

RETAIL / OFFICE SPACE FOR LEASE

14 E. Washington Street, Orlando, FL 32801

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Retail Lease Rate: Starting at \$40.00 / SF, NNN

1st Floor Retail: ± 1,500 - 5,300 SF

Office Lease Rate: Starting at \$25.00 / SF, MG

2nd Floor Office: ± 7,681 SF

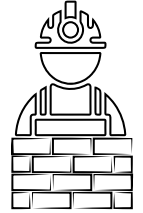
Co-working / Executive Suites Available

3rd Floor Office: Suite 300: ± 609 SF

Suite 331: ± 927 SF

4th Floor Office: Suite 400: ± 2,714 SF

Suite 406: ± 1,804 SF



**\$2 MILLION
IN BUILDING
IMPROVEMENTS
UNDERWAY**

**1st Floor Retail Space
with T.I. Package
Available**

**±255,092
Daytime Population
within 10 minutes**



5,300 SF of 1st Floor Retail and up to 7,681 SF of upper-floor office spaces available in the heart of Downtown Orlando's Central Business District

Unobstructed building signage at signalized intersection of Orange Ave and Washington St with 15,600 AADT

Expansive building improvements including updated lobby, updated exterior façade, updated amenities, new elevators, updated LED lighting in all hallways & lobby underway

Situated two blocks from the beautiful Lake Eola, three blocks from the Orange County Courthouse and five blocks from City Hall

Strategically located close to public transit including SunRail and Lynx bus services with easy access to I-4, 408 and East Colonial Road

Jefferson Street Parking Garage and Central Blvd Garage located adjacent to the building

Surrounded by the bustling downtown restaurants, banking, hotels, and entertainment in the heart of the Central Business District which has over 255,092 Daytime Population within 10 minutes

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IMPROVEMENTS TO BUILDING

Building undergoing expansive improvements including:

- Updated Lobby
- Updated Exterior Façade
- Updated Amenities
- New Elevators
- Updated LED Lighting In all Hallways & Lobby



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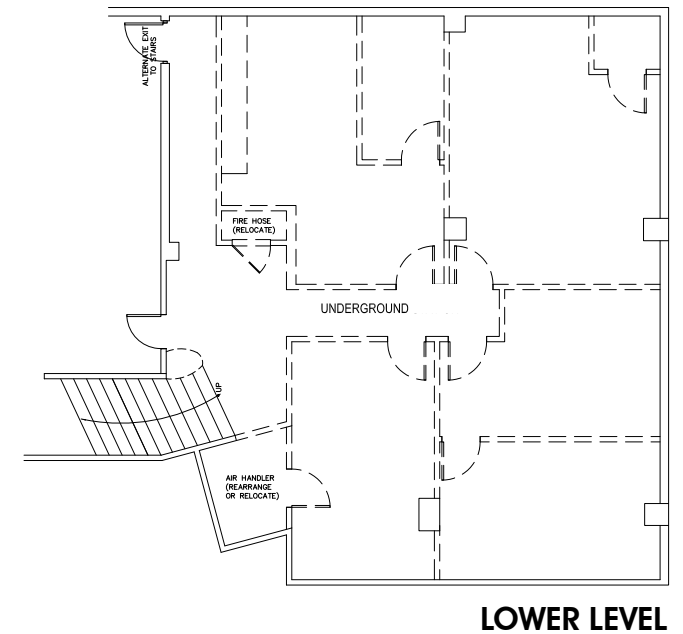
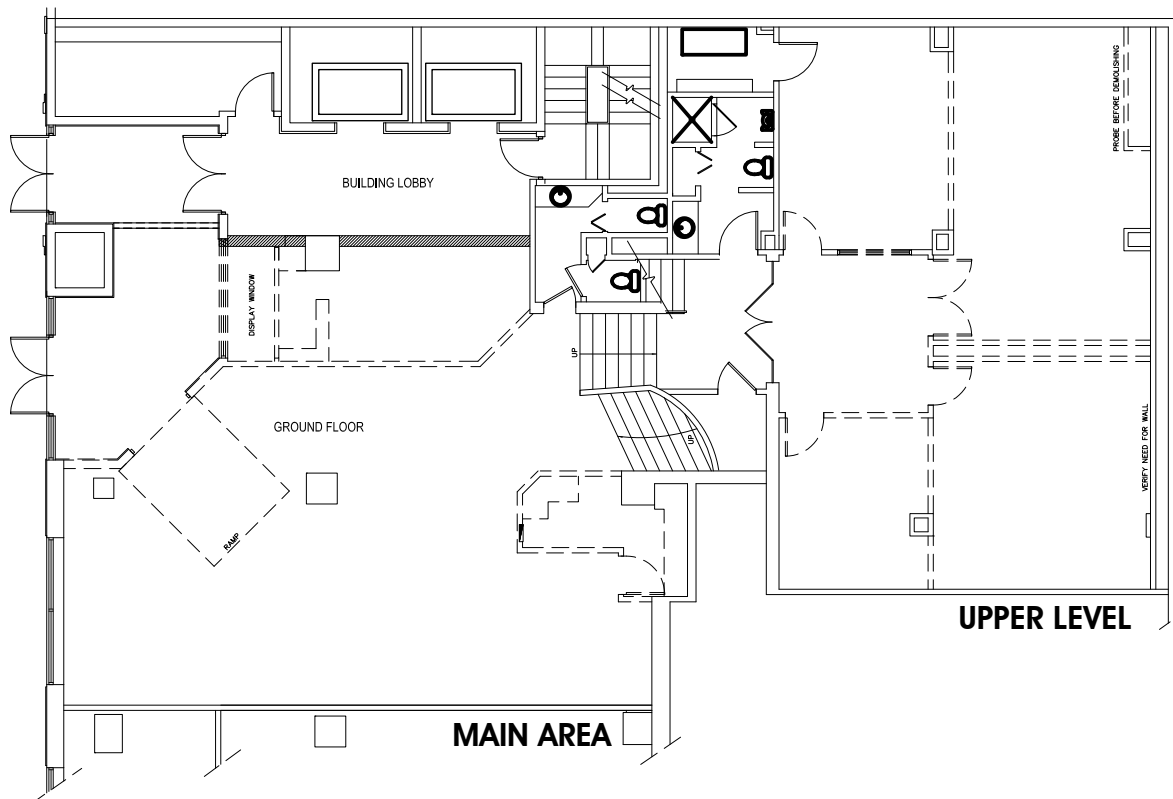


FIRST FLOOR RETAIL

Unique 1,500 - 5,300 SF first floor retail space in the heart of Downtown Orlando with high visibility along Washington Ave.

Double entry doors invite future customers into the blank canvas space with split level floor plan in the back and multiple additional entry points. Ideal for:

- Retail / Restaurant
- Convenience Store
- Cafe / Speakeasy
- Specialty Store
- Fitness Center
- Print & Ship Center



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SECOND FLOOR

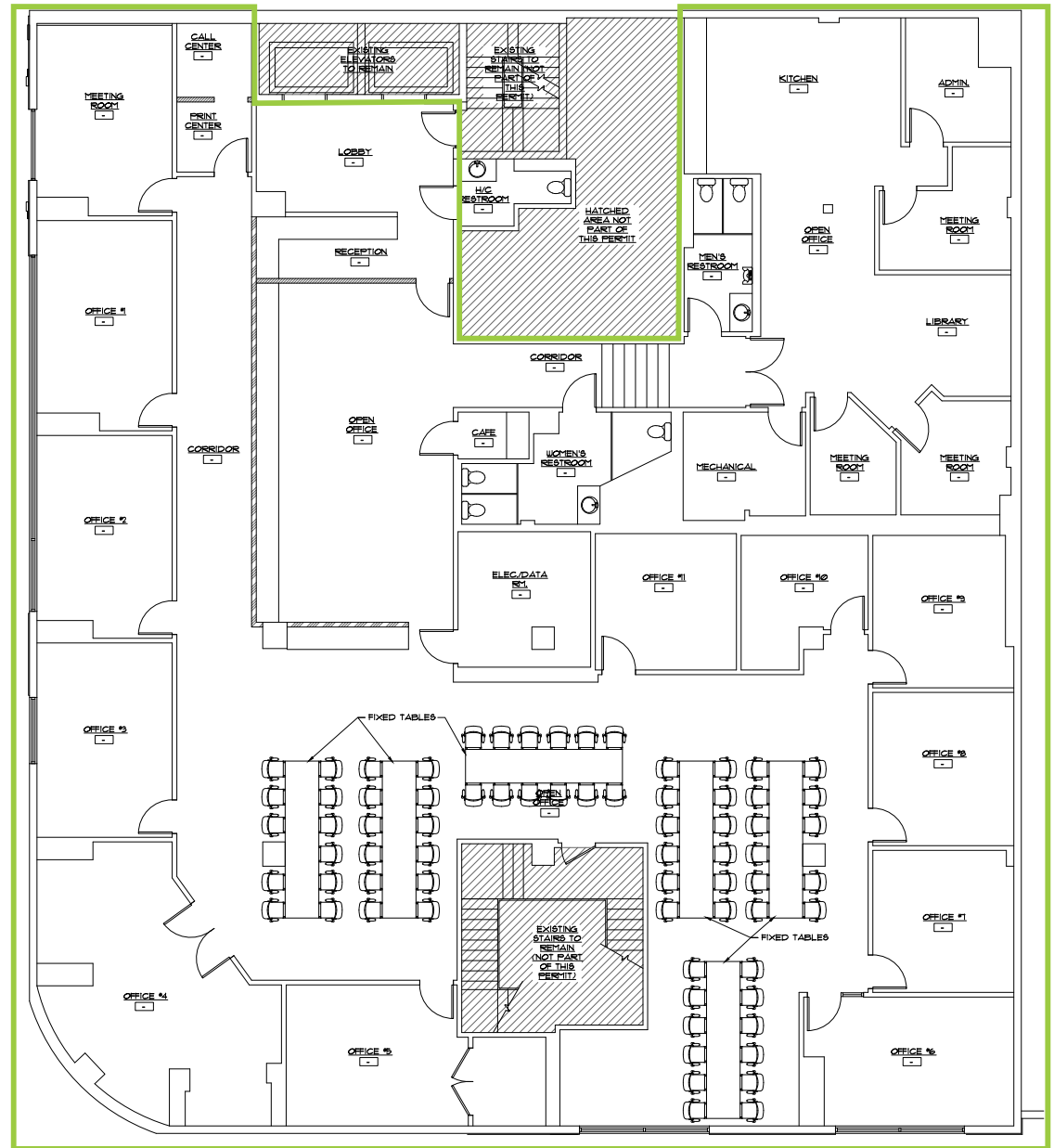
7,681 SF full-floor executive office and co-working space also available for lease to single user.

Space features 17 offices of varying sizes with numerous having the ability to be shared with up to four people comfortably.

Open center space allows for collaborative work spaces and customized uses for the tenant.

TAKE A VIRTUAL TOUR VIA MATTERPORT

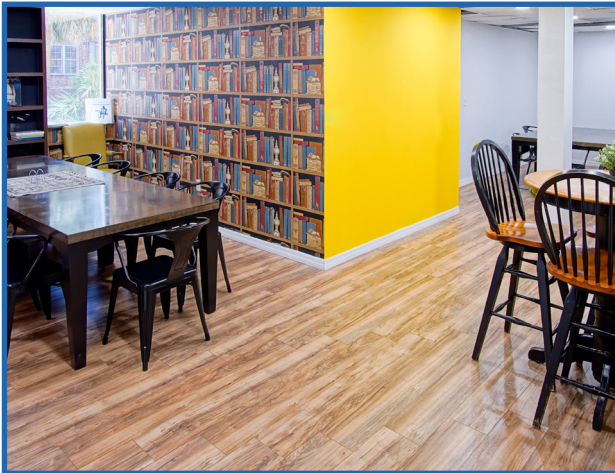
Visit: <https://fcp.com/14-e-washington/>



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Suite 300: ± 609 SF

Move-in ready 3rd floor corner suite adjacent to elevator and stair access.

The suite features two offices and an open area.



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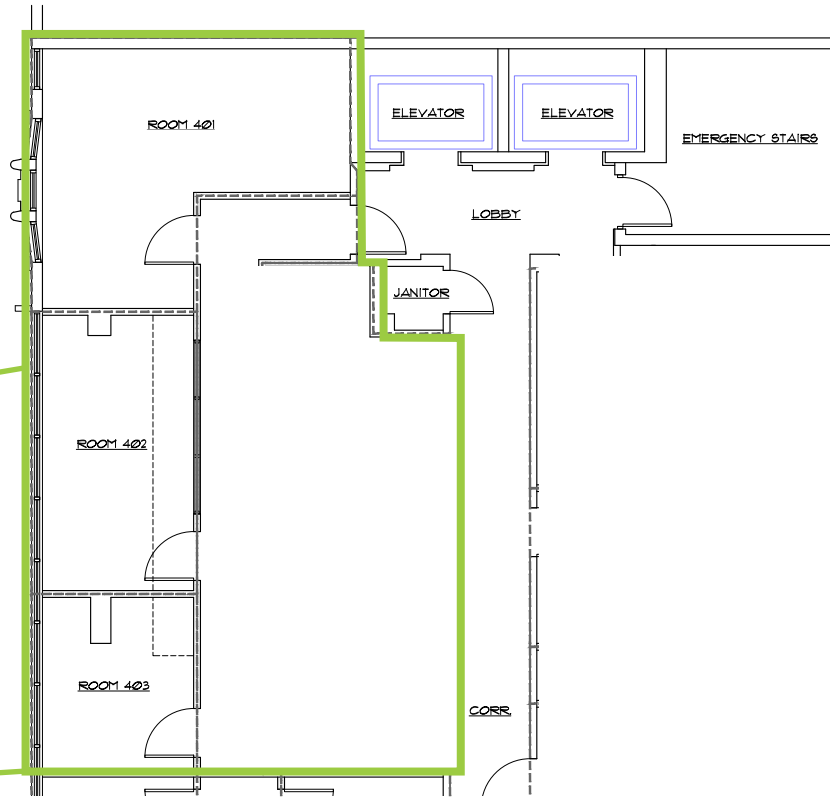
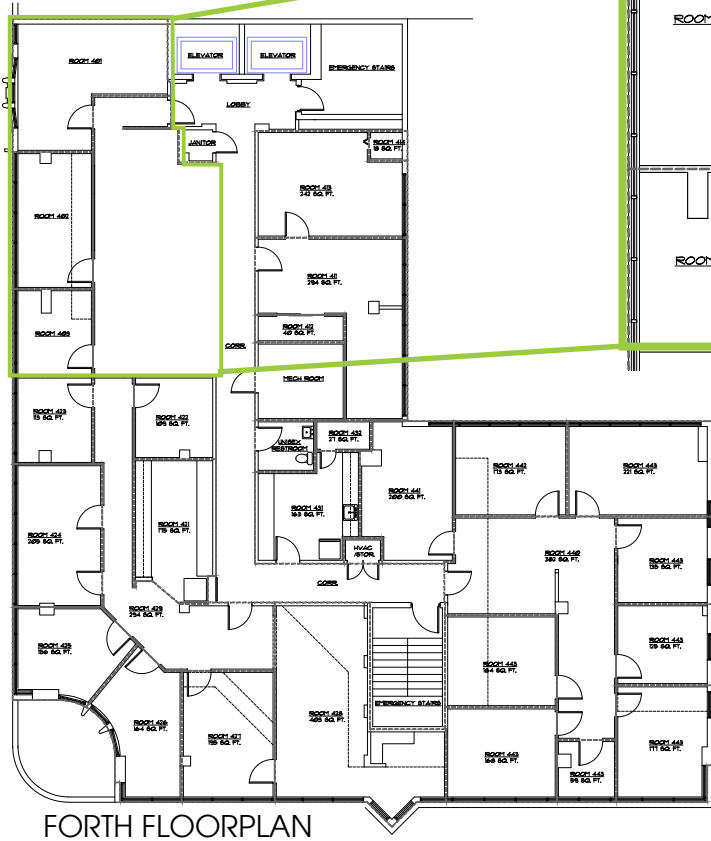
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SUITE 400: ± 2,714 SF

Move-in ready 4th floor corner suite adjacent to elevator and stair access.

The suite features a private office, shared work space, conference room and open area.



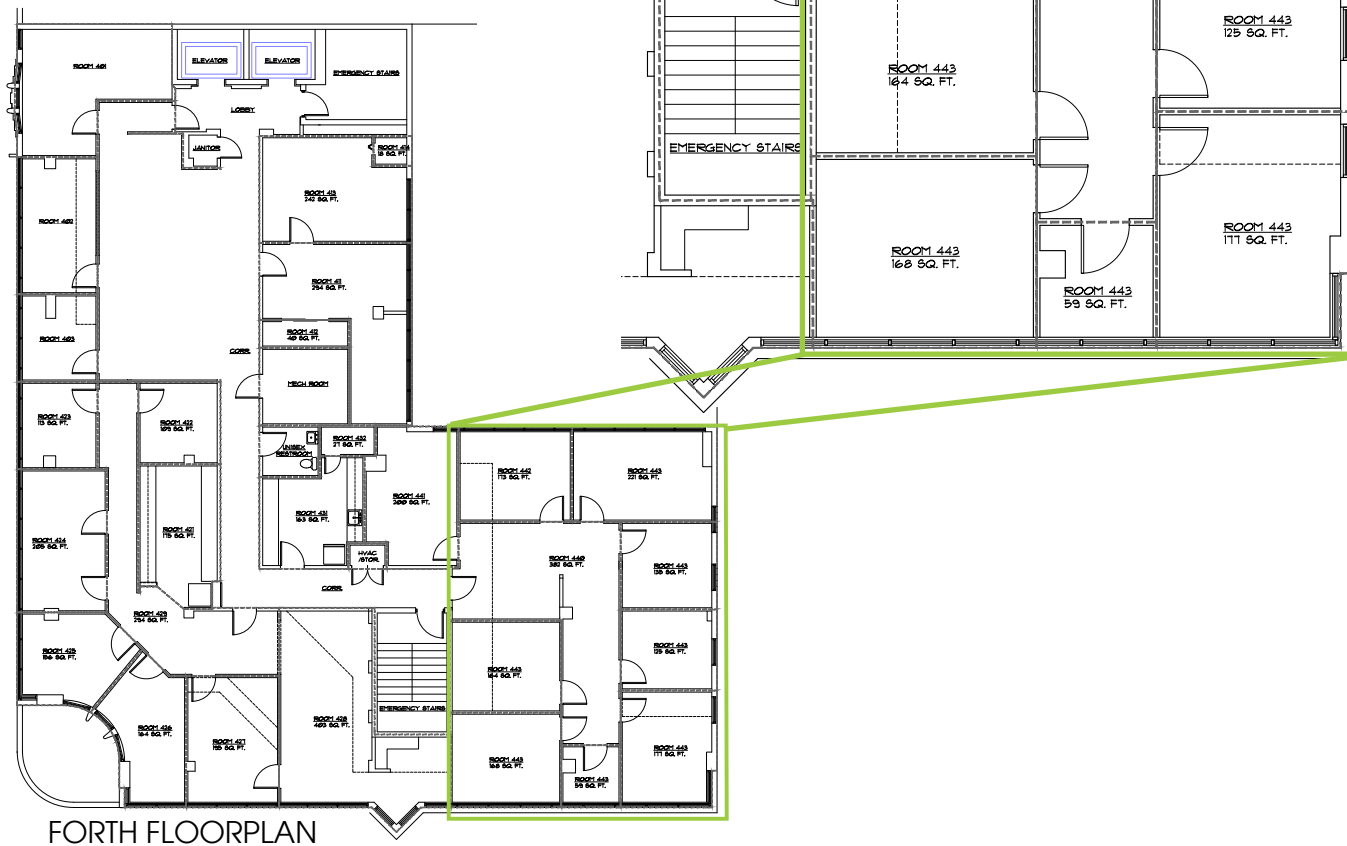
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SUITE 406: ±1,804 SF

Move-in ready 4th floor corner suite adjacent to elevator and stair access.

The suite features a private office, shared work space, conference room and open area.

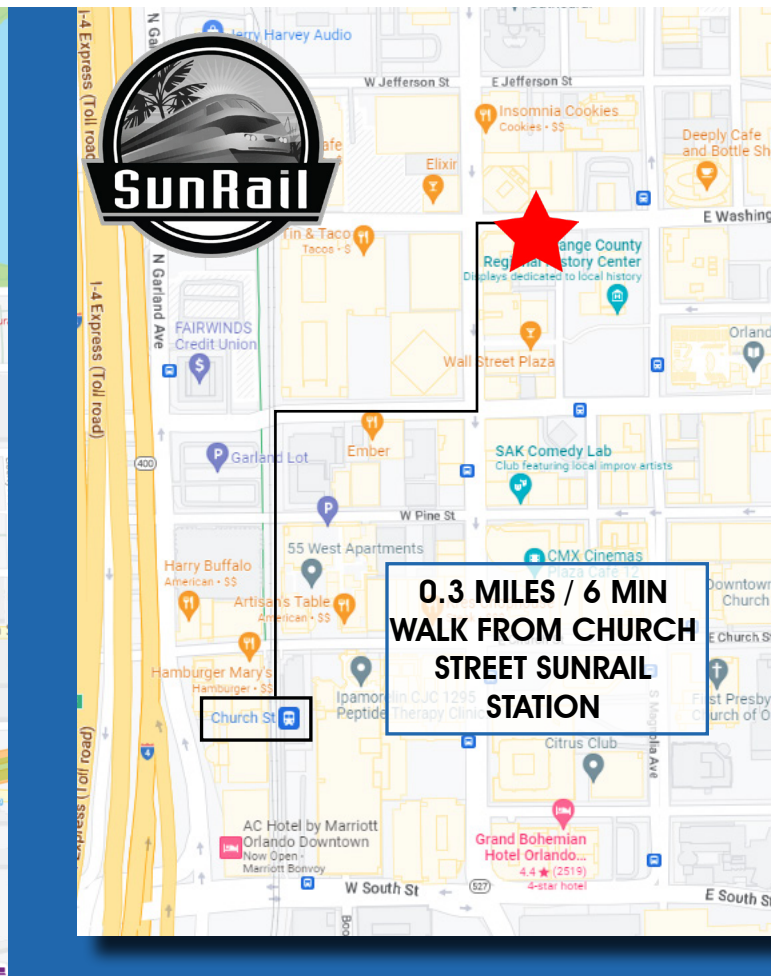


FORTH FLOORPLAN

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LOCATION



#1 IN THE U.S. FOR JOB GROWTH 2014 - 2018
U.S. Department of Labor, Bureau of Labor Statistics

#4 FASTEST GROWING U.S. CITY
Forbes, 2018

1.2 MILLION PEOPLE IN THE WORKFORCE

HIGHEST RATE OF STEM JOB GROWTH IN THE COUNTRY
Forbes, 2018

#3 BEST CITY TO FIND A NEW JOB
Wallet-hub, 2019

± 550,000 STUDENTS WITHIN A 100 MILE RADIUS

1,087 PEOPLE MOVE TO ORLANDO PER WEEK

0.99% 2022 - 2027 POPULATION GROWTH

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