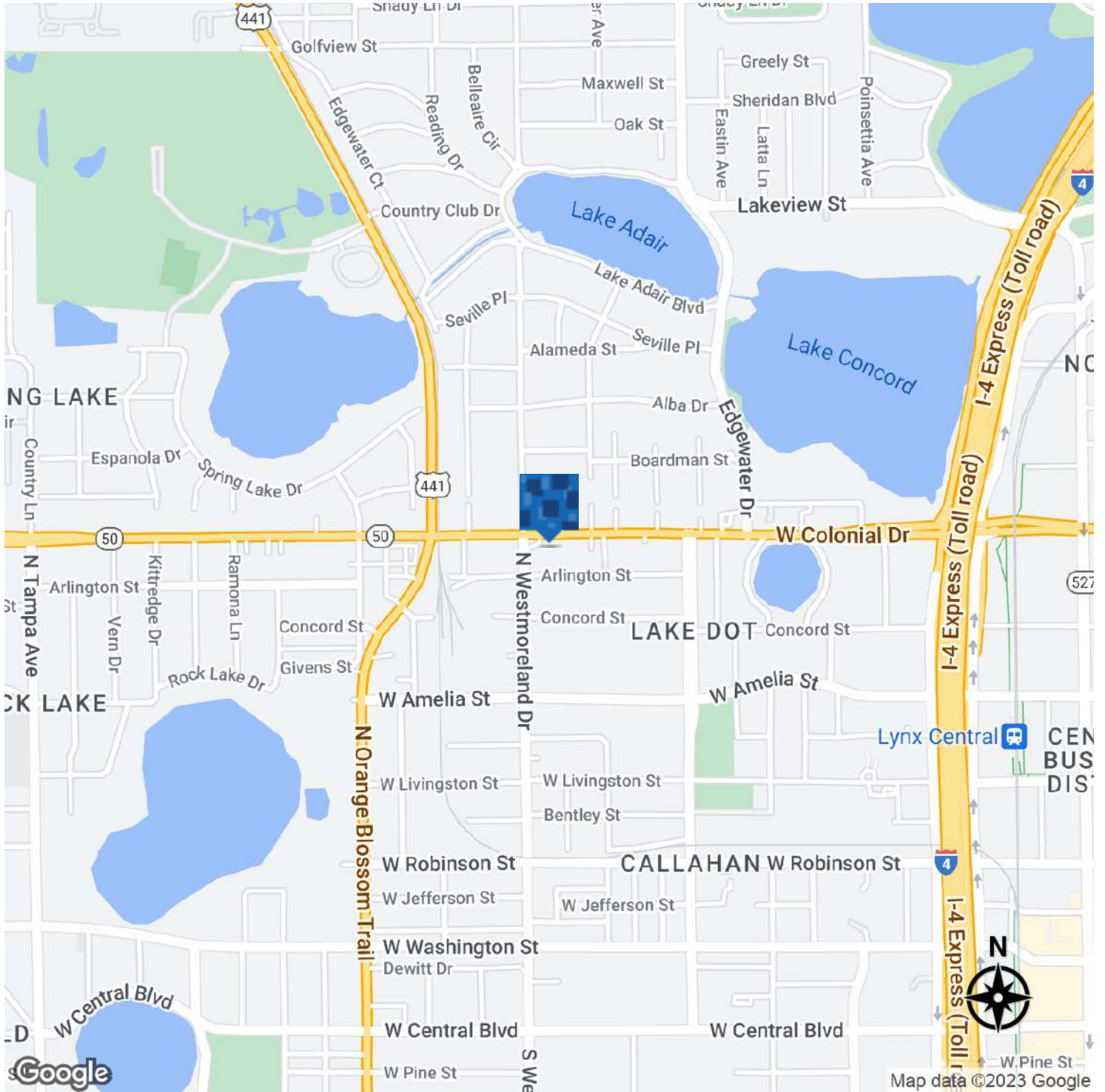
Additional Photos



Space Plan



Location Map



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