

Downtown Orlando, FL

EXCLUSIVE THORNTON PARK

Lake Eola Area

VIVE
ON EOLA



144 APPROVED

STUDIO & ONE BED APARTMENTS

205 S. EOLA DRIVE ORLANDO, FL

EXISTING - Income Producing
CLASS A EXECUTIVE OFFICE BUILDING
8,163 SF



205 S. Eola Dr. Orlando, FL

Excellent Hold Opportunity with Income

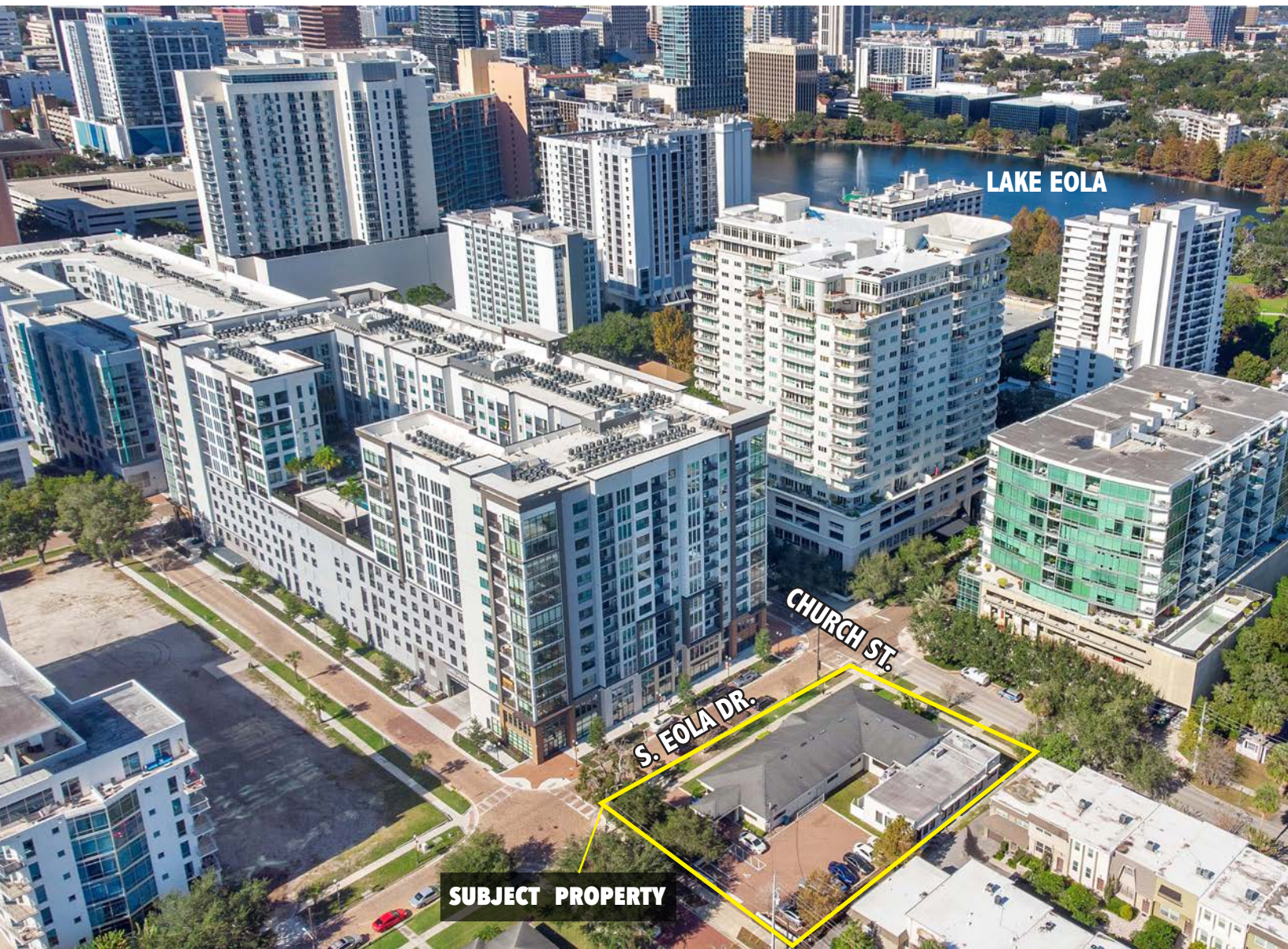
Summary

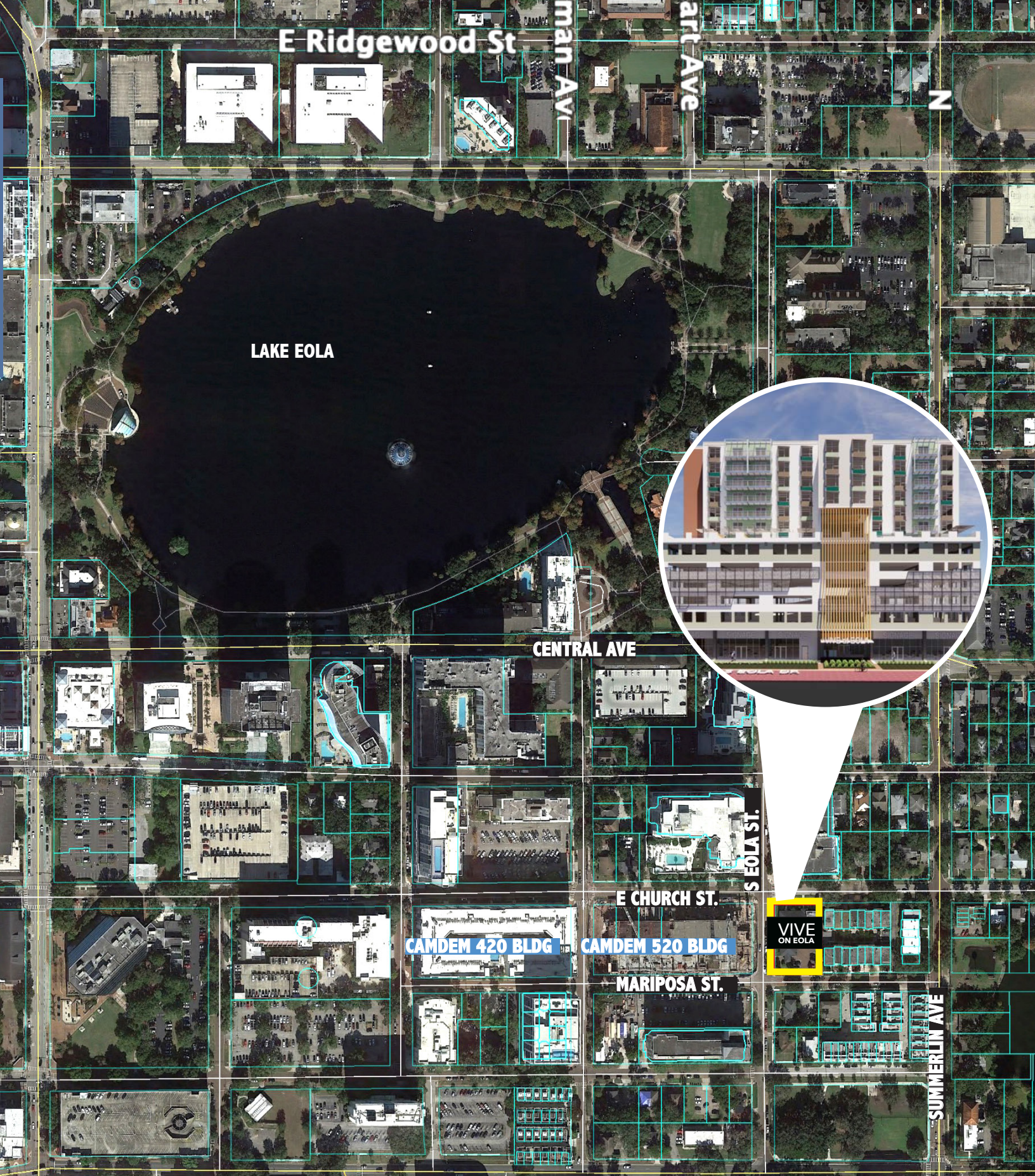
- Class A 8,163 SF Office Building
- 20 Private Offices, 2 Large Conference Rooms, Reception Lobby, Break Room, Mail Room, 4 Restrooms.
- 0.50 Acre Building Site Fronting three streets – S. Eola Dr., Church St., and Mariposa Street.
- 16+ parking spaces plus street parking
- Located in Thornton, one of the hottest and most in demand location in Downtown Orlando.
- 15+ restaurants within 3 blocks
- Free Bus Service at your Door
- Free Standing Office Building Rents in the Area are in High Demand
- Forecasted Market Rental Rates \$26 - \$28 SF modified Gross.





LOCATION





E Ridgewood St

man Av

art Ave

N

LAKE EOLA



CENTRAL AVE

S EOLA ST.

E CHURCH ST.

CAMDEN 420 BLDG

CAMDEN 520 BLDG

VIVE ON EOLA

MARIPOSA ST.

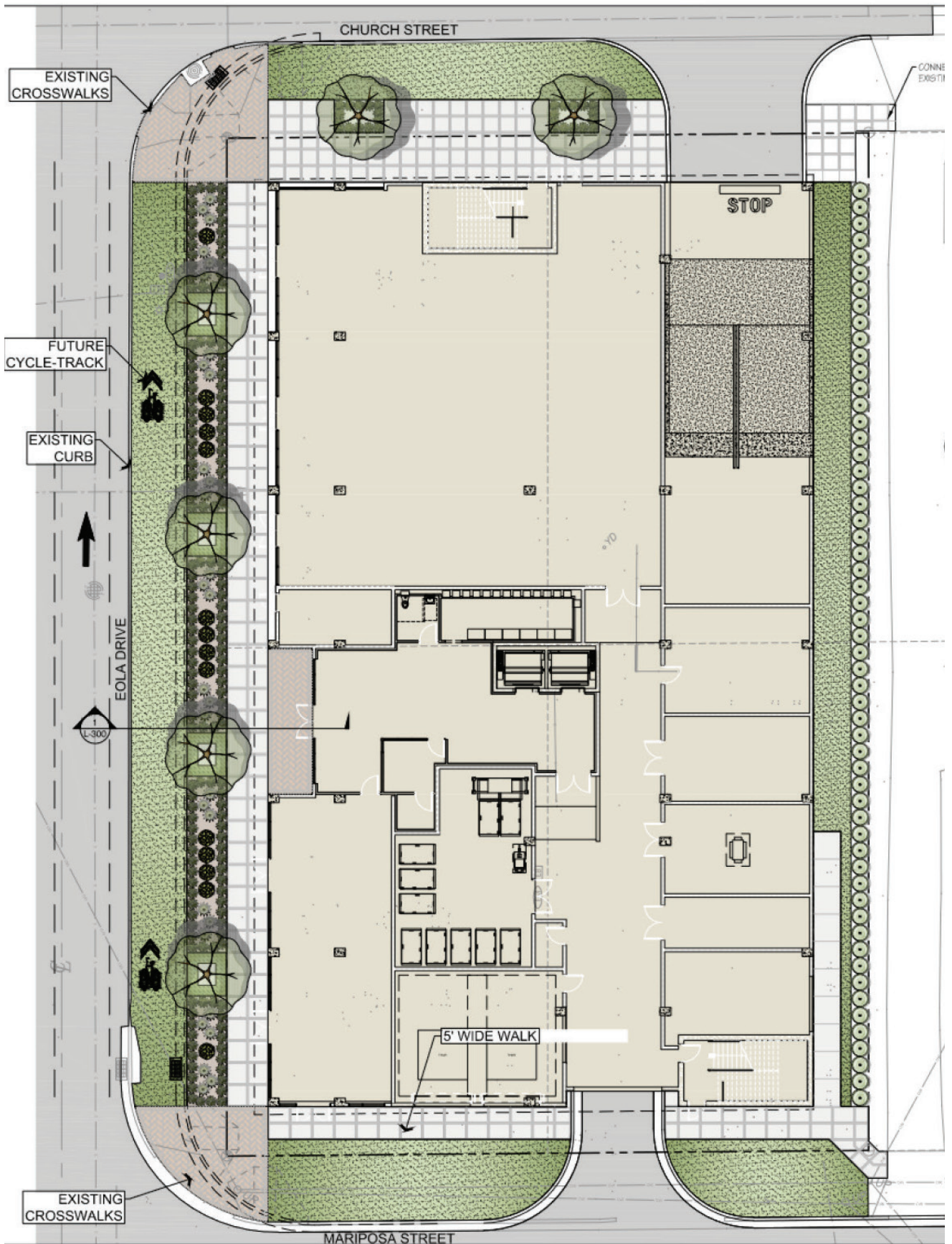
SUMMERLIN AVE



PROJECT NARRATIVE

- Location: 205 S. Eola Drive Orlando, FL
- Parcel Size: 0.50 Acres
- Existing Use: 1-Story office building
- Existing zoning: Eola and Church PD Mixed Use Residential/Commercial
Consisting of Two Parcels:
 - 101 S. Eola Drive - Developed
 - 205 S. Eola Drive - Subject
- Approved Use:
 - 13-Story Residential Building Providing 144 Studio and One-Bedroom Rental Units
 - Parking Garage (Levels 2 through Level 6) Providing 133 Parking Spaces, Bicycle Storage, and Personal storage units
 - Ground Floor provides for a total of 6,280 S.F. Retail/Restaurant Occupancy.
- Unit Type: • Studio and One-Bedroom
- Market Rents: • Immediate Area Market Rents for New Similar in Size Units are in the \$3.75 to \$4.25 Per Square Foot Range.

SITE PLAN







HIGH DEMAND
TRENDY URBAN
LIVING





GROUND FLOOR
RESTAURANT
CONCEPT IDEAS



NEIGHBORHOOD LIFESTYLE

Restaurants

Dog Grooming

Coffee shops

Farmer's Market

Wine Bars

Personal Services

Executive Offices

Boutique shops

Bakery

Public Transportation

Lake Eola Park

Entertainment



APPROVED 144 STUDIO & ONE-BEDROOM APARTMENTS

VIVE ON EOLA

205 S. Eola Drive, Orlando, Florida

\$6,990,000

Price and availability are subject to change without notice.

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REAL ESTATE

Equal Housing Opportunity. Home community and development information, including size, pricing, property features, terms, availability and amenities, are subject to change, prior sale or withdrawal at any time without notice or obligation. Drawings, photographs, renderings, video, scale models, square footages, floor plans, elevations, features, colors and sizes are approximate for presentation purposes only and may vary from the homes as built. Interested parties should conduct their own due diligence with regard to zoning, required approvals, rents, costs and risk.