

For Lease

# Downtown Office Space

90 - 2,302 SF | \$27.00 / SF



## Lucerne Plaza

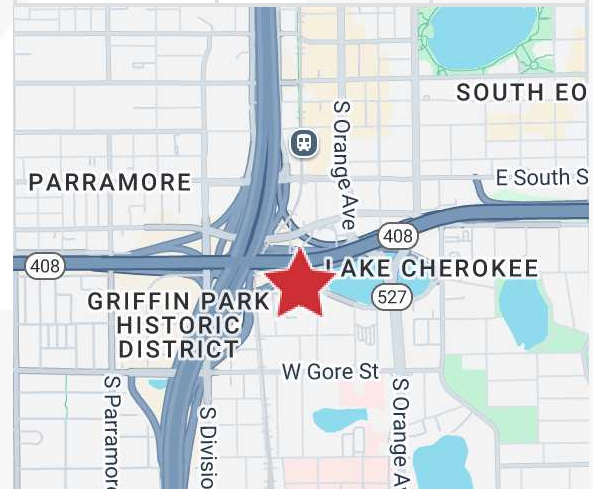
100 West Lucerne Circle, Orlando, Florida 32801

### Property Highlights

- 65,000 SF six-story office building on Lake Lucerne
- Central location with easy access to entire Orlando MSA
- Quick access to Orange Avenue, SR 408 (East-West), SR 50 (Colonial Drive) and I-4
- Free surface parking
- Onsite property management
- Walk to Downtown Orlando and SODO district
- 5 minutes to both Arnold Palmer Hospital for Children and Orlando Regional Health Center

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite 100-B	\$850/Month	124
Suite 100-C	\$850/Month	124
Suite 100-S	\$500/Month	90
Suite 304	\$27.00 SF/yr	2,302



For more information

**Jeffrey Bloom, CCIM**

O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)

**Lease Rate: \$27.00 / SF Full Service**

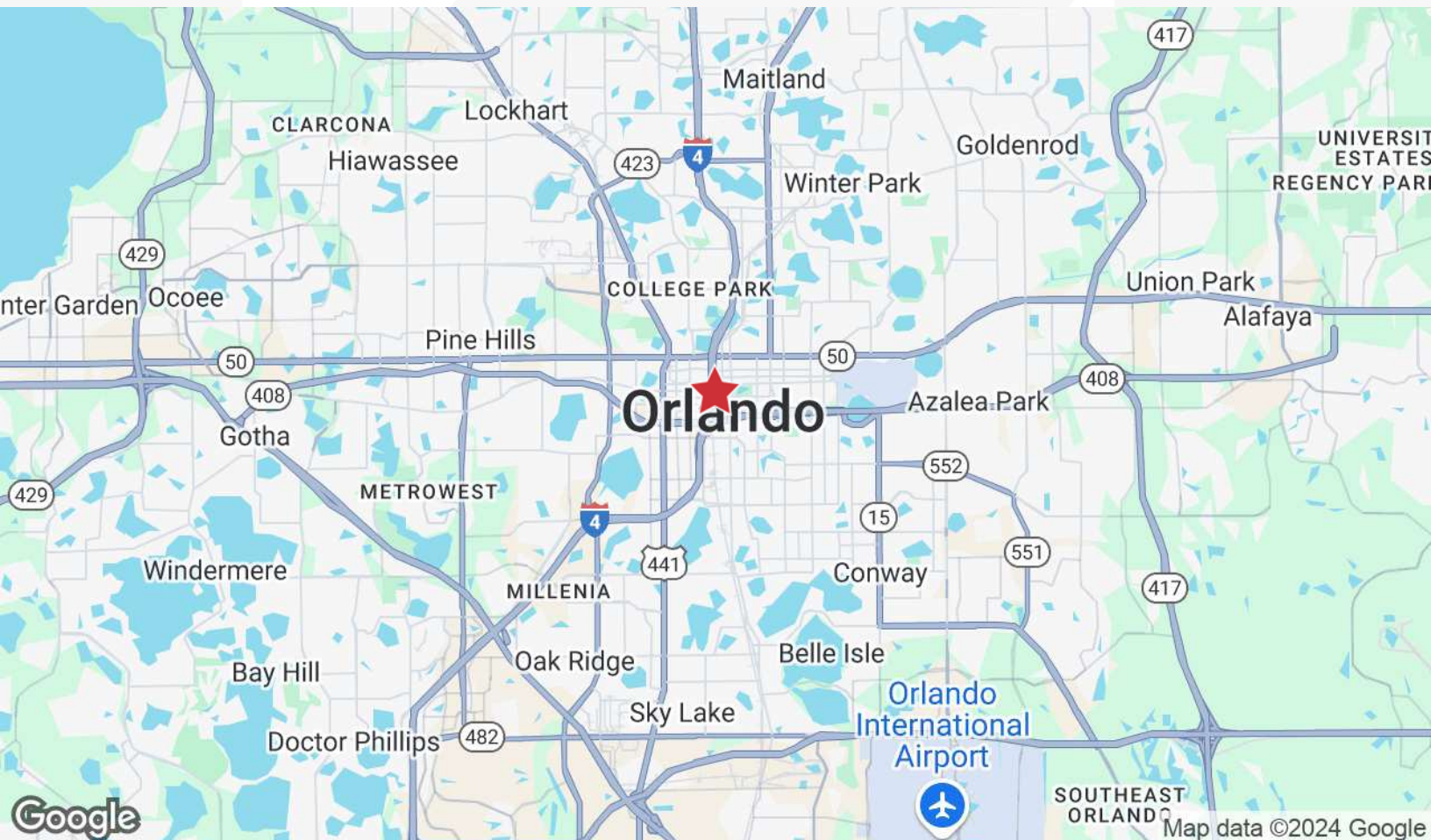
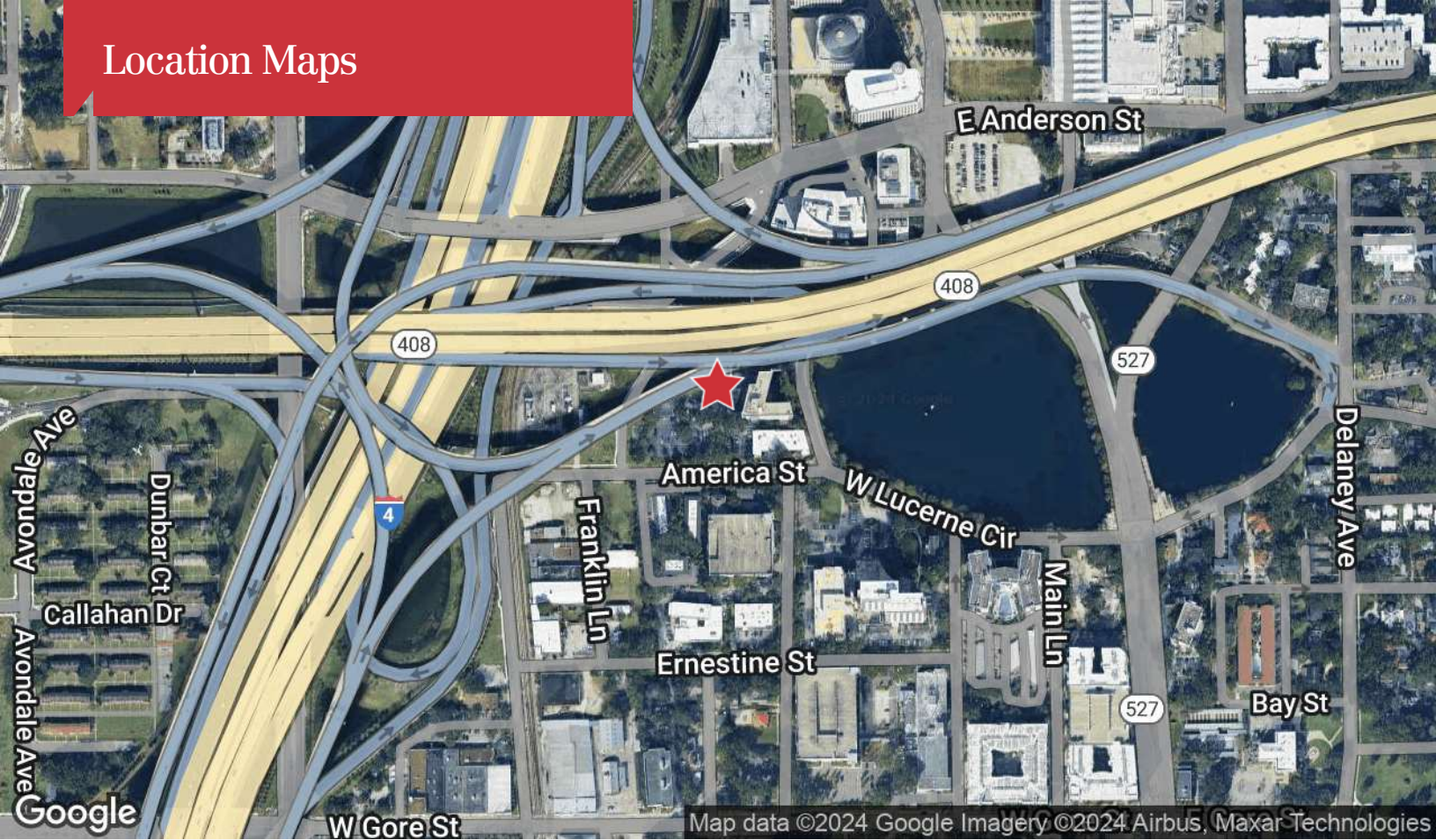


# Property Photos





# Location Maps

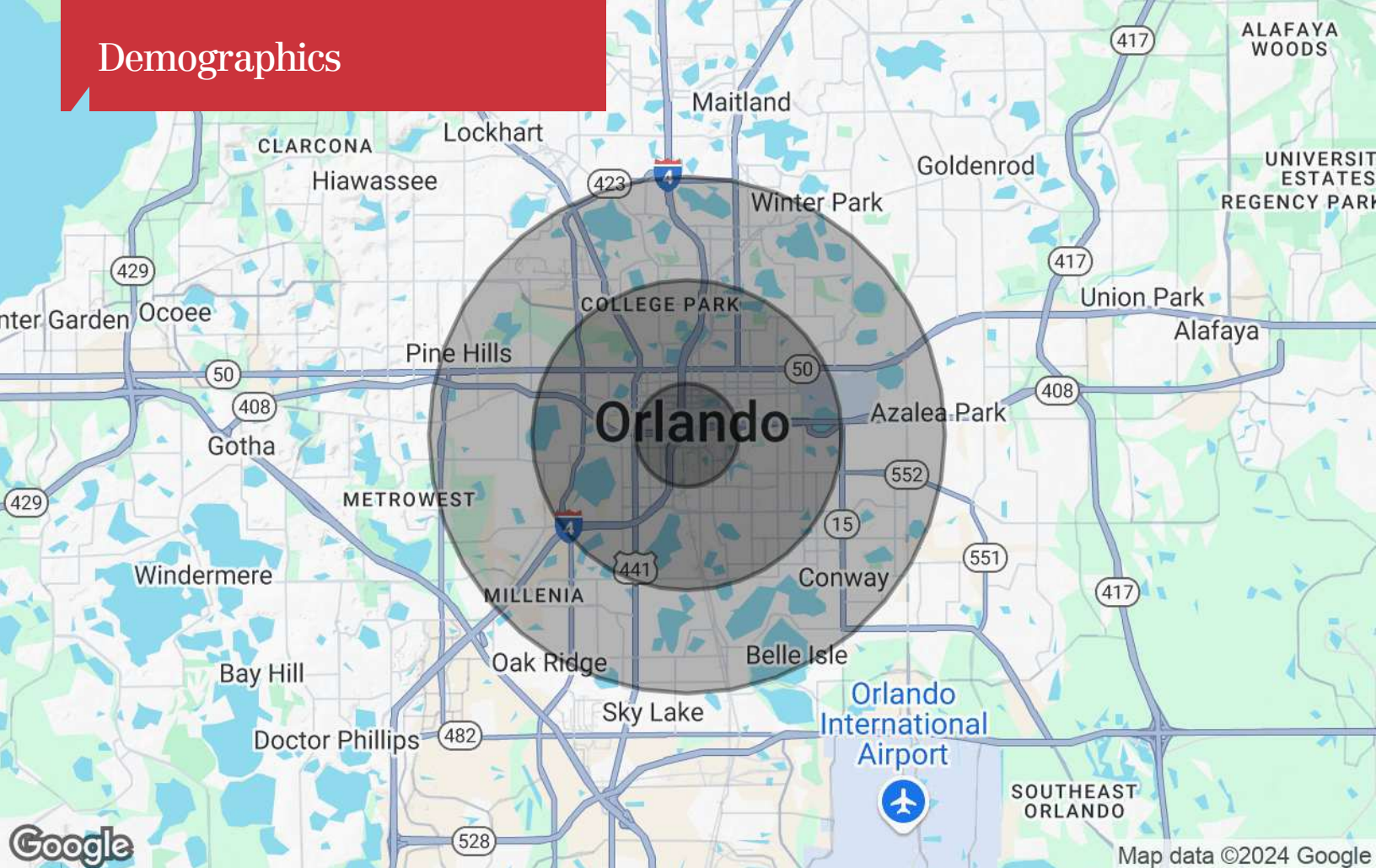


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350  
Orlando, FL 32810  
407 875 9989 tel  
[nairrealvest.com](http://nairrealvest.com)



# Demographics



## Population

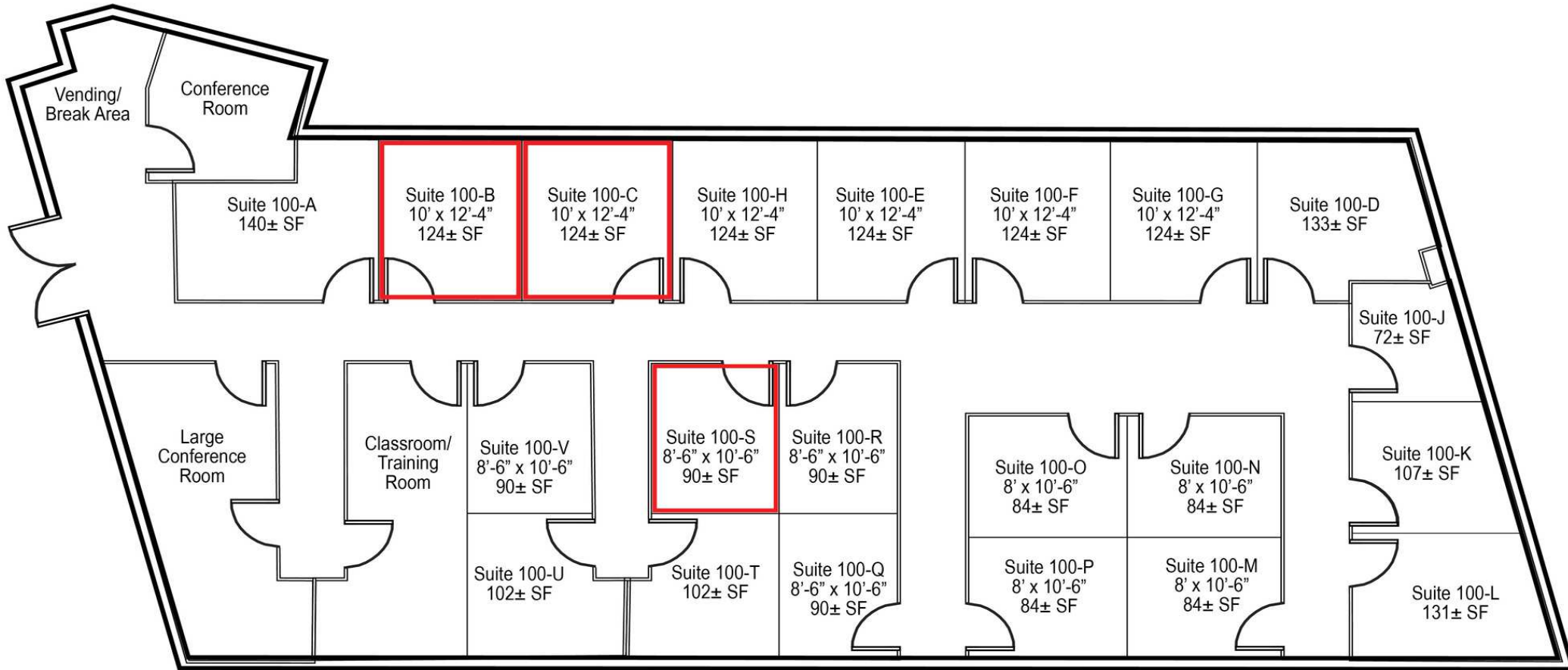
	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,783	98,151	290,449
MEDIAN AGE	39.3	38.6	37.4
MEDIAN AGE (MALE)	37.7	37.8	36.1
MEDIAN AGE (FEMALE)	40.3	39.4	38.4

## Households & Income

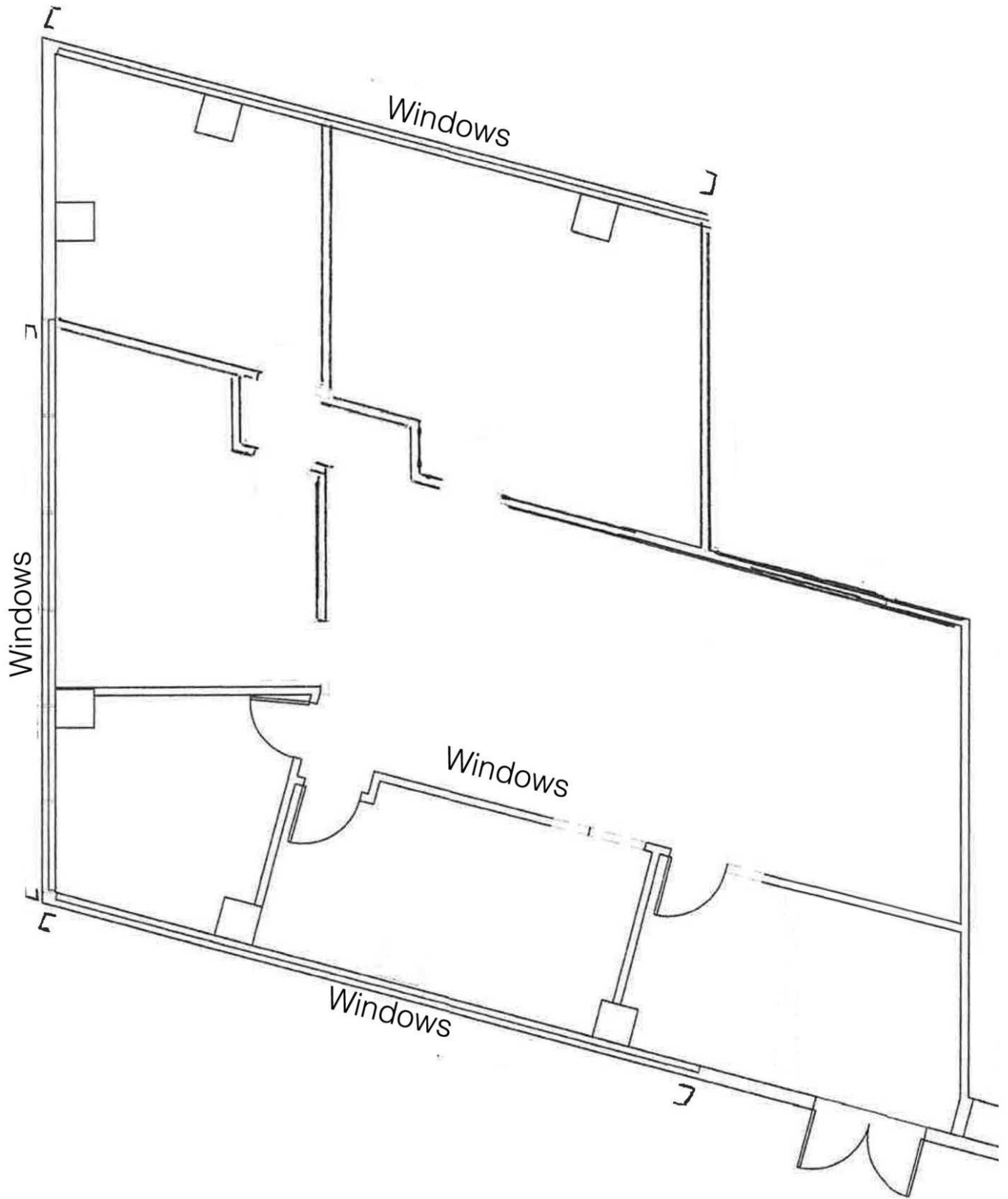
	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	10,219	51,050	135,471
# OF PERSONS PER HH	1.4	1.9	2.1
AVERAGE HH INCOME	\$80,526	\$76,671	\$68,371
AVERAGE HOUSE VALUE	\$241,026	\$260,240	\$222,935

\* Demographic data derived from 2020 ACS - US Census

# Executive Suites | 90-124 SF



DOWNTOWN



PARKING LOT