

OFFICE FOR SUBLEASE

Downtown Orlando

111 N Magnolia Ave, Orlando, FL, 32801



AVAILABLE SPACES

Suite	Rate	Size	Type
1650	Call For Pricing	6,476	Full Service

OFFERING SUMMARY

SPACE AVAILABLE:	6,476 SF
SUBLEASE RATE:	Call for Pricing
SUBLEASE TYPE:	Full Service
ZONING:	AC-3A/T
FLOOR:	16
YEAR BUILT:	2008

PROPERTY OVERVIEW

- Nestled in the vibrant heart of Downtown Orlando, this exquisite Class A office space offers an unparalleled blend of style, comfort, and functionality. Spanning 6,476 SF on the 16th floor, this suite is meticulously designed to cater to the needs of discerning businesses seeking a prestigious address and an exceptional working environment. Furniture is not included in the lease, but can be negotiated.
- As you step into this office, you are greeted by a modern, open-plan layout that fosters collaboration while also accommodating the need for private workspaces. High-quality finishes, state-of-the-art infrastructure, and ergonomic furnishings throughout ensure your team can work in utmost comfort and efficiency.
- A distinctive feature of this property is its private balcony, offering serene views of Lake Eola. This tranquil outdoor space provides a perfect escape for moments of relaxation or casual business meetings, all while basking in the picturesque backdrop of Downtown Orlando's iconic skyline.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service.

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