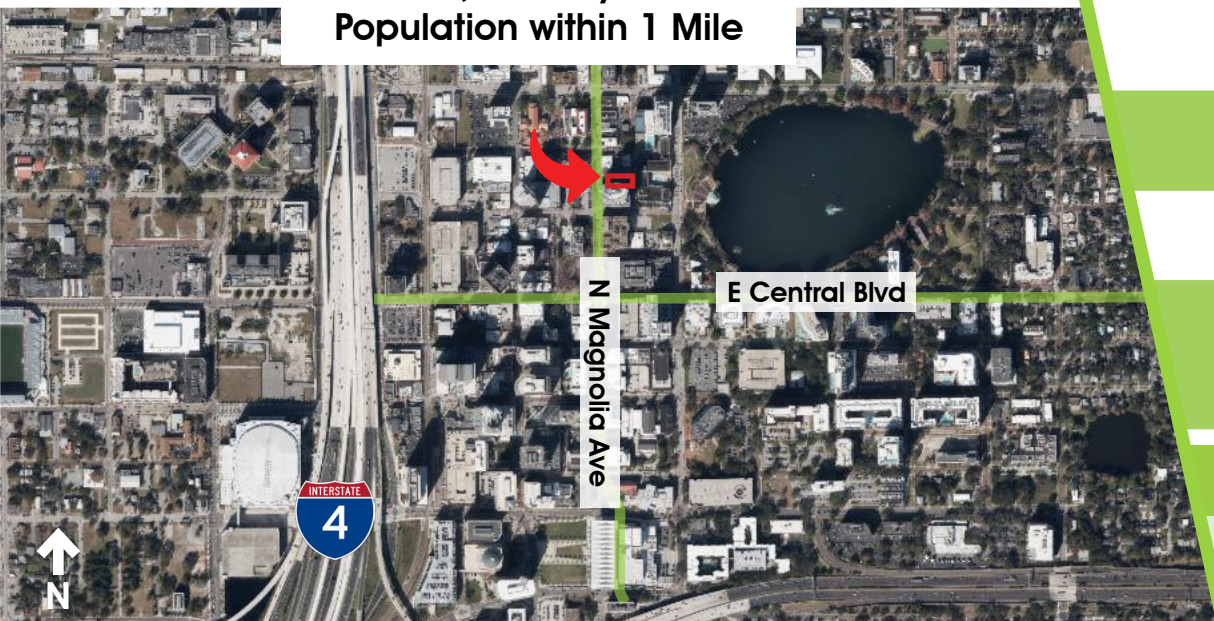




**±82,184 Daytime
Population within 1 Mile**



OFFICE BUILDING FOR LEASE

127 N Magnolia Ave., Orlando, FL 32801

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

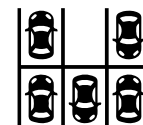
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Lease Rate: \$40.24 / SF, MG

± 3,280 RSF One-Story Building



**6 GATED PRIVATE
PARKING SPACES**

Class A creative office space in the heart of Downtown Orlando. Modern buildout features a collaborative open plan with 3 private offices, conference room and break room

Includes 6 dedicated private parking spaces with gated access off of Palmetto Ave. and is directly along the free Lymmo downtown bus route

Walking distance to all Downtown Orlando restaurants, coffee shops/bars, venues, and public buildings

Recent building improvements include HVAC, lighting, flooring, interior and exterior finishes

AC-3A/T zoning allows for a variety of uses contributing to Downtown Orlando's growth as a regional hub for commerce, culture, education and retail trade

2024 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

1 Mile	24,377	13,536	\$112,623
3 Miles	104,909	50,076	\$124,091
5 Miles	298,496	124,876	\$107,507

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

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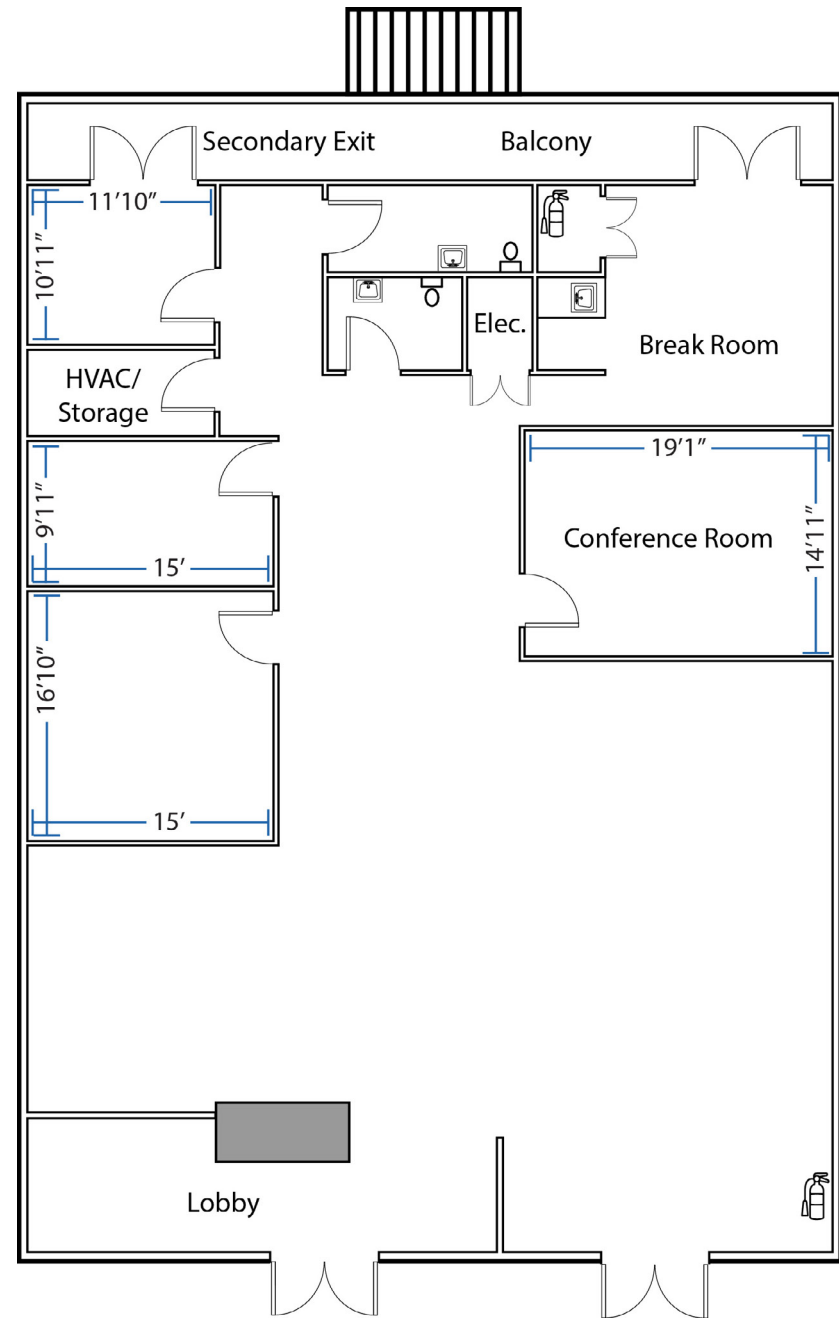
PHOTOS



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

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FLOORPLAN



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

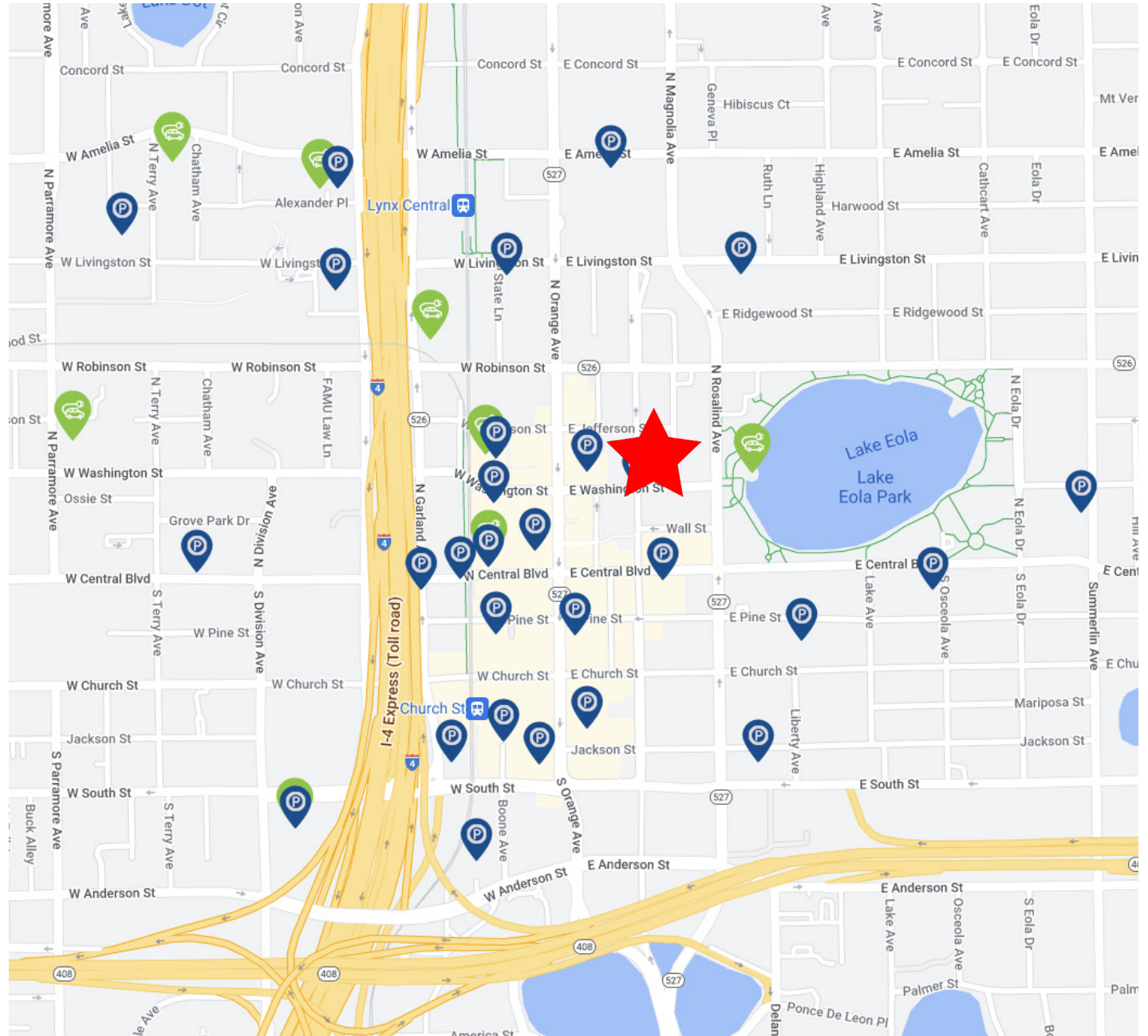
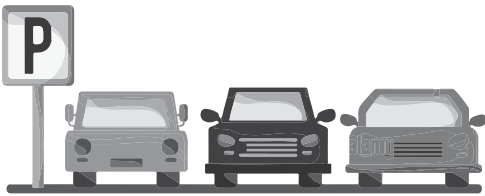
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Parking Options

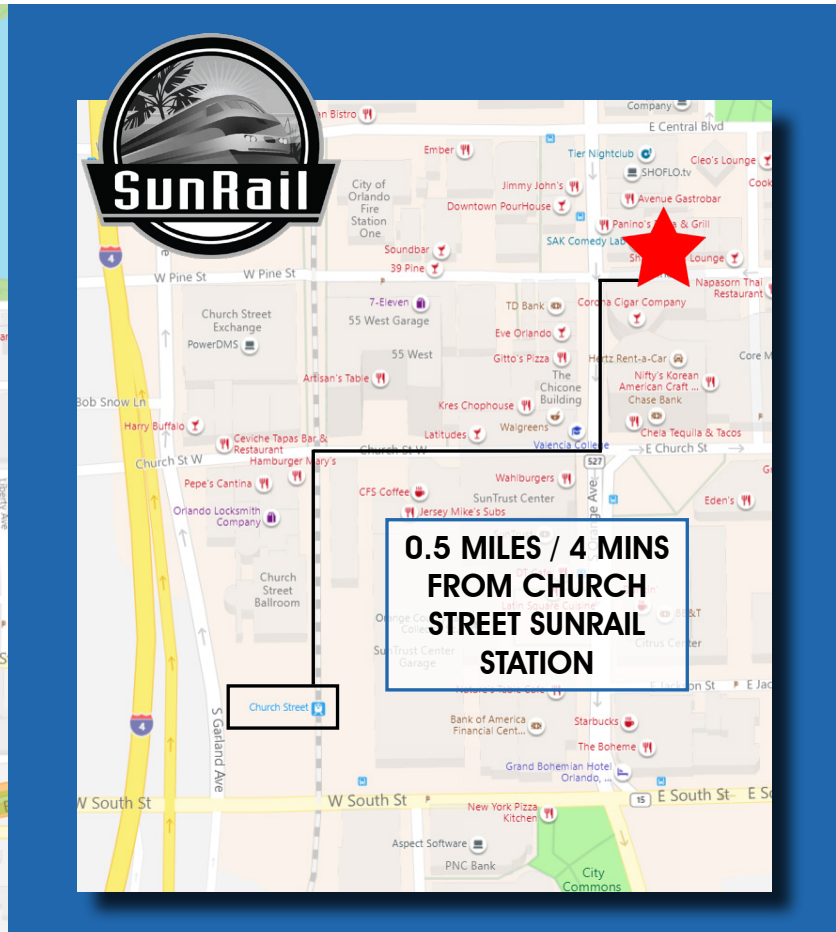
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>



LOCATION



**#1 IN THE U.S.
FOR JOB GROWTH
2014 - 2018**
U.S. Department of Labor,
Bureau of Labor Statistics

**#4 FASTEST
GROWING
U.S. CITY**
Forbes, 2018

**1.2 MILLION
PEOPLE IN THE
WORKFORCE**

**HIGHEST RATE OF
STEM JOB GROWTH
IN THE COUNTRY**
Forbes, 2018

**#3 BEST CITY TO
FIND A NEW JOB**
Wallet-hub, 2019

**± 550,000
STUDENTS WITHIN
A 100 MILE RADIUS**

**1,087 PEOPLE MOVE
TO ORLANDO PER WEEK**

**0.99%
2022 - 2027
POPULATION GROWTH**

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

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