



# OFFICE SPACE FOR LEASE

723 East Colonial Drive, Orlando, FL 32803

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## For Lease: \$25 / RSF, Modified Gross

Suite 201: ± 1,250 RSF

Suite 204: ± 2,048 RSF

Suite 202: ± 1,322 RSF

2nd Floor: ± 5,261 RSF

Suite 203: ± 536 RSF

**DEDICATED COVERED  
PARKING AVAILABLE**

Two-story office building with executive office suites available including private balcony space

Building oriented directly on high-traffic Highway 50 (48,500 AADT) with 150' feet of frontage

Conveniently situated 2 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

Onsite parking, including 7 covered spaces, at a 3.85/1,000 SF ratio included at no additional charge

Monument and Building Signage Available

Walking distance from Lazy Moon and Lineage Coffee and close proximity to Mills 50 District



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# LOCATION

## Average Annual Daily Trips

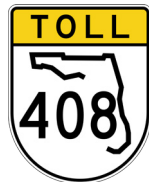
**2023**

East Colonial Drive	48,500
N Mills Ave	26,500

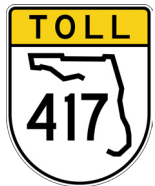
## Drive Times & Traffic Counts



3 minutes (0.9 miles)



5 minutes (1.5 miles)



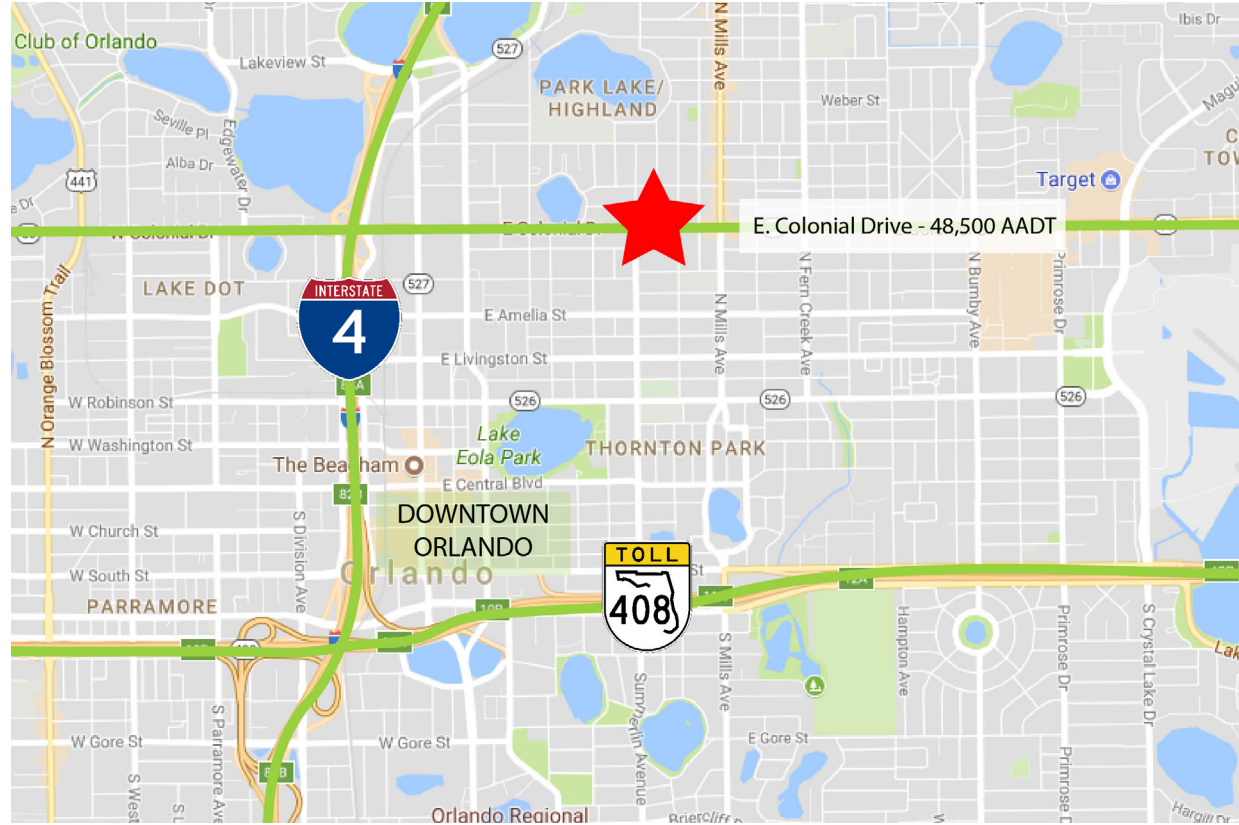
11 minutes (6.6 miles)



13 minutes (11.2 miles)



Less than 1.4 miles



## DEMOGRAPHICS

**2024**

1 Mile

3 Miles

5 Miles



Total Population

19,811

108,458

294,037



Total Households

11,695

52,077

125,672



Average HH Income

\$141,490

\$132,337

\$110,798

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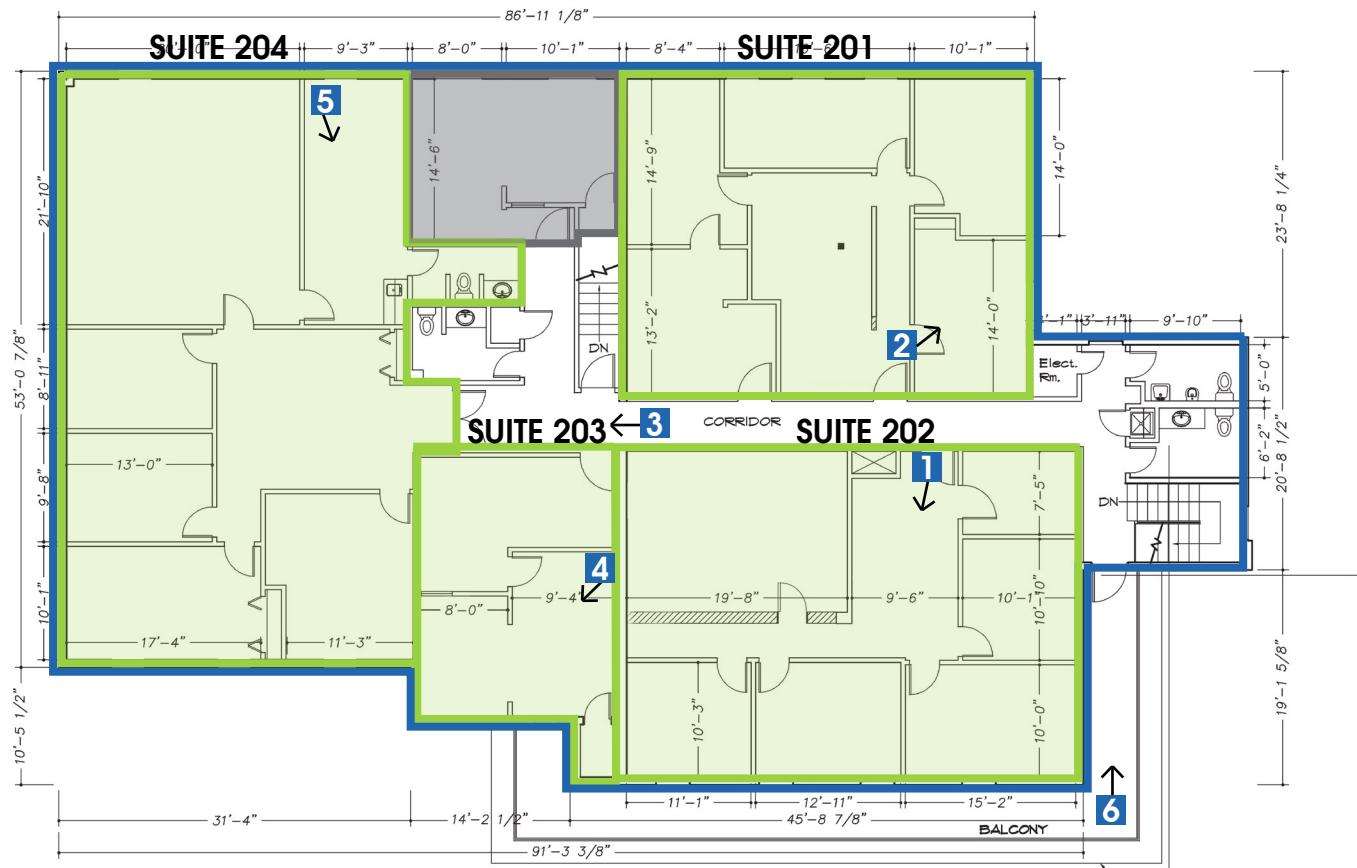
# PARKING



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# SECOND FLOORPLAN



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