



OFFICE SPACE FOR LEASE

924 & 934 N. MAGNOLIA AVENUE, ORLANDO, FL 32803

Contact: Wm. Brady McGill
Executive Vice President

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For Lease: \$25.00 - \$30.00 SF / Full Service

Availability: 156 RSF to 960 RSF

Parking Ratio: 4 / 1,000

Executive office suite available located between Downtown Orlando and Ivanhoe Village

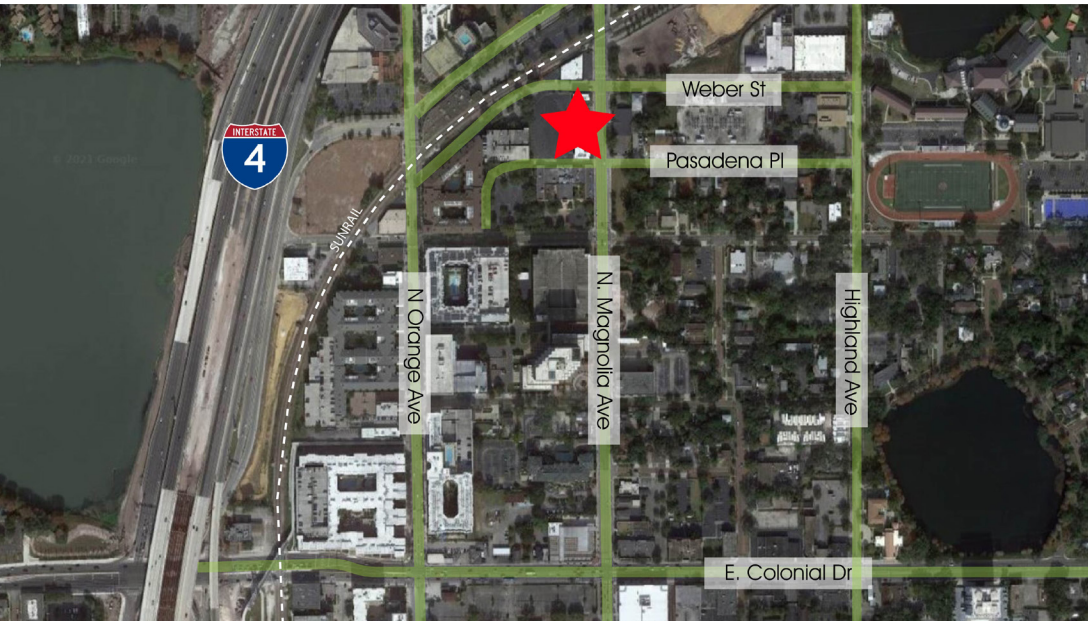
Walking distance to Lake Ivanhoe Park and Ivanhoe Village Shops and Restaurants

High parking ratio with 135 total spaces for building

Recently Improved directory signage

Easy access to and from I4 and Downtown Orlando

Ideal for attorneys, CPA Firms and other professional office users



2023 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

	Total Population	Total Households	Average HH Income
1 Mile	17,827	9,552	\$116,243
3 Miles	100,317	48,335	\$119,168
5 Miles	286,776	122,889	\$99,963

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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