



Bishop Beale Duncan

COMMERCIAL REAL ESTATE

250 North Orange Ave. Suite 1030  
Orlando, Florida 32801

**MOVE-IN READY SUBLEASE**



## FOR SUBLEASE

- + Lease Rate: \$6,500/Month Full Service
- + Available SF: 3,343 SF
- + Lease Term Thru 7/31/2027
- + Available Immediately



## Highlights

- All Included:
  - + Electric & Air Conditioning
  - + Janitor/Cleaning
- One block from the Orange County Courthouse
- Within walking distance from many restaurants, cafes, coffee shops, and bars
- Located off of W. Robinson St. which provides very quick access to I-4, State Road 408, East Colonial Drive (SR-50), and 17-92
- Move-In Ready
- Floor to ceiling windows, with spectacular downtown views

**JONATHAN CLAYTON**

Vice President

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

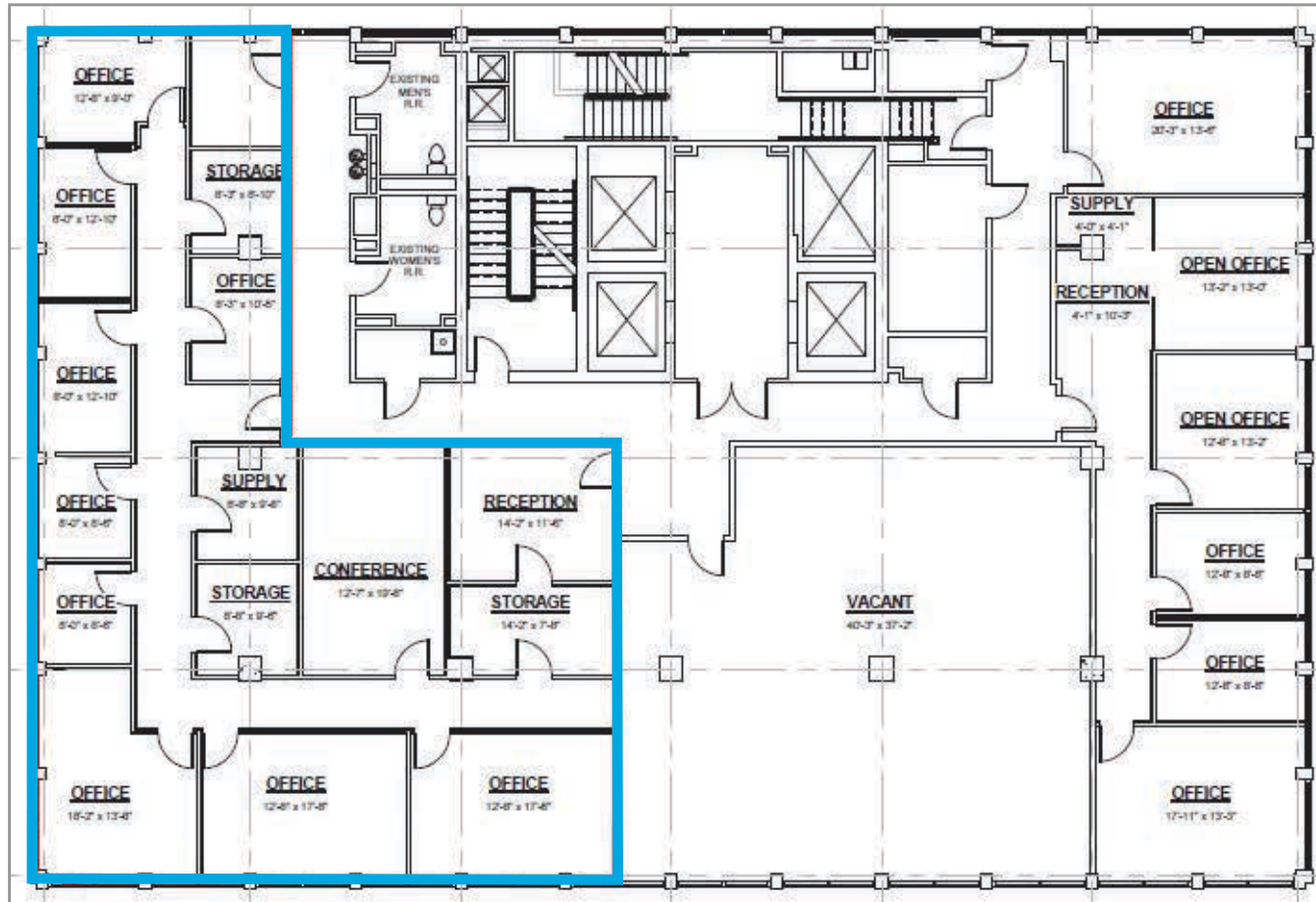


**BISHOP BEALE DUNCAN**

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Orlando, FL 32801 + (407) 426.7702

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# Floor Plan

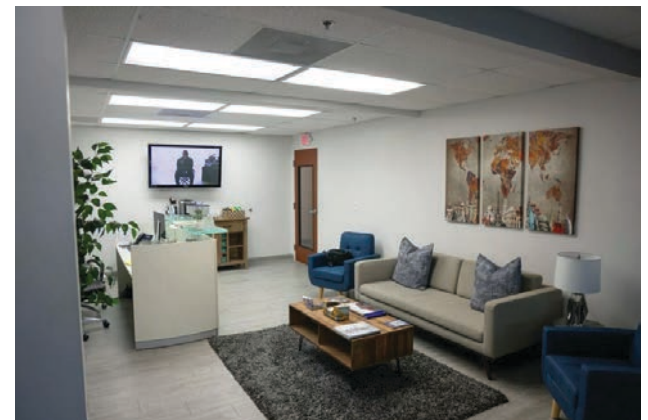
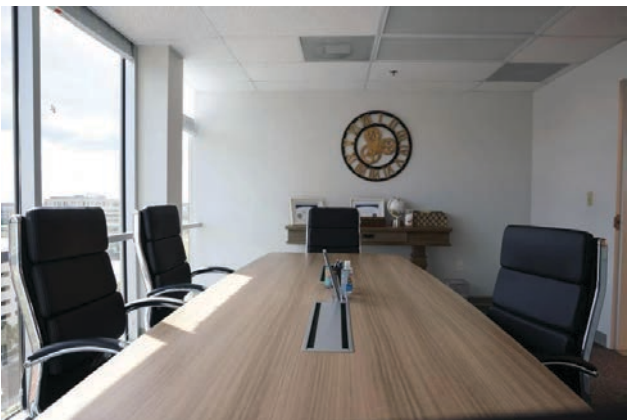


## AMENITIES

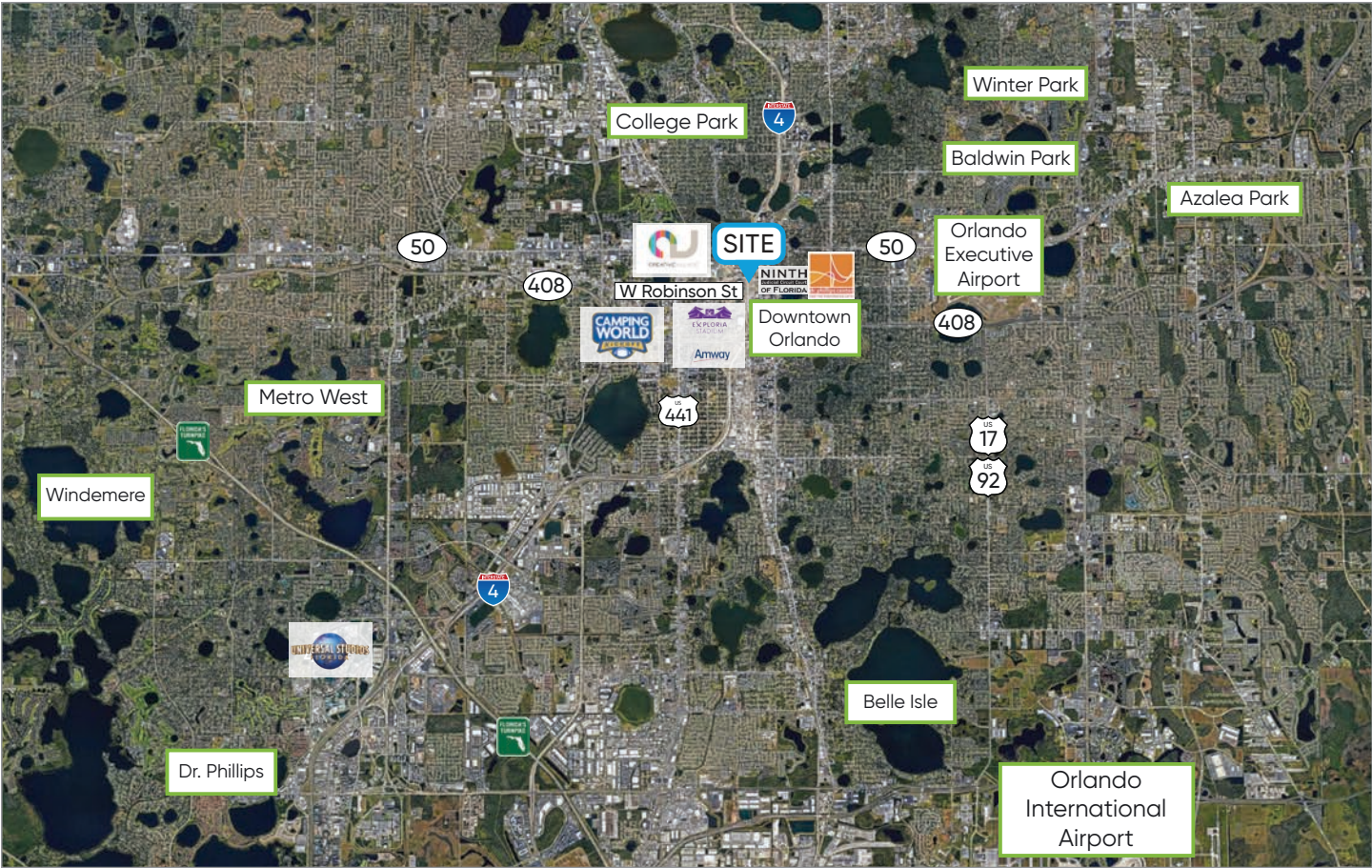
- Beautiful Views of Downtown
- Recently Updated Carpet and Paint
- Reception, 9 Offices, Conference Room
- Common Area Break Room on Floor



# Interior Images



# Location Details



|  |  |   |
|--|--|---|
| <b>3 Minutes</b><br>from Creative Village & Amway Center | <b>4 Minutes</b><br>from Exploria Stadium      | <b>5 Minutes</b><br>from Dr. Phillips Center            |
| <b>10 Minutes</b><br>from Orlando Health                 | <b>8 Minutes</b><br>from Camping World Stadium | <b>24 Minutes</b><br>from Orlando International Airport |

## Main Street of Downtown Orlando

The Downtown Office Tower is located within one block of the Orange County Courthouse, next to the central station hub for mass transit including commuter rail and bus transit and within Orlando's Central Business District consisting of 11+ Million square feet of office space and over 13,000 residential units.

It is easily accessible from Interstate-4, Orange Avenue and the major east/west downtown thoroughfare, Robison Street.

