



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

1615 Edgewater Drive  
Orlando, Florida 32804

**PROFESSIONAL OFFICE SPACE IN COLLEGE PARK**

**MOVE-IN READY**



## FOR LEASE

- + Lease Rate: \$32 / SF FS
- + Available SF: 2,789 RSF – 6,315 RSF
- + Building Size: 25,324 SF
- + Signage: Monument
- + Year Built: 2002

## Highlights

- Professional Office Building Located on Edgewater Drive in College Park
- Close to Many Local Restaurants & Retail
- Tenant Allowance Offered for Approved Improvements, Including Your Choice of Floor Covering
- Multiple Private Offices and Work Stations, Break/Copy Room & Reception Area
- Beautiful Building Lobby
- Just Over a Mile from Interstate 4 and Highway 50
- Ample Parking



### PATRICK GOETZ

Vice President  
(407) 734.7210  
Pat@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



### BISHOP BEALE DUNCAN

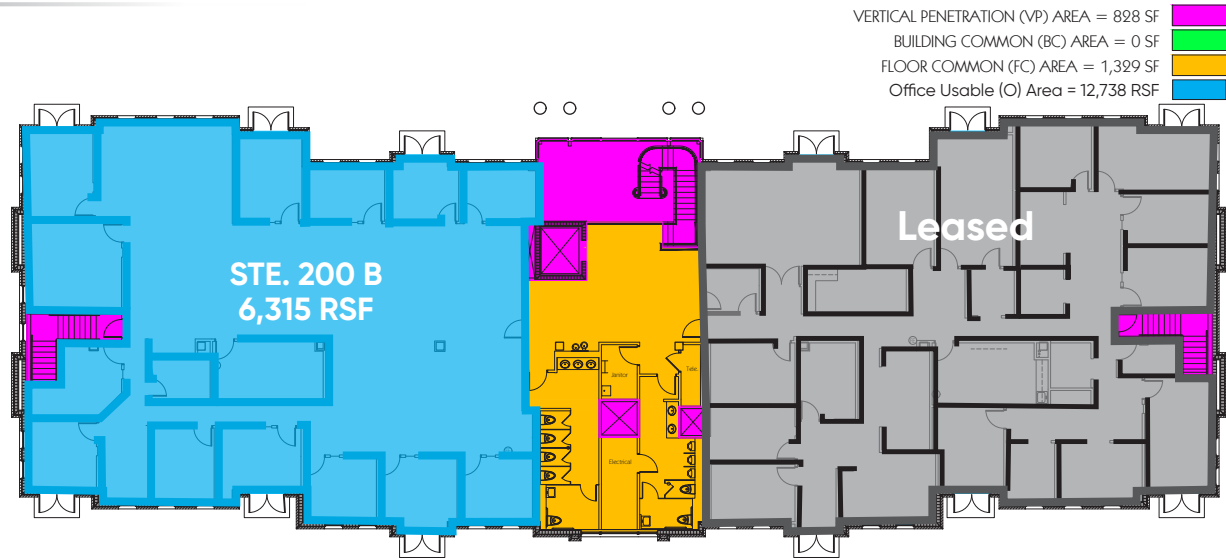
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

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# Full Suite Option

## SUITE 200 B - 6,315 RSF

- 12 Private Offices
- Break Room
- Conference Room
- Large Open Work Area
- Private Balconies
- IT Closet



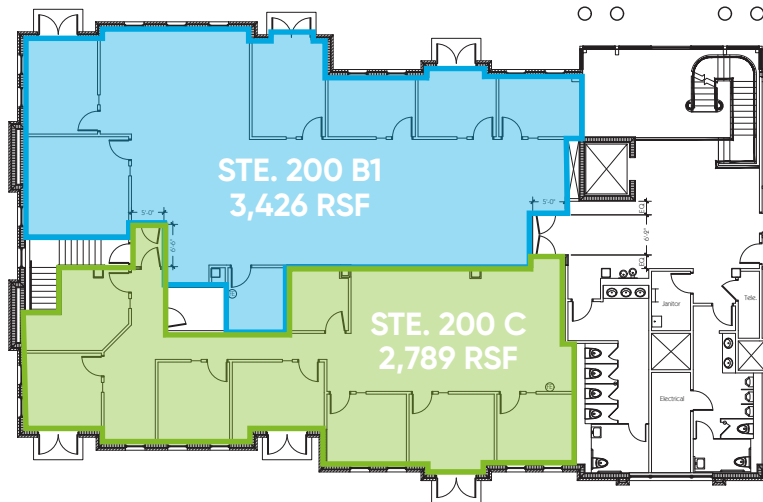
# Split Suite Options

## SUITE 200 B1 - 3,426 RSF

- 5 Private Offices
- Break Room
- Conference Room
- Open Work Area
- Private Balconies

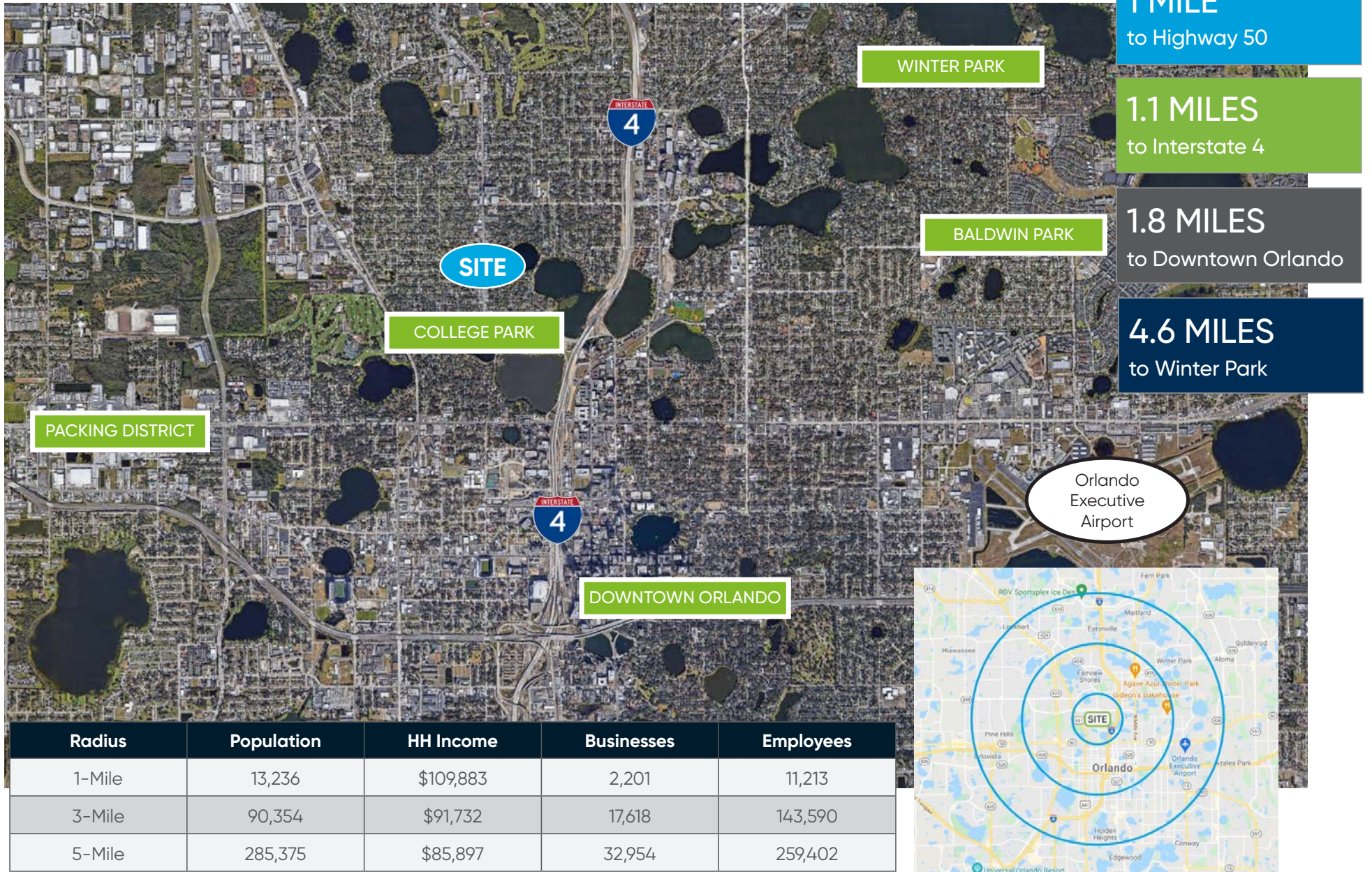
## SUITE 200 C - 2,789 RSF

- 7 Private Offices
- Break Room
- Open Work Area
- Private Balconies





# Location Aerial & Demographics





# Local & National Retail Snapshot

