

OFFICE SPACE FOR LEASE

723 East Colonial Drive, Orlando, FL 32803

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F C
P G
FIRST CAPITAL
Property Group, Inc.
Commercial Real Estate Services

**DEDICATED COVERED
PARKING AVAILABLE**

For Lease: \$25 / RSF, Modified Gross

Suite 201: ± 1,250 RSF

Suite 204: ± 2,048 RSF

Suite 202: ± 1,322 RSF

2nd Floor: ± 4,725 RSF

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

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LAZY MOON



LOCATION

Average Annual Daily Trips

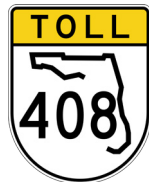
2023

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

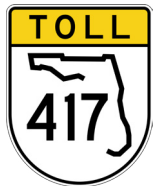
Drive Times & Traffic Counts



3 minutes (0.9 miles)



5 minutes (1.5 miles)



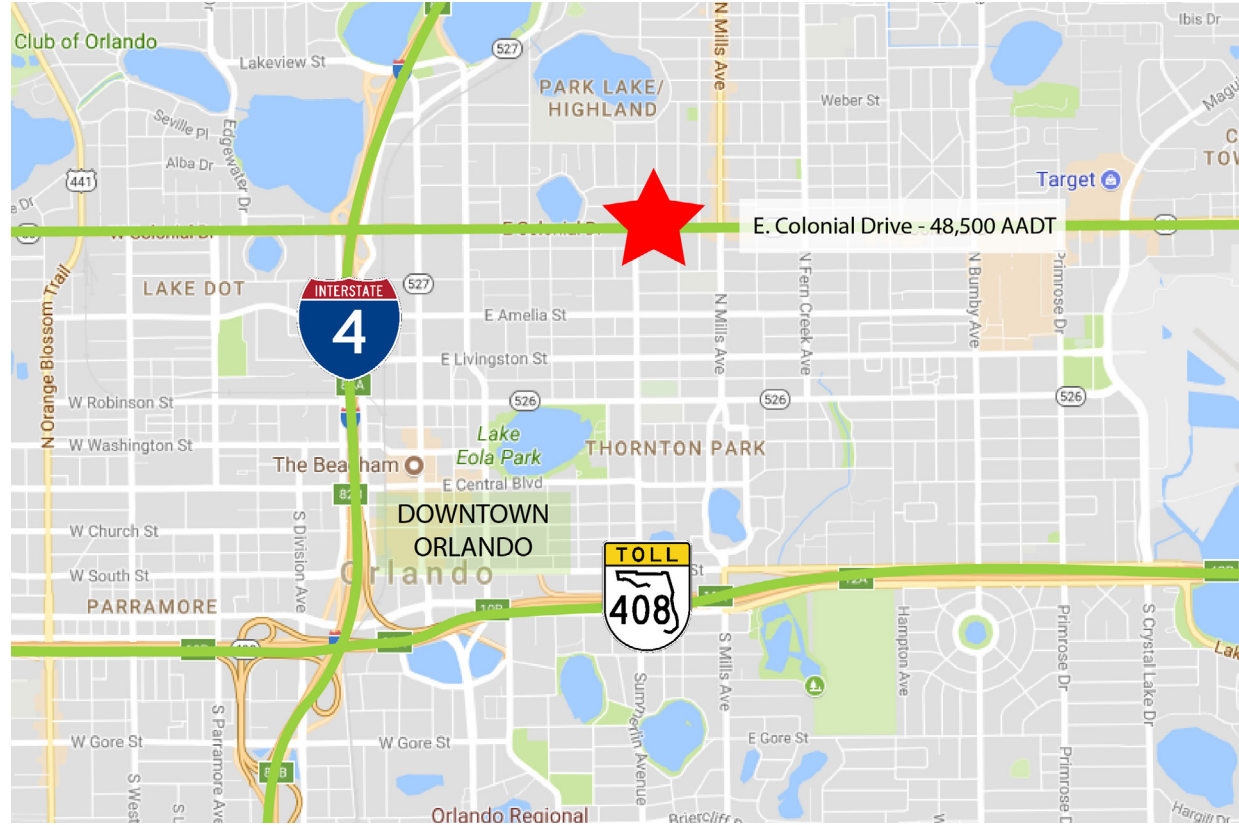
11 minutes (6.6 miles)



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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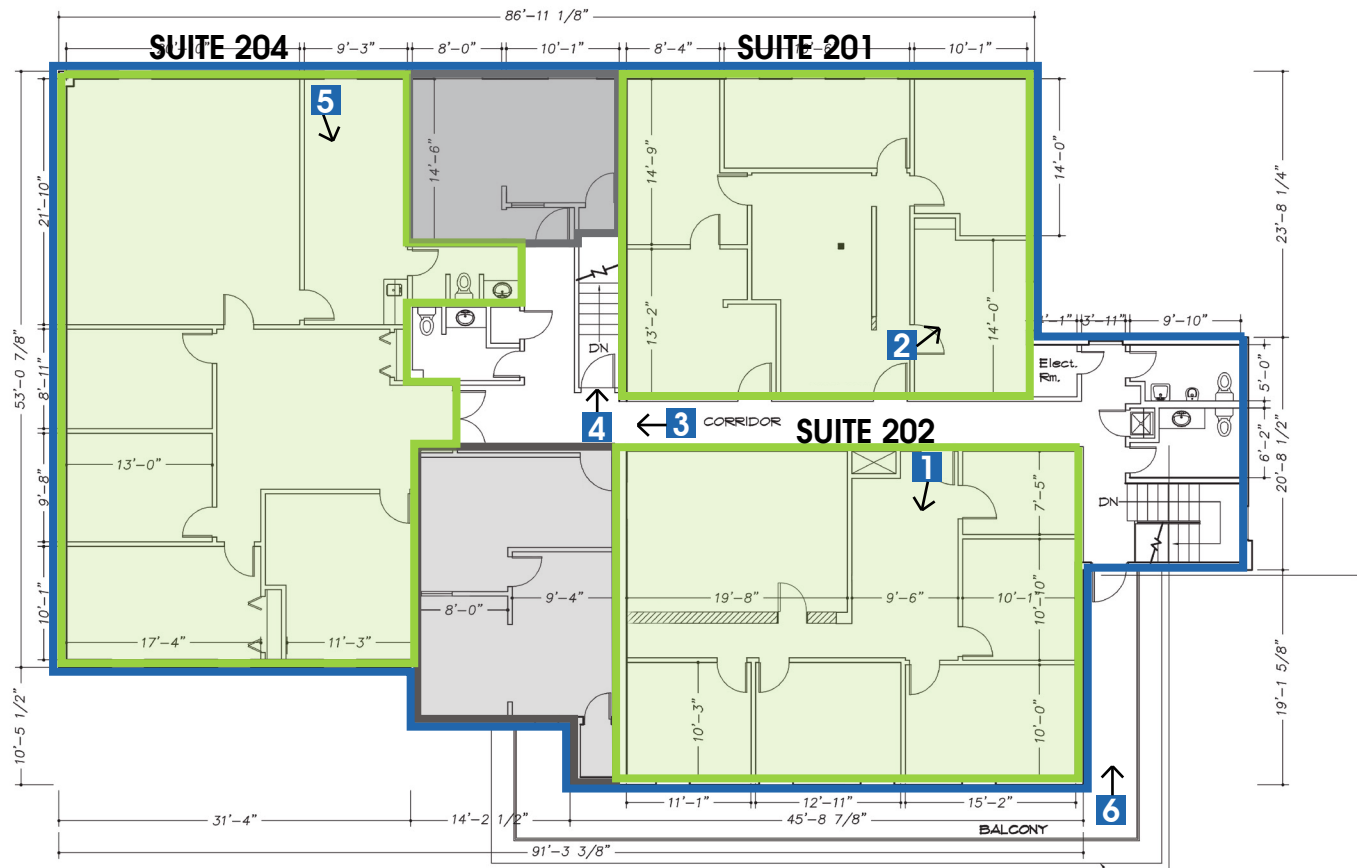
PARKING



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SECOND FLOORPLAN



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