



THE  
**PLAZA**  
ORLANDO - FLORIDA  
SUITE 1250S • 3,128SF

**FOR SALE**



- 7 Private Offices
- Double door entry off elevators
- Break room



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*“THE PLAZA has become one of the most prominent business addresses in downtown Orlando’s Core Business District”*

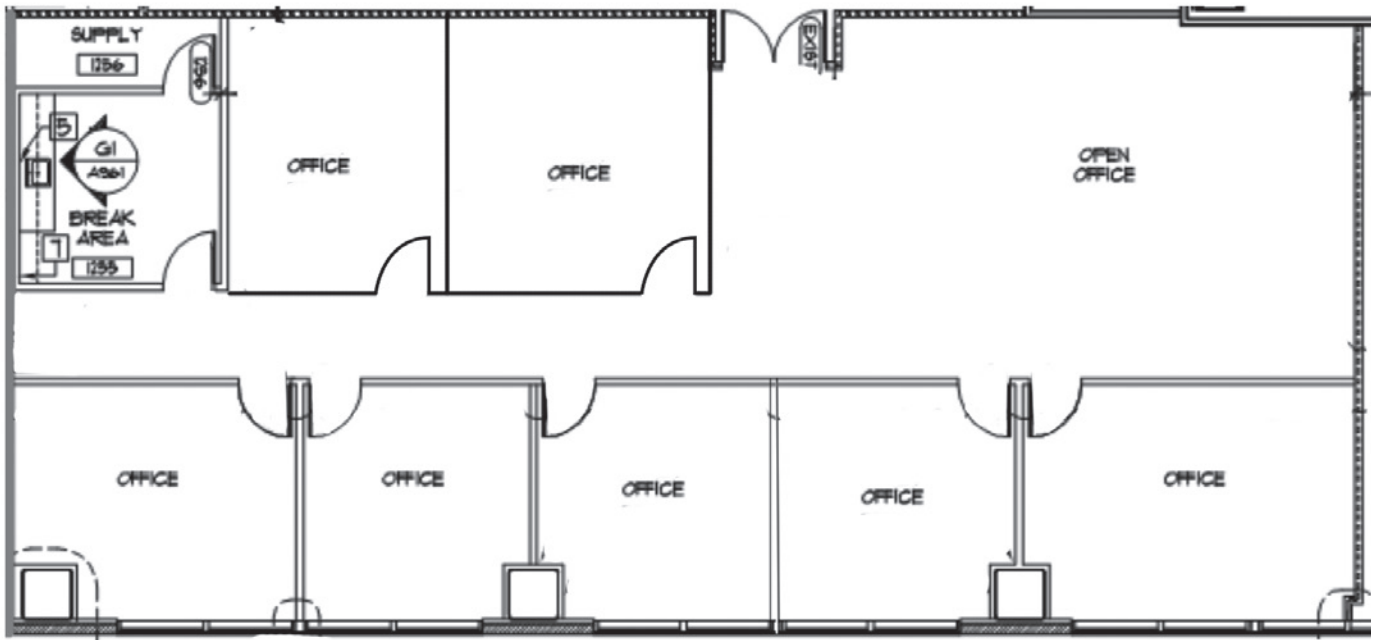
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- THE PLAZA, Anchors Downtown Orlando’s Core Business District and is a Headway to the vibrant Sports Corridor.
  - Downtown Orlando is the ideal location for new technology companies, local and global finance, corporate and division headquarters
  - More than 80,000 professionals commute to Downtown Orlando on a daily basis.
  - Downtown Orlando with over 11 million square feet of office space in the urban core and one of the highest occupancy rates in the state.
  - Orlando is one of the largest digital media clusters in the nation thanks to the region’s entertainment and military sectors.
  - Downtown Orlando will continue to serve as a hub for technological innovation with the opening of Creative Village and the new UCF-Valencia Campus.
  - Current Apartment Occupancy in Downtown Orlando is an average of 95.4%
  - Downtown Orlando is flanked by two leading Medical Centers - Orlando Health and Advent Health.
  - Downtown Orlando is home to the Dr. Phillips Performing Arts Center, Amway Center, Orlando Lions Soccer Stadium, Camping World Stadium.
  - Downtown Orlando is connected to Greater Orlando and the state by the I-4 Corridor, Florida Turnpike, and Florida’s 429, 417, 528, 414 and 408 Expressways.
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# Floor Plan



## For Lease

Unit 1250S

Plaza South Tower

Size: 3,128 SSF

7 Private offices

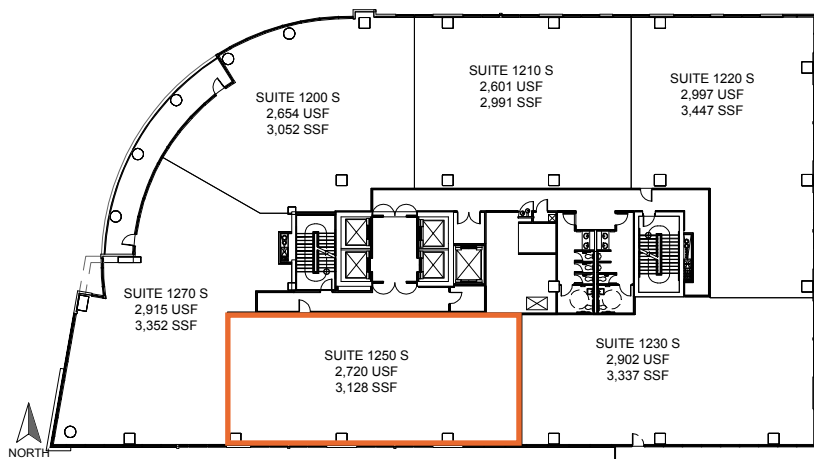
Large Open Work Area

Kitchen Break Room

Views of Orange Ave, Church St, City Hall

Double Door Entry Directly off Elevator

**Price: \$679,000.00**



Disclaimer: Offering is subject to errors, omission, prior sale or withdrawal without notice. Plaza unit and building information, including sizes, pricing, property features, terms, availability and amenities, are subject to change, prior sale or withdrawal at any time without notice or obligation. Drawings, photographs, renderings, video, scale models, square footages, floor plans, elevations, features, colors and sizes are approximate for presentation purposes only and may vary from the homes as built. Home prices refer to the base price of the house and do not include options or premiums, unless otherwise indicated for a specific home. Nothing printed or on the website should be construed as legal, accounting or tax advice.

*"The Orlando region is No. 1 in the nation for job growth for the fourth consecutive year. According to the Bureau of Labor Statistics, the Orlando-Kissimmee-Sanford metropolitan statistical area (MSA) continued its trajectory as the fastest growing job market in the country for 2018."*



Sunrail, Church Station



Amway Center



Dr. Phillips Performing Arts Center



Orlando Soccer Stadium

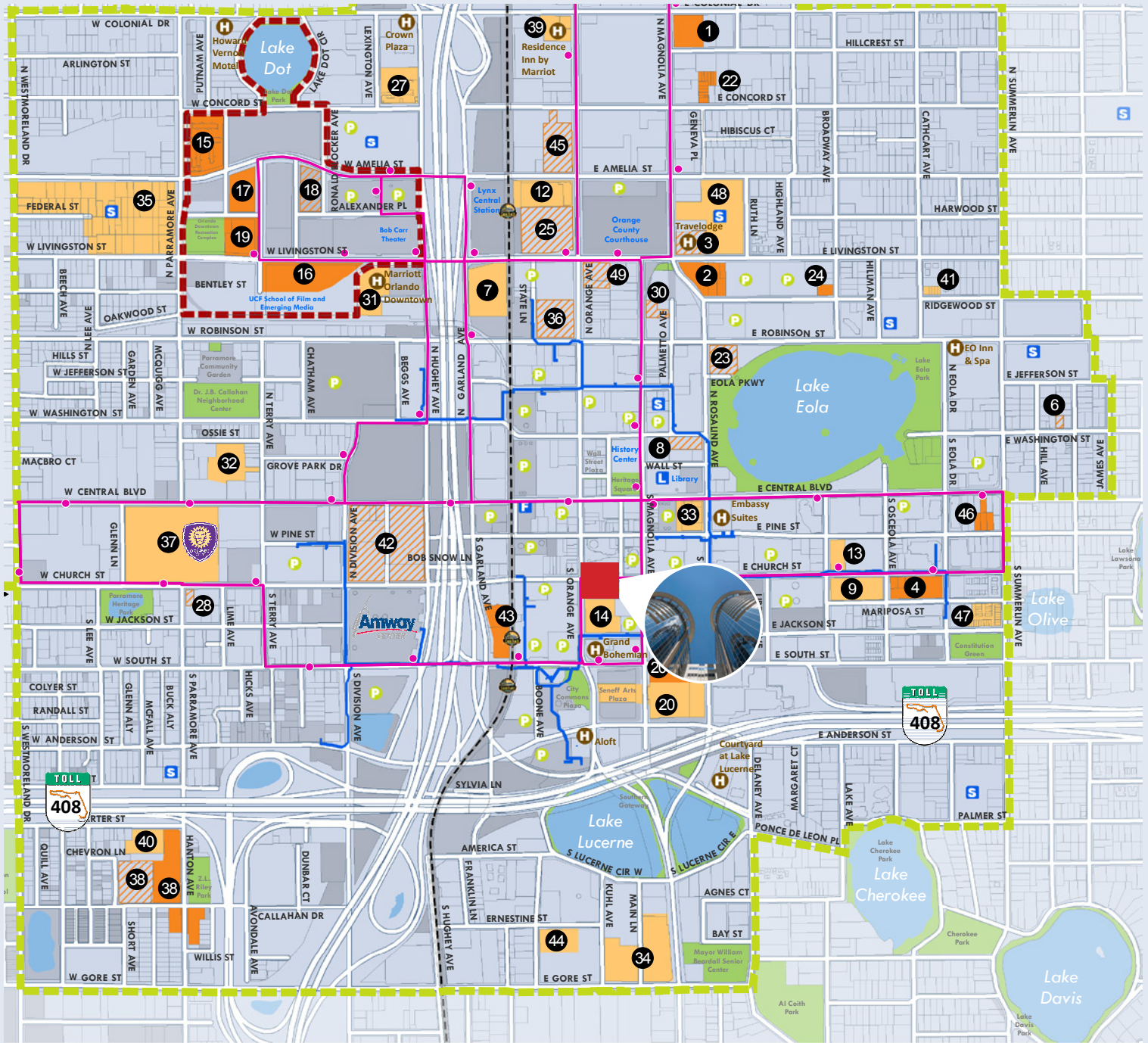


Lake Eola, Downtown Orlando

Downtown Orlando, FL




# Planned and Recently Completed Projects



- |                           |                                                      |                                                      |                                                      |
|---------------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| 1. 107 Hillcrest          | 13. Citi Tower                                       | 20. Citrus Center                                    | Improvements                                         |
| 2. 333 North Rosalind     | 14. Citrus Center                                    | Improvements                                         | 27. Creative Village - Amelia Court                  |
| 3. 409 North Magnolia     | Improvements                                         | 21. Creative Village - Amelia Court                  | 28. Creative Village - Dr. Phillips Academic Commons |
| 4. 520 East               | 15. Creative Village - Amelia Court                  | 22. Creative Village - Dr. Phillips Academic Commons | 29. Creative Village - Parcel M Apartments           |
| 5. 800 North Orange       | 16. Creative Village - Dr. Phillips Academic Commons | 23. Creative Village - Parcel M Apartments           | 30. Creative Village - Parcel U Apartments           |
| 6. 811 East Washington    | 17. Creative Village - Parcel M Apartments           | 24. Creative Village - Parcel U Apartments           |                                                      |
| 7. Ace Café               | 18. Creative Village - Parcel U Apartments           | 25. Citi Tower                                       |                                                      |
| 8. Cambria Suites Hotel   | 19. Citi Tower                                       | 26. Citrus Center                                    |                                                      |
| 9. Camden Thornton Park   |                                                      |                                                      |                                                      |
| 10. Camping World Stadium |                                                      |                                                      |                                                      |
| 11. Camden North Quarter  |                                                      |                                                      |                                                      |
| 12. Central Station       |                                                      |                                                      |                                                      |



THE  
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