



OFFICE SPACE FOR LEASE

924 & 934 N. MAGNOLIA AVENUE, ORLANDO, FL 32803

Contact: Wm. Brady McGill
Executive Vice President

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

For Lease: \$25.00 - \$30.00 SF / Full Service

Availability: 156 RSF to 960 RSF

Parking Ratio: 4 / 1,000

Executive office suite available located between Downtown Orlando and Ivanhoe Village

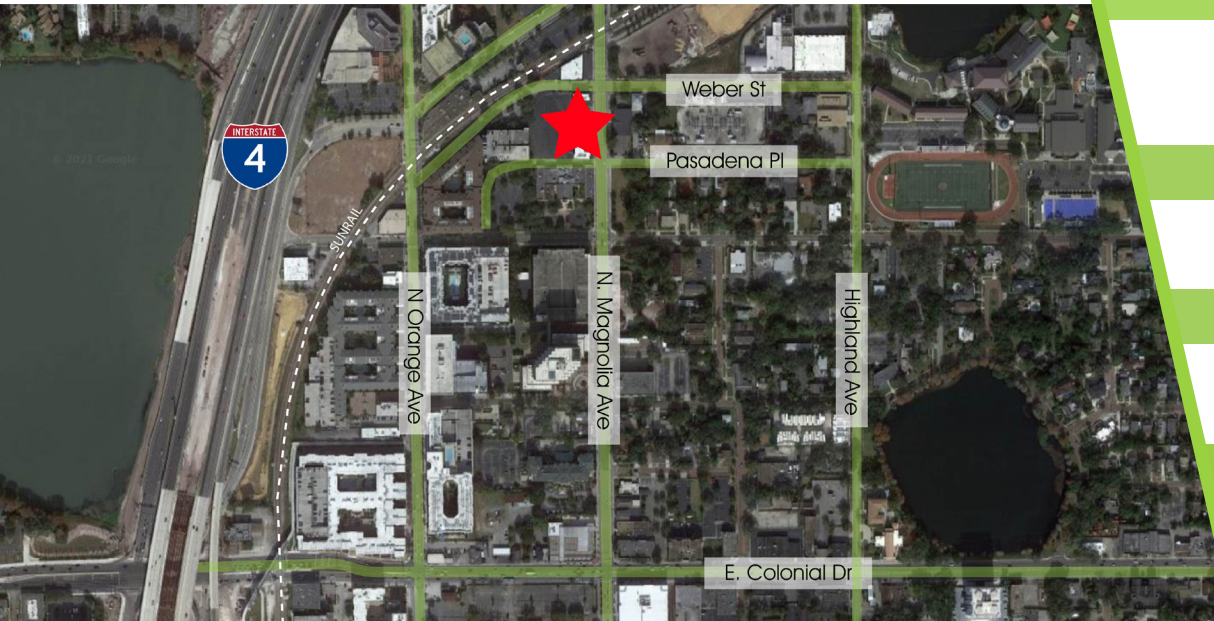
Walking distance to Lake Ivanhoe Park and Ivanhoe Village Shops and Restaurants

High parking ratio with 135 total spaces for building




Recently Improved directory signage

Easy access to and from I4 and Downtown Orlando

Ideal for attorneys, CPA Firms and other professional office users



2024 DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
1 Mile	18,324	9,660	\$128,019
3 Miles	100,870	48,321	\$131,360
5 Miles	288,980	122,350	\$110,654

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

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