

**FOR
LEASE**

496 DELANEY AVE

ORLANDO, FL 32801

DOWNTOWN OFFICE SPACE WITH AMPLE PARKING



CONTACT

Vincent F. Wolle, CCIM, SIOR

407.448.1823 *Mobile*

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Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers

108 Commerce Street, Suite 200

Lake Mary, Florida 32746

407.647.0200 *main*

407.647.0205 *fax*

www.ResultsREPartners.com

Property Details

- 10,146 SF (2) story office building built in 1986, renovated in 2018-19
- .54 Acre of land with 30+ on site parking and access to an additional 55 paid parking spaces beside the property (up to a 8.3/1000 ratio)
- Tenant pays its own utilities, internal bathrooms, new HVAC units installed, flexible layouts, and building signage , owner may amortize improvements for a long term credit tenant.
- Visible and direct access from 408, easy access from Orange Ave, direct access from I-4 (Anderson Rd exit), and located behind the Dr. Philips Performing Arts (Corner of Anderson and Delaney Ave)

Suite 408-410: 2,367 SF for \$6,000 a month (1st Floor)

Suite 508-510: 2,150 SF for \$5,000 a month (2nd Floor)

5 Year Minimum Term Only

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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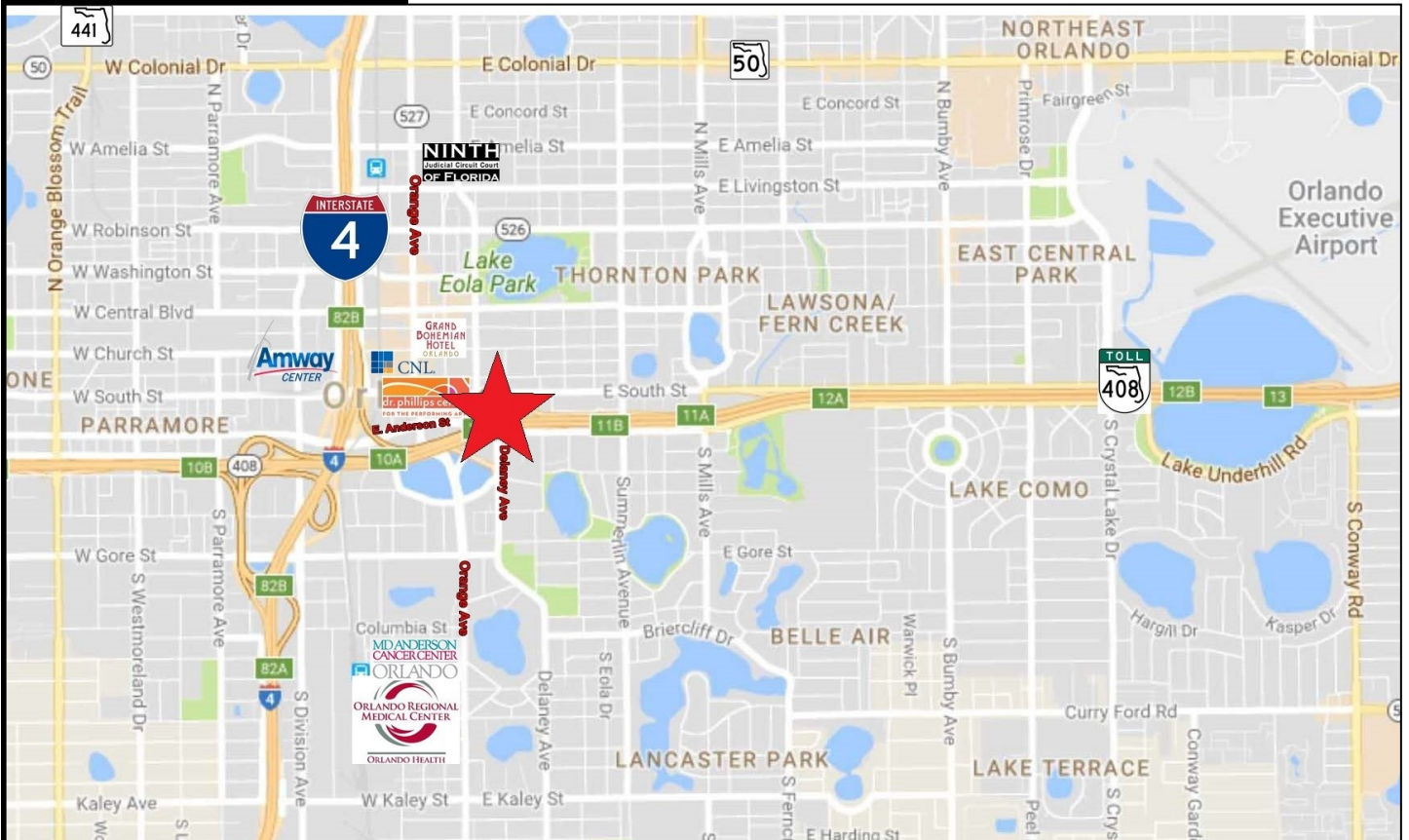
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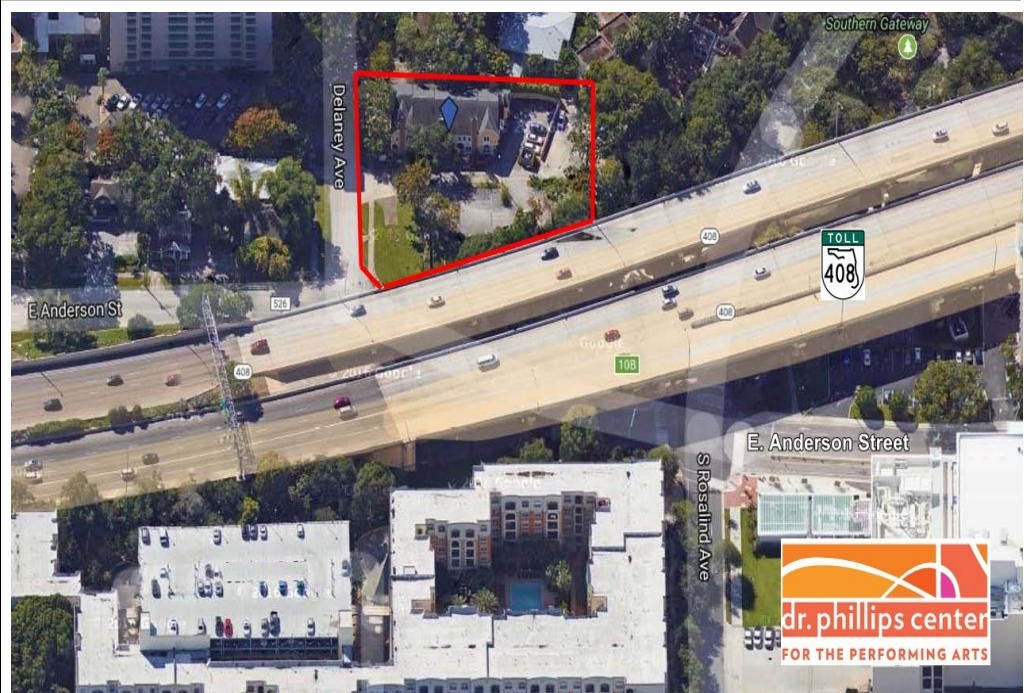
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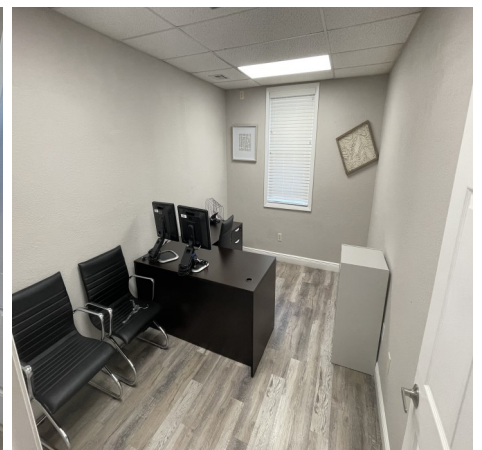
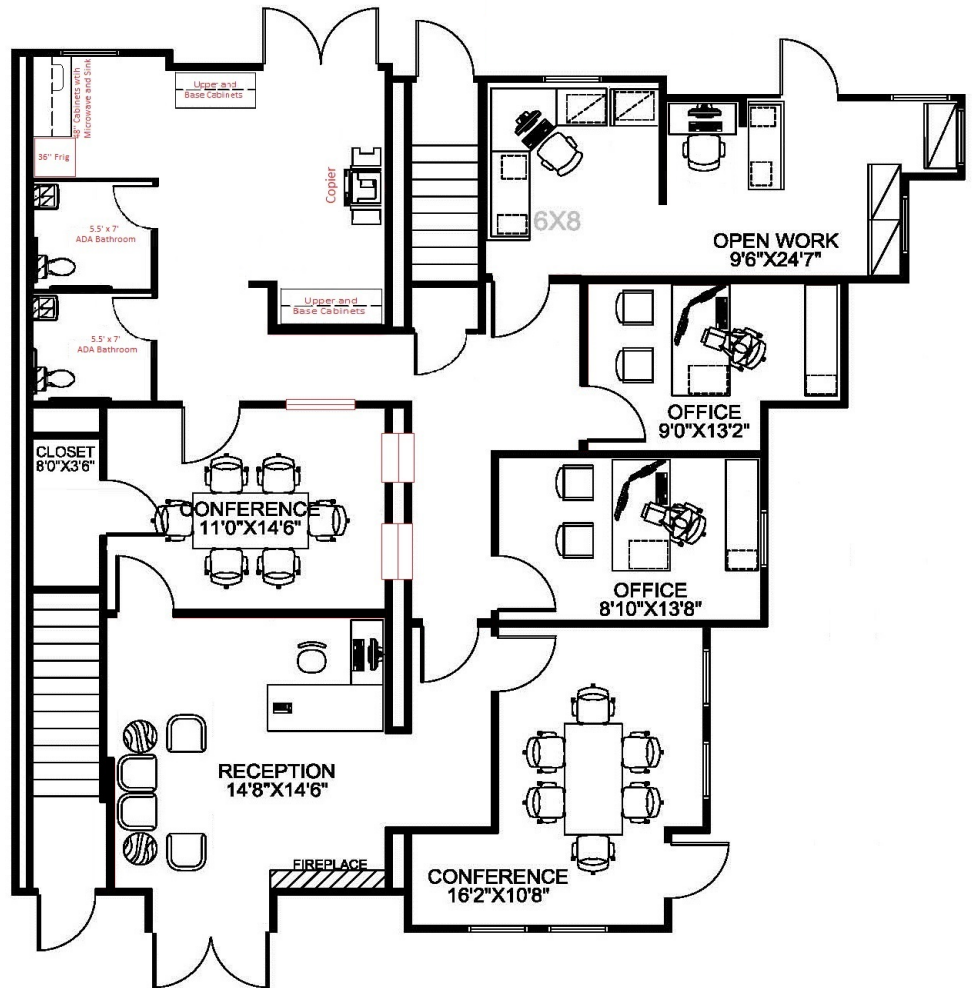
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Suite 408-410 (1st Floor)



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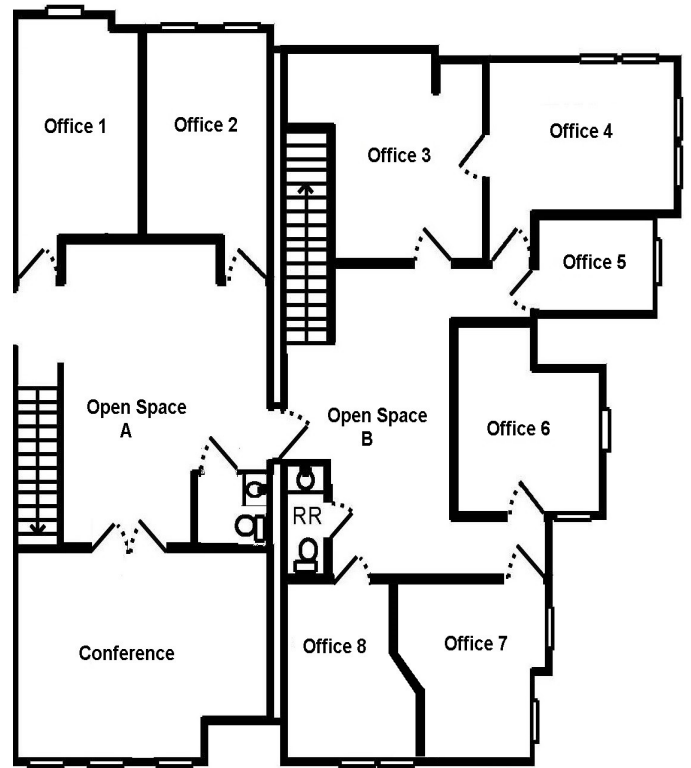
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Suite 508

Suite 510

Suite 508-510 (2nd Floor)

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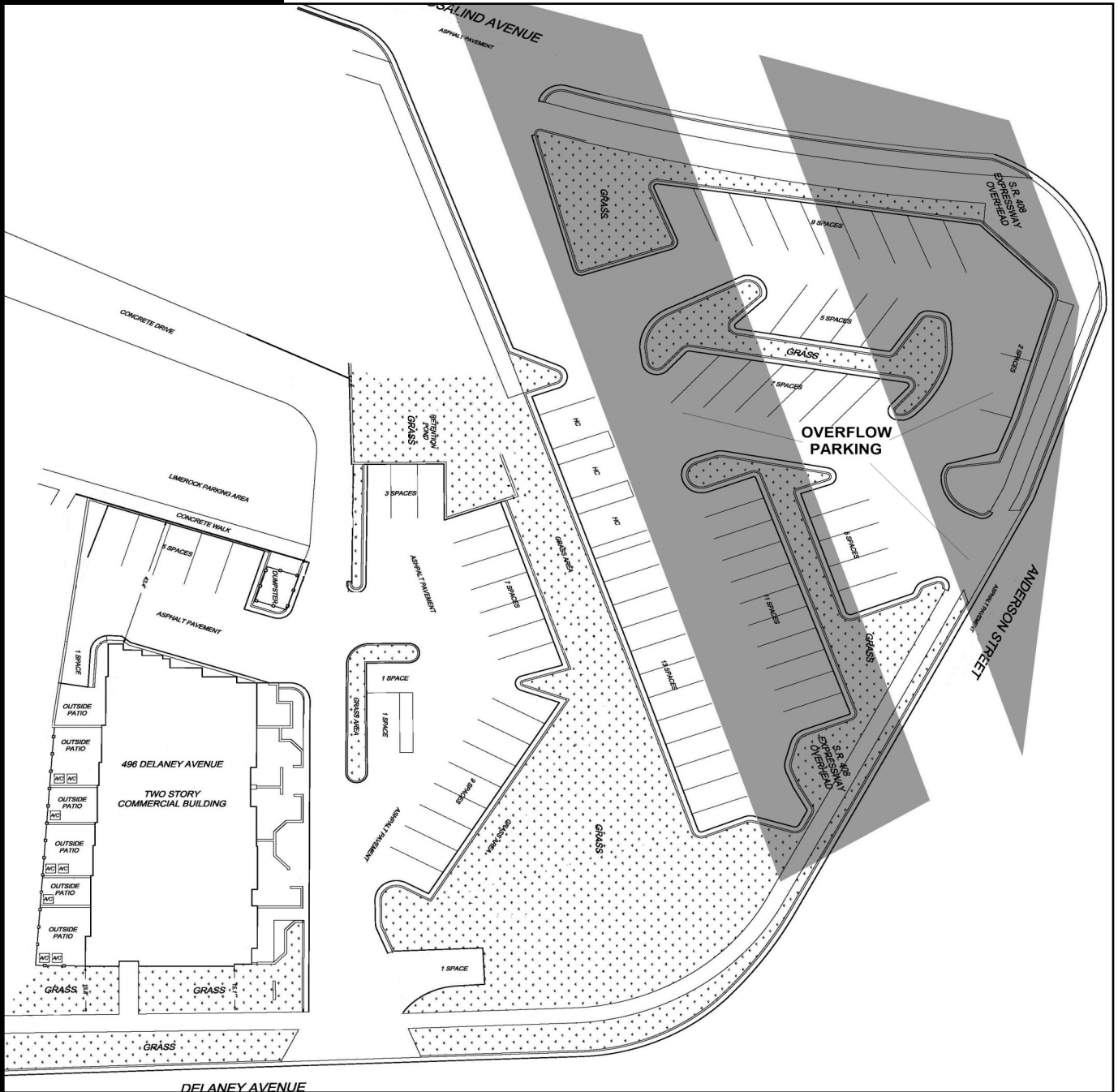
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