

OFFICE SPACE FOR LEASE

609 - 619 E. Colonial Drive, Orlando, FL 32802

Contact: Wm. Brady McGill, CPM
Executive Vice President

E: Brady@FCPG.com
P: 407.872.0177 ext. 129

For Lease: \$29.00 / RSF, Full Service

Move-In Ready End Cap Suite Available:

Suite 617B: ± 2,378 RSF

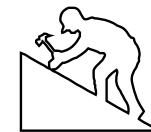
2,378 RSF end-cap suite within two-story office building located directly along East Colonial Drive with high AADT of 43,000, with ± 196 ft frontage

Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

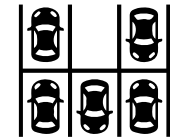
Building signage available along East Colonial Drive

50 shared parking spaces with additional street-side parking

Walking distance to Lazy Moon and Lineage Coffee and close proximity from the Mills & 50 restaurant corridor



NEW ROOF
February 2022



NEW PARKING LOT
February 2022



NEW PAINT
March 2022



NEW LANDSCAPING-
March 2022



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

LOCATION

Average Annual Daily Trips

2023

East Colonial Drive	43,000
N Mills Ave	26,500

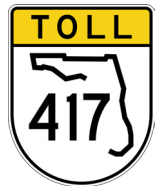
Drive Times & Traffic Counts



2 minutes (0.7 miles)



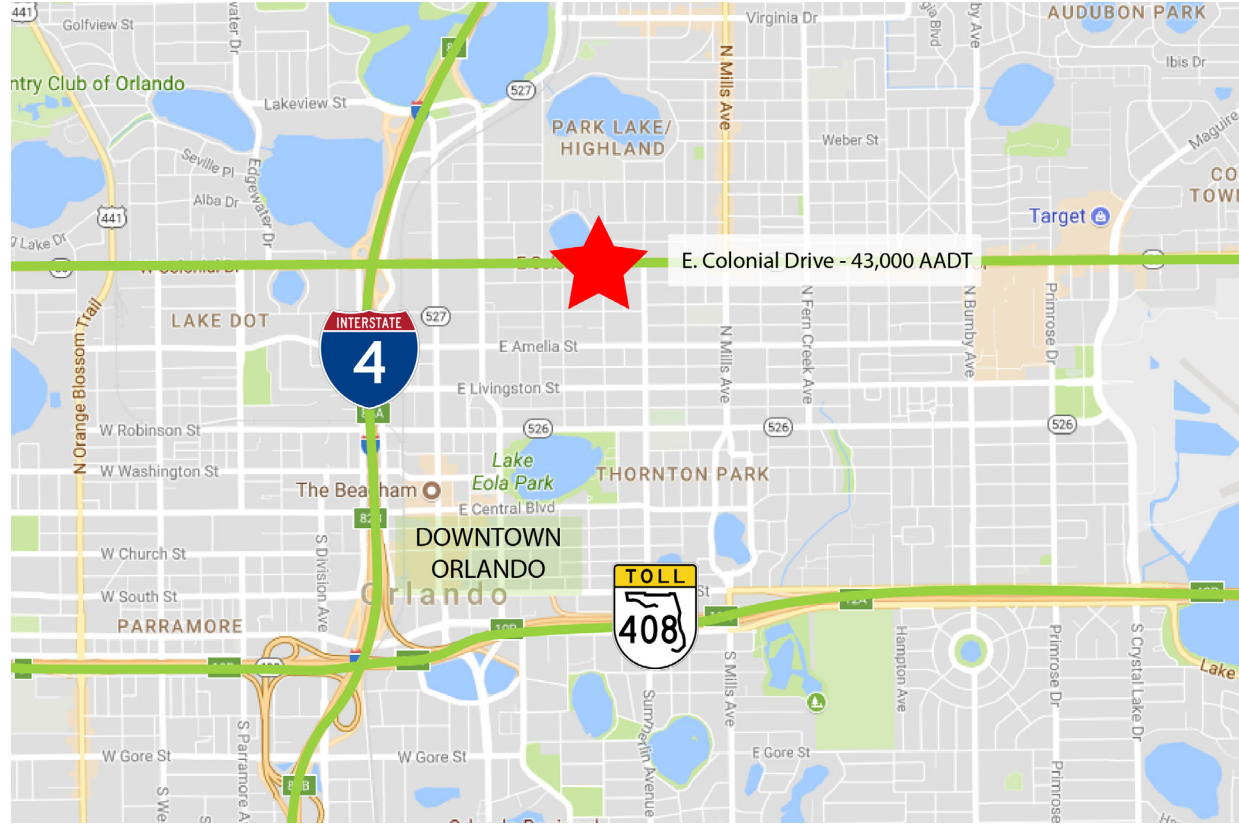
5 minutes (1.5 miles)



11 minutes (6.6 miles)



13 minutes (11.2 miles)



Less than 1.2 miles

DEMOGRAPHICS

2023

1 Mile

3 Miles

5 Miles



Total Population

20,013

106,460

292,275



Total Households

11,849

51,588

126,011



Average HH Income

\$123,593

\$120,548

\$99,629

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

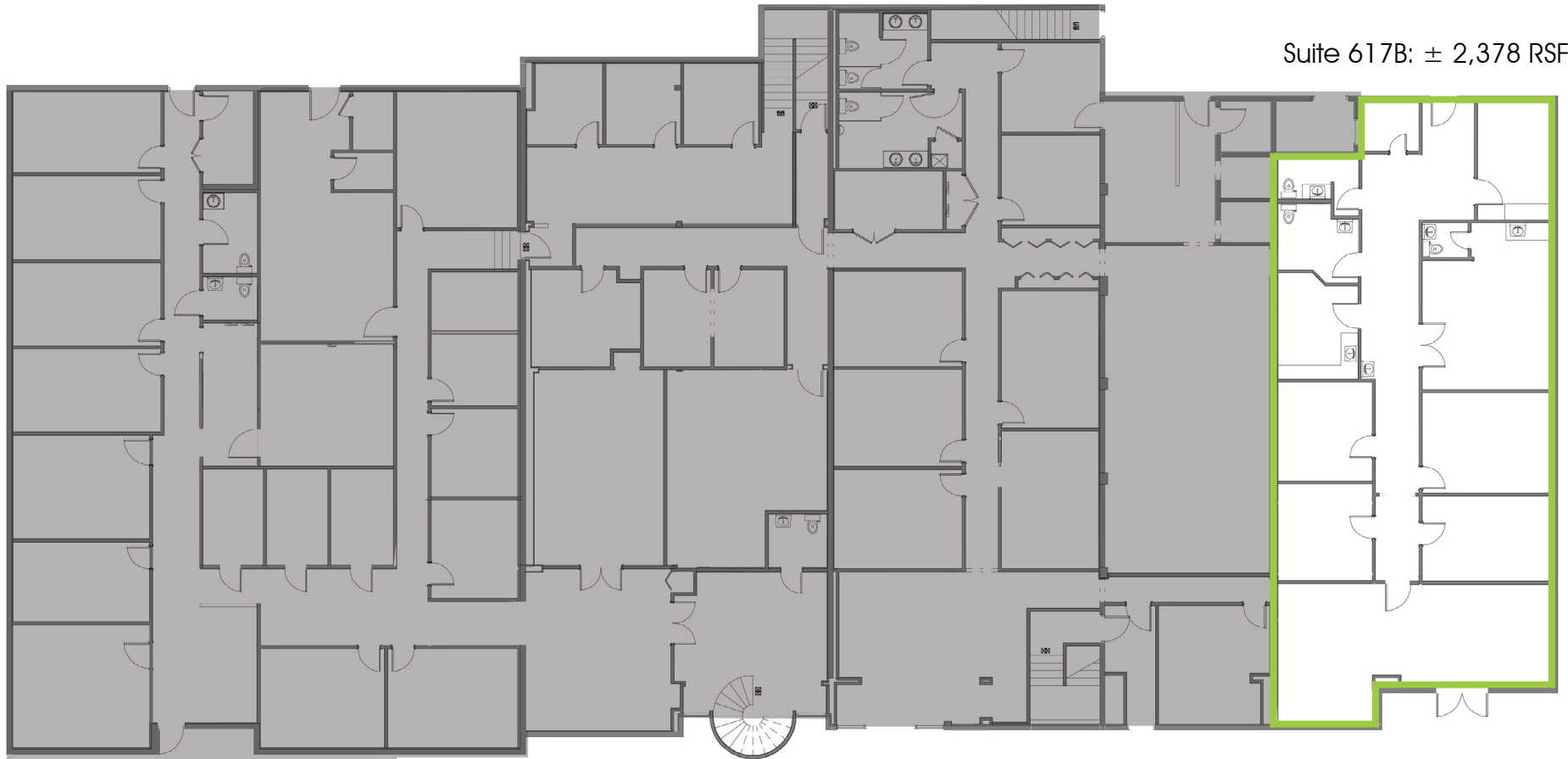
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



FLOORPLATE

AVAILABILITY

Suite 617B: ± 2,378 RSF

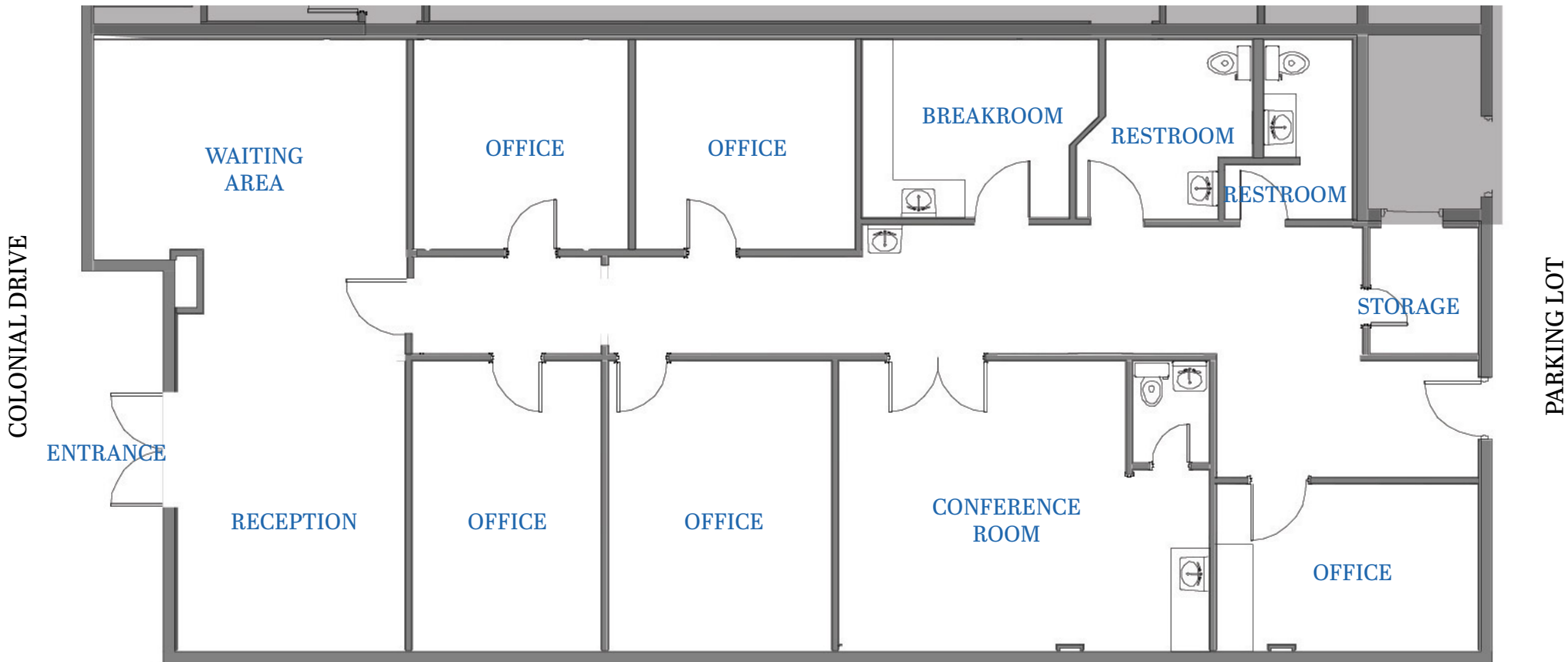


Suite 617B: ± 2,378 RSF

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

FLOORPLAN



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

IMAGES

TAKE A VIRTUAL TOUR
VIA MATTERPORT

Visit: <https://fcpq.com/617b-e-colonial/>



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2023 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

