

### 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

Lease Rate: \$27.00 / SF Full Service

#### **AVAILABLE SPACES** Space **Lease Rate** Size (SF) Suite 100-B \$850/Month 124 Suite 100-C 124 \$850/Month Suite 100-S 90 \$500/Month Suite 304 \$27.00 SF/yr 2,302 Suite 400 \$27.00 SF/yr 1,851 Suite 503 \$27.00 SF/yr 1,146 E Central Blvd E South S PARRAMORE (408) LAKE CHEROKEE W Gore St

#### For more information

Jeffrey Bloom, CCIM

O: 407 949 0709 jbloom@realvest.com

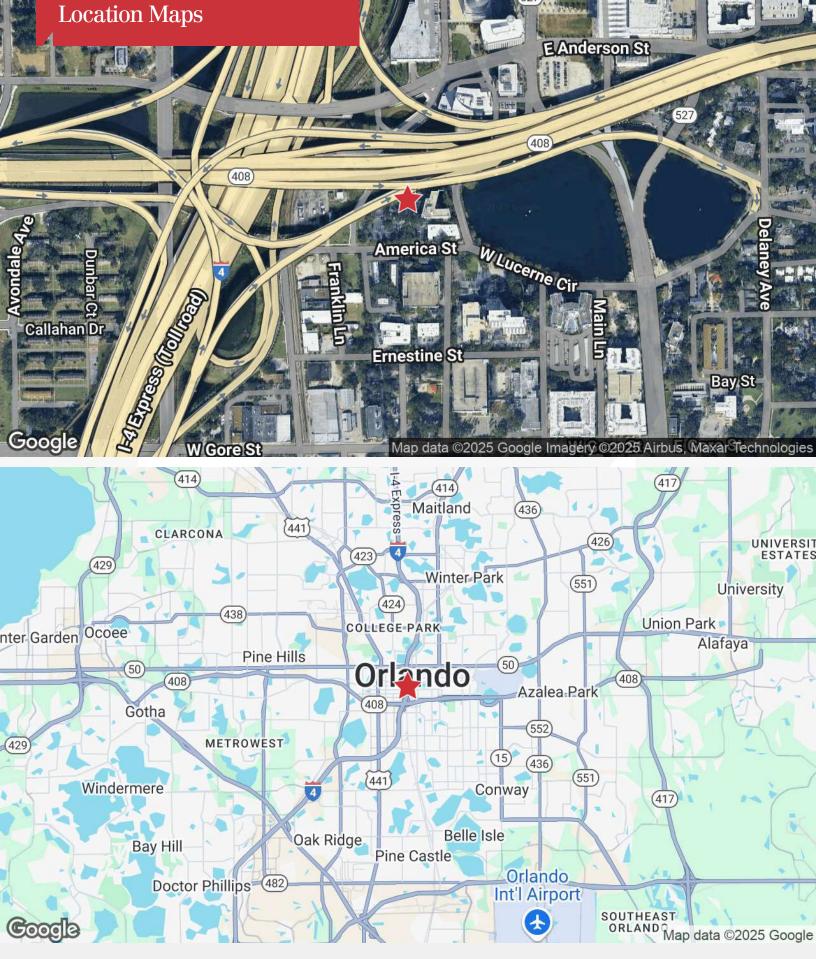








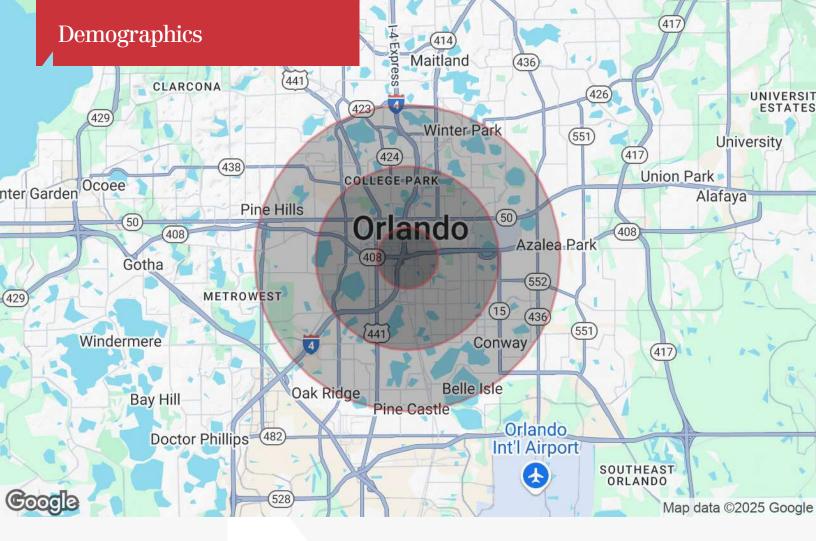






The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered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

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel

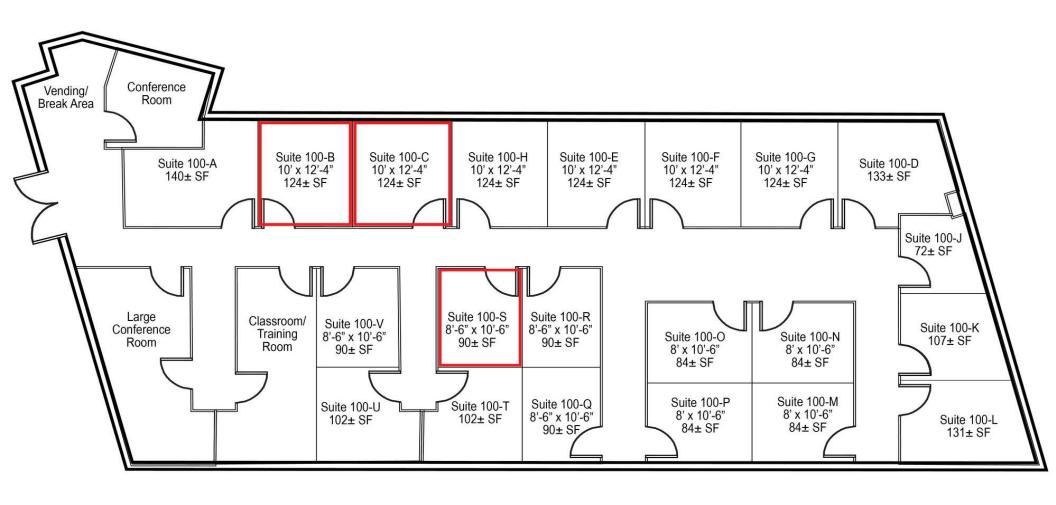


Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	14,783	98,151	290,449	
MEDIAN AGE	39.3	38.6	37.4	
MEDIAN AGE (MALE)	37.7	37.8	36.1	
MEDIAN AGE (FEMALE)	40.3	39.4	38.4	
Households & Income	1 Mile	3 Miles	5 Miles	
Households & Income TOTAL HOUSEHOLDS	1 Mile 10,219	3 Miles 51,050	<b>5 Miles</b> 135,471	
TOTAL HOUSEHOLDS	10,219	51,050	135,471	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	10,219 1.4	51,050 1.9	135,471 2.1	

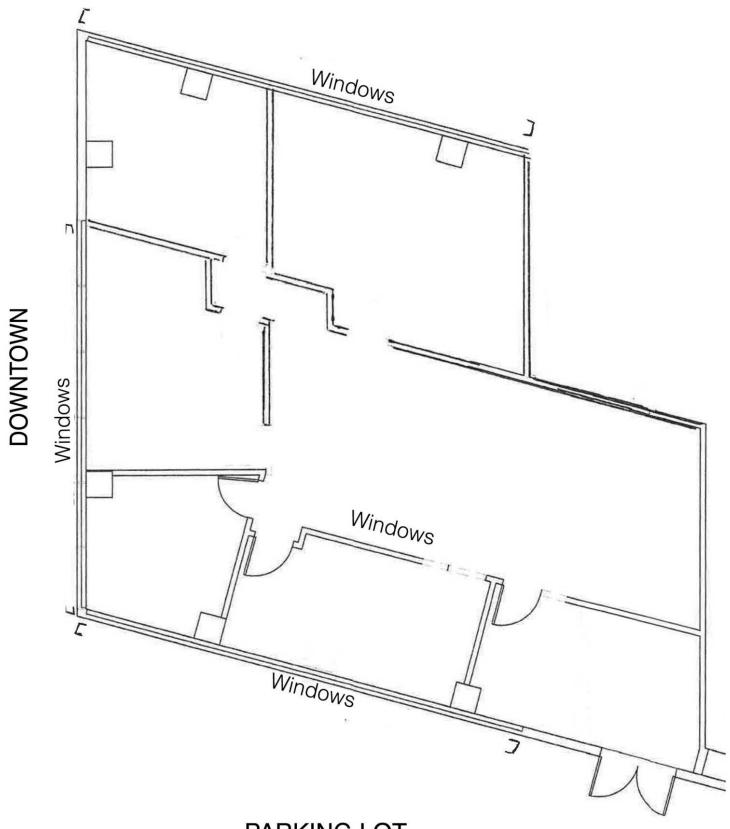
<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



## Executive Suites | 90-124 SF



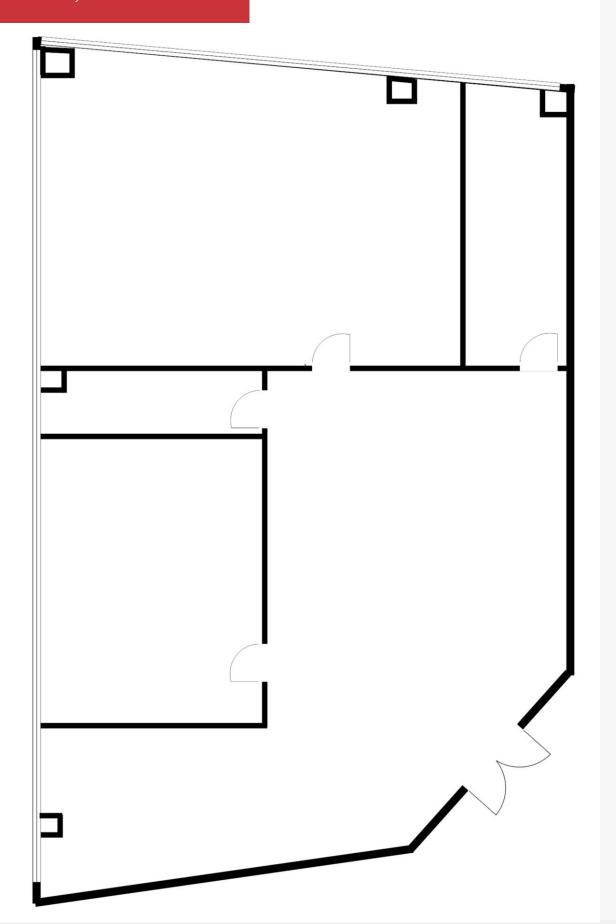




PARKING LOT



# Suite 400 - 1,851± SF





# Suite 503 - 1,146± SF

