

For Lease

# Downtown Orlando Flex/Retail

617 W. Central Boulevard | Orlando, FL 32801



## Property Overview

Positioned directly across from Inter & Co. Stadium and within walking distance to Kia Center and the Orlando Sports + Entertainment District, this property offers prime proximity to some of downtown Orlando's premier entertainment. With the property's central location, access is easy with major thoroughfares such as US-441, Interstate-4, SR 50 and SR 408 close by.

## Property Stats

Address	617 W. Central Blvd, Orlando, FL 32801
Available SF	±5,290 - 16,215 SF
Land Area	±0.88 ac
Year Built	1925
Zoning	AC-2/T/PH

Lease Rate: \$16.50/SF NNN | CAM: \$5.00/SF

## For further information

**Gunner Leslie**  
Vice President  
+1 407 440 6642  
[gunner.leslie@avisonyoung.com](mailto:gunner.leslie@avisonyoung.com)

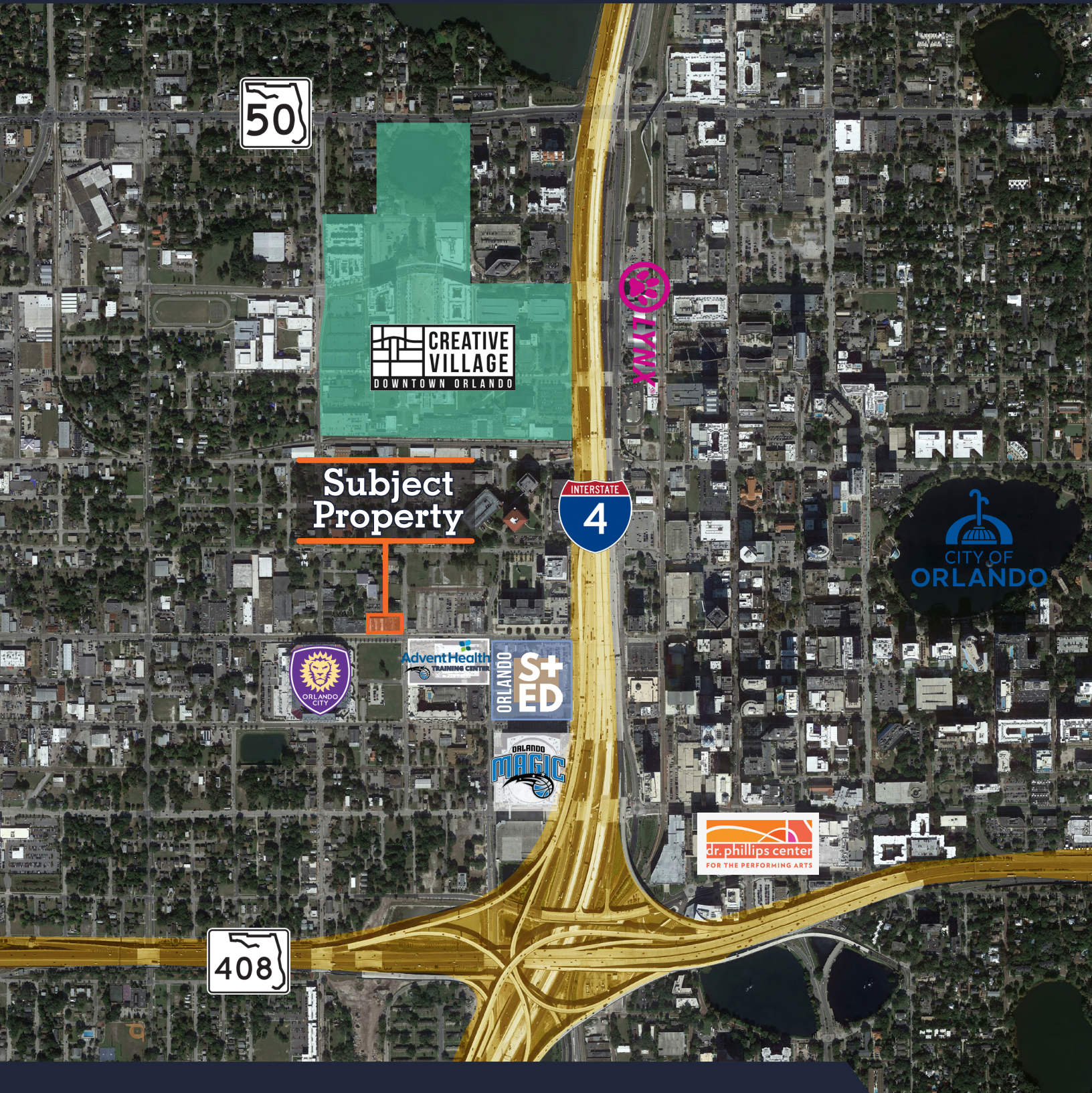
**Nathan Eissler, CCIM, SIOR**  
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**AVISON  
YOUNG**



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Located in the heart of downtown



Property highlights



Ample surface parking



Fenced and secured



Downtown location



Built-to-suit floorplans

# ORLANDO SPORTS + ENTERTAINMENT DISTRICT



A 900,000-square-foot mixed-use project located in downtown Orlando, featuring high-rise residences, a full-service hotel, office and meeting spaces, retail shops, a dynamic live events venue, and on-site parking – all steps away from Kia Center.

**260 KEYS**

Hotel

**270 UNITS**

Residential

**3,500 CAPACITY**

Live Events Venue

**125,000 SF**

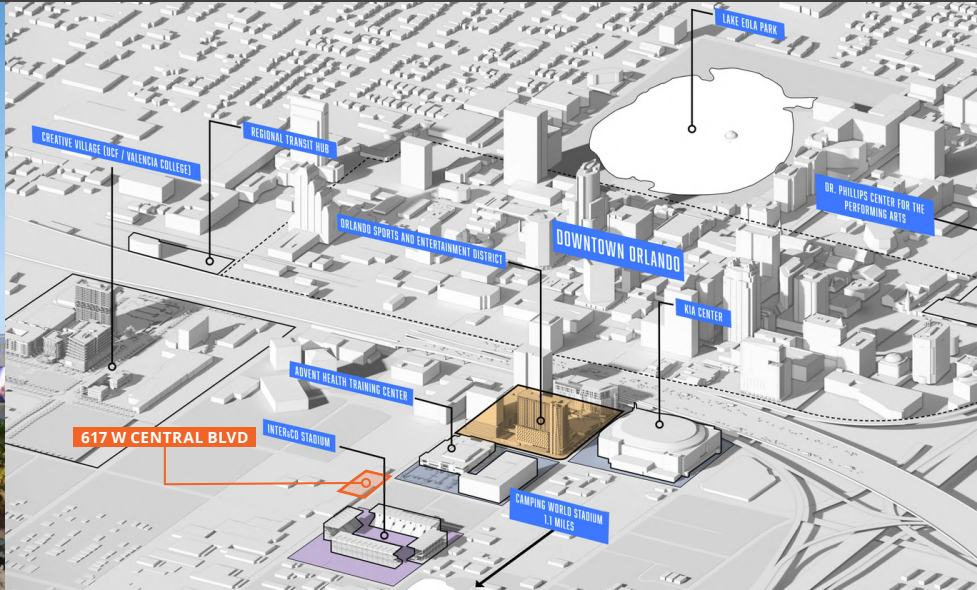
Retail

**1,140 SPACES**

Parking

**20,000-30,000 SF**

Class A Office



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**Flexible Floorplan | 5,290± - 16,215± SF**



**Terry Avenue**

**Central Boulevard**

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