

OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

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For Lease: \$24.00 / RSF, Full Service

Suite 201: ± 948 RSF Available 1.1.2025
Suite 202: ± 1,194 RSF Available 1.1.2025

Located at the corner of Ferncreek Ave. & Hillcrest St. directly adjacent to the New Fern Creek Starbucks

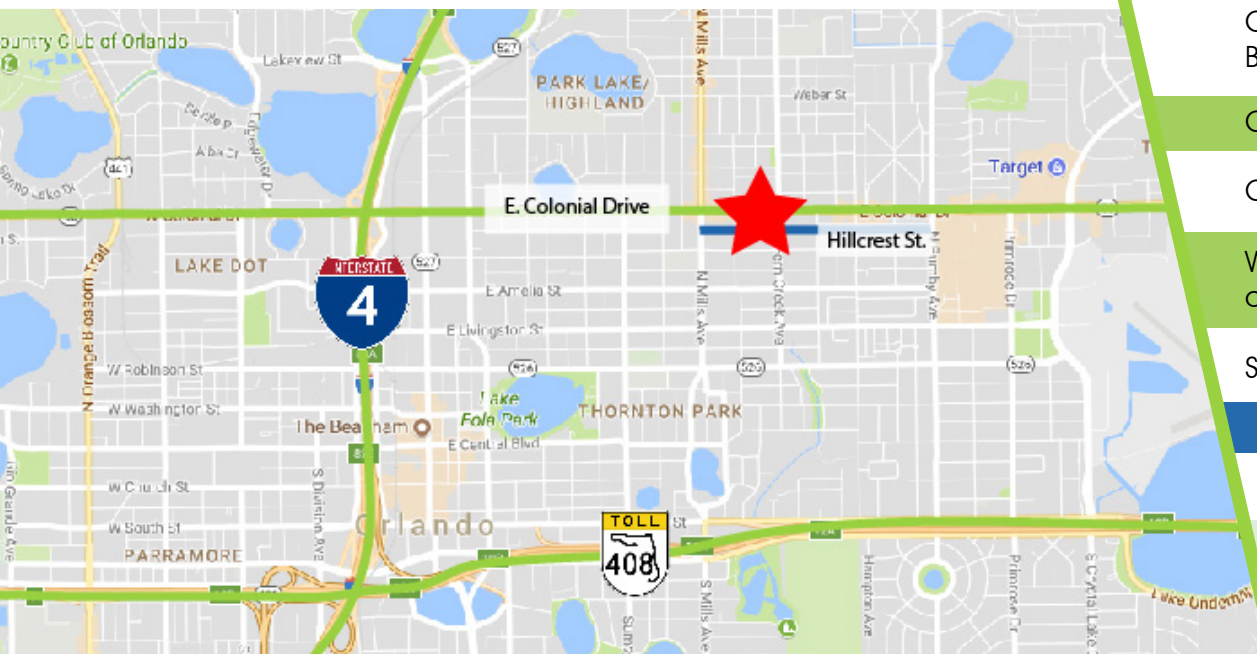
Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

One block South of high-traffic Colonial Drive (48,500 AADT)

On-site parking included at no additional charge

Walking distance from the Mills & 50 restaurant corridor within close proximity to Colonial Plaza & Orlando Executive Airport

Suites include private offices and open work areas



DEMOGRAPHICS

2024

1 Mile

3 Miles

5 Miles



Total Population

14,964

112,877

296,864



Total Households

8,189

53,921

127,233



Average HH Income

\$148,116

\$131,352

\$111,708

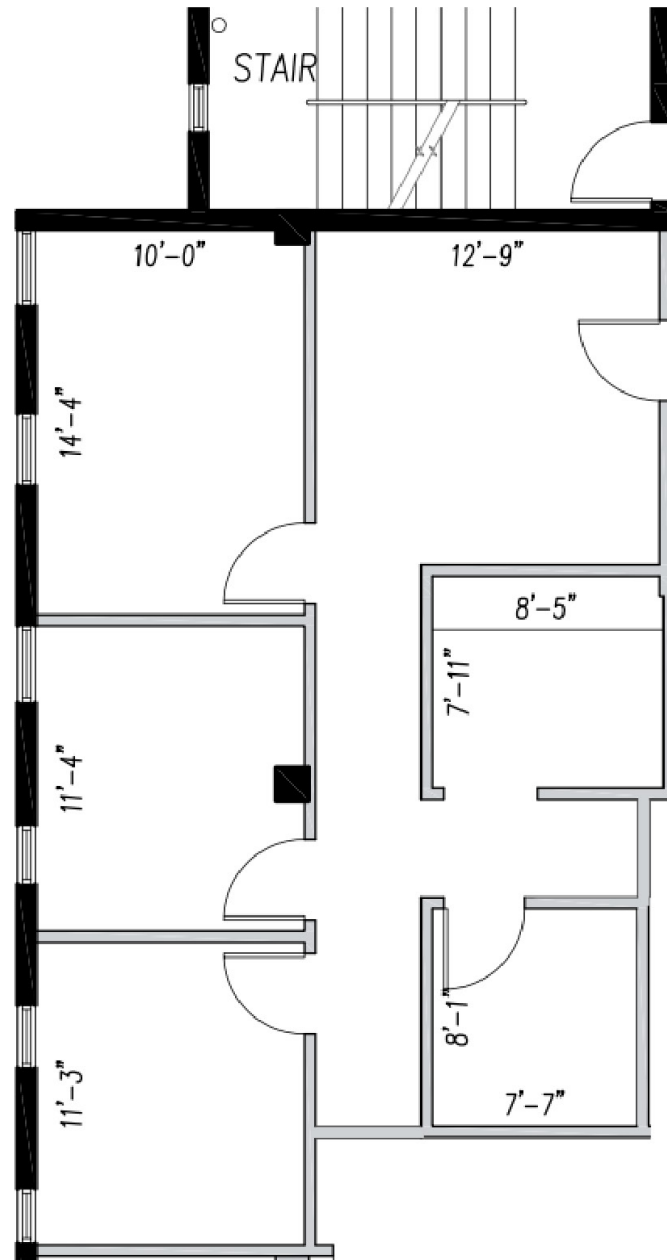
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SUITE 201

AVAILABILITY

Suite 201: ± 948 RSF
Available 1.1.2025



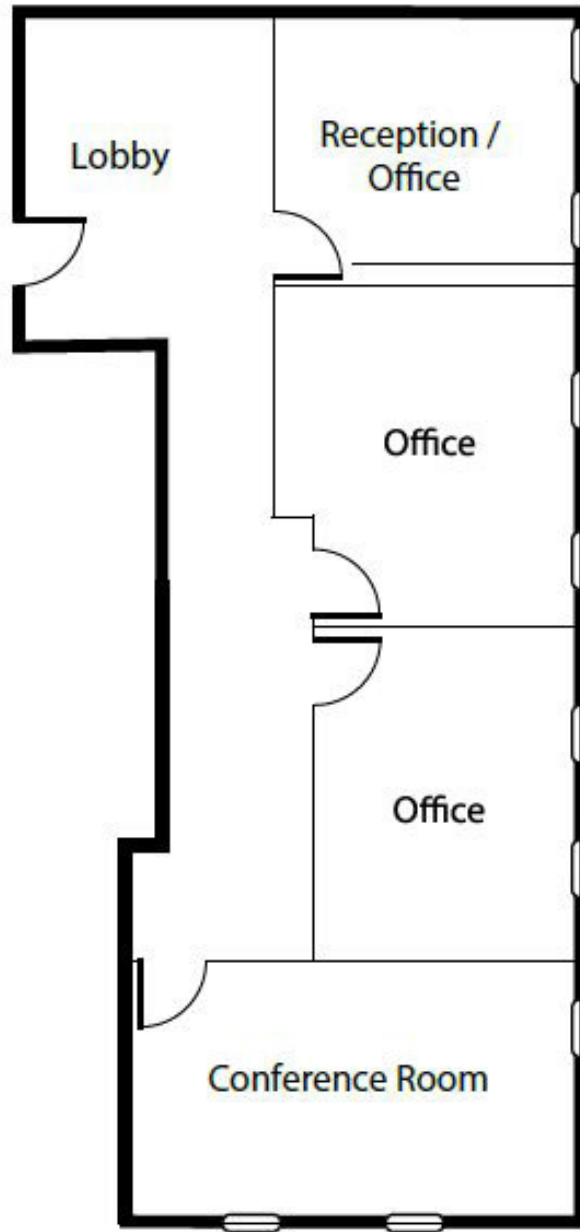
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SUITE 202

AVAILABILITY

Suite 202: ± 1,194 RSF
Available 1.1.2025



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