

For Lease

Downtown Office Space

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



Lucerne Plaza

100 West Lucerne Circle, Orlando, Florida 32801

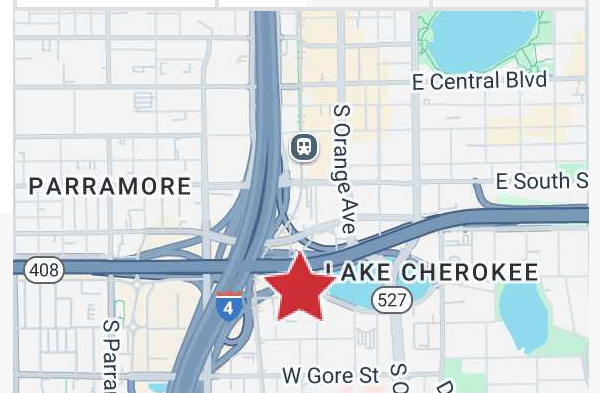
Property Highlights

- 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

Lease Rate: \$27.00 / SF Full Service

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
Suite 400	\$27.00 SF/yr	1,851
Suite 503	\$27.00 SF/yr	1,146



For more information

Jeffrey Bloom, CCIM

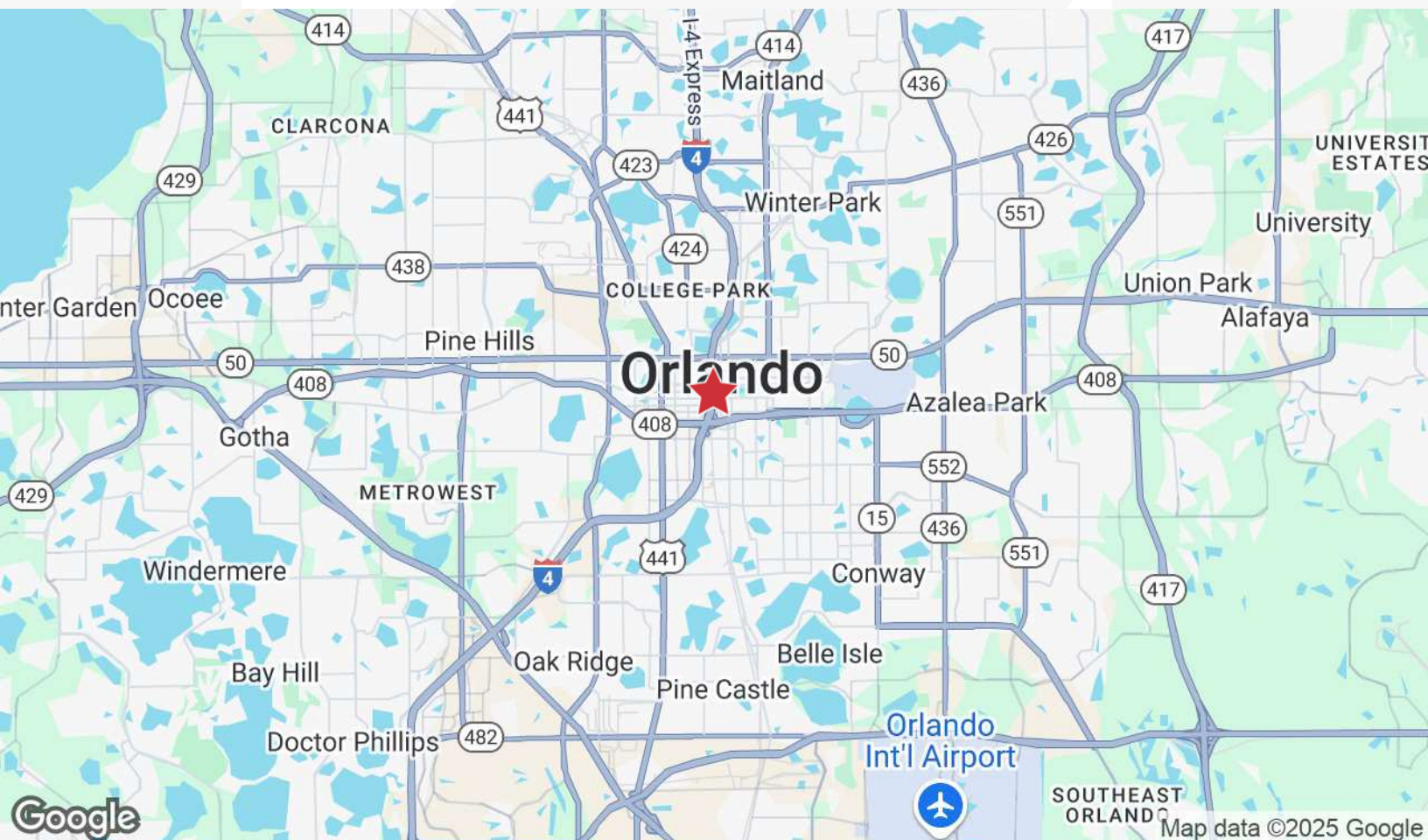
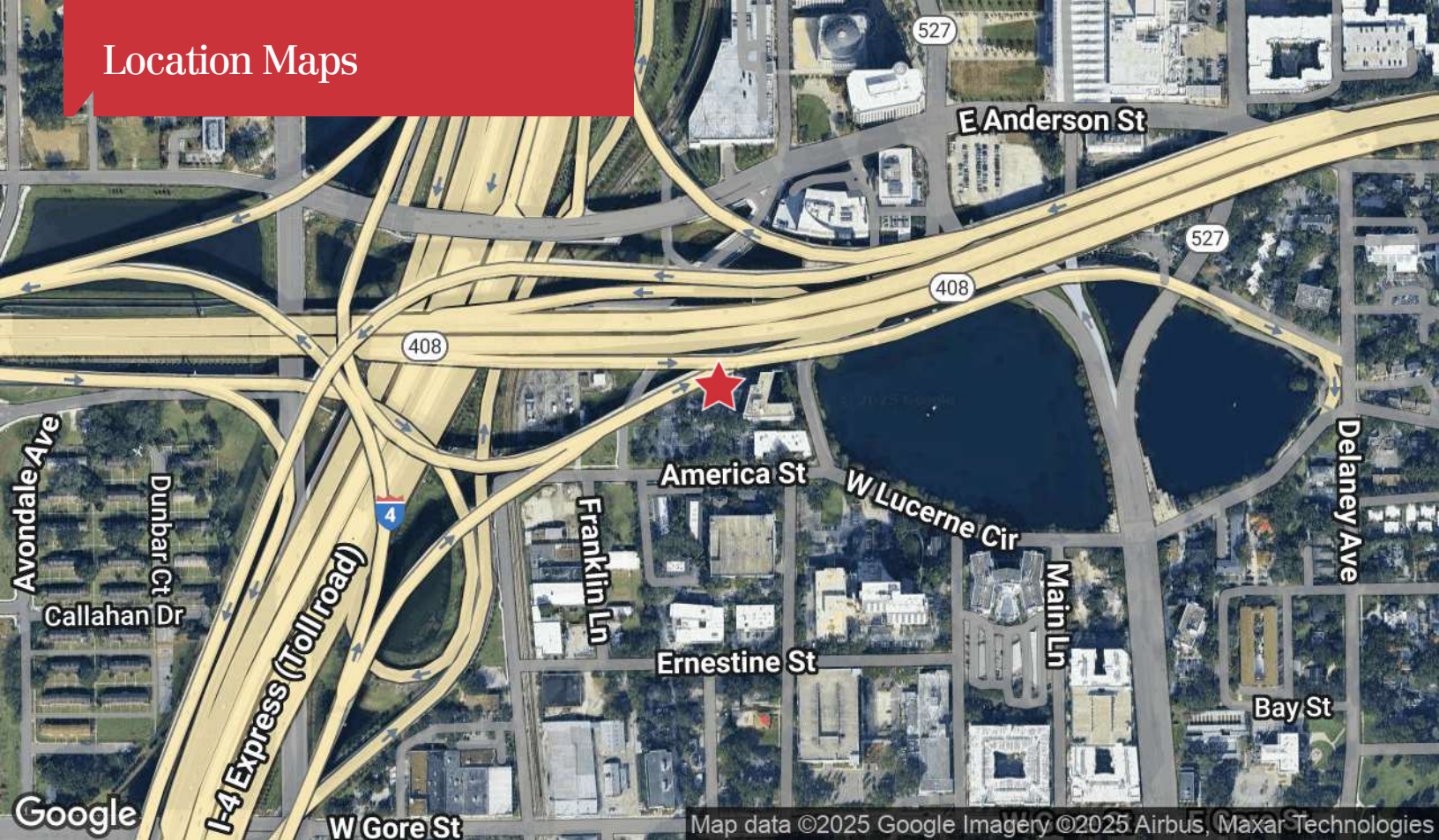
O: 407 949 0709

jbloom@realvest.com

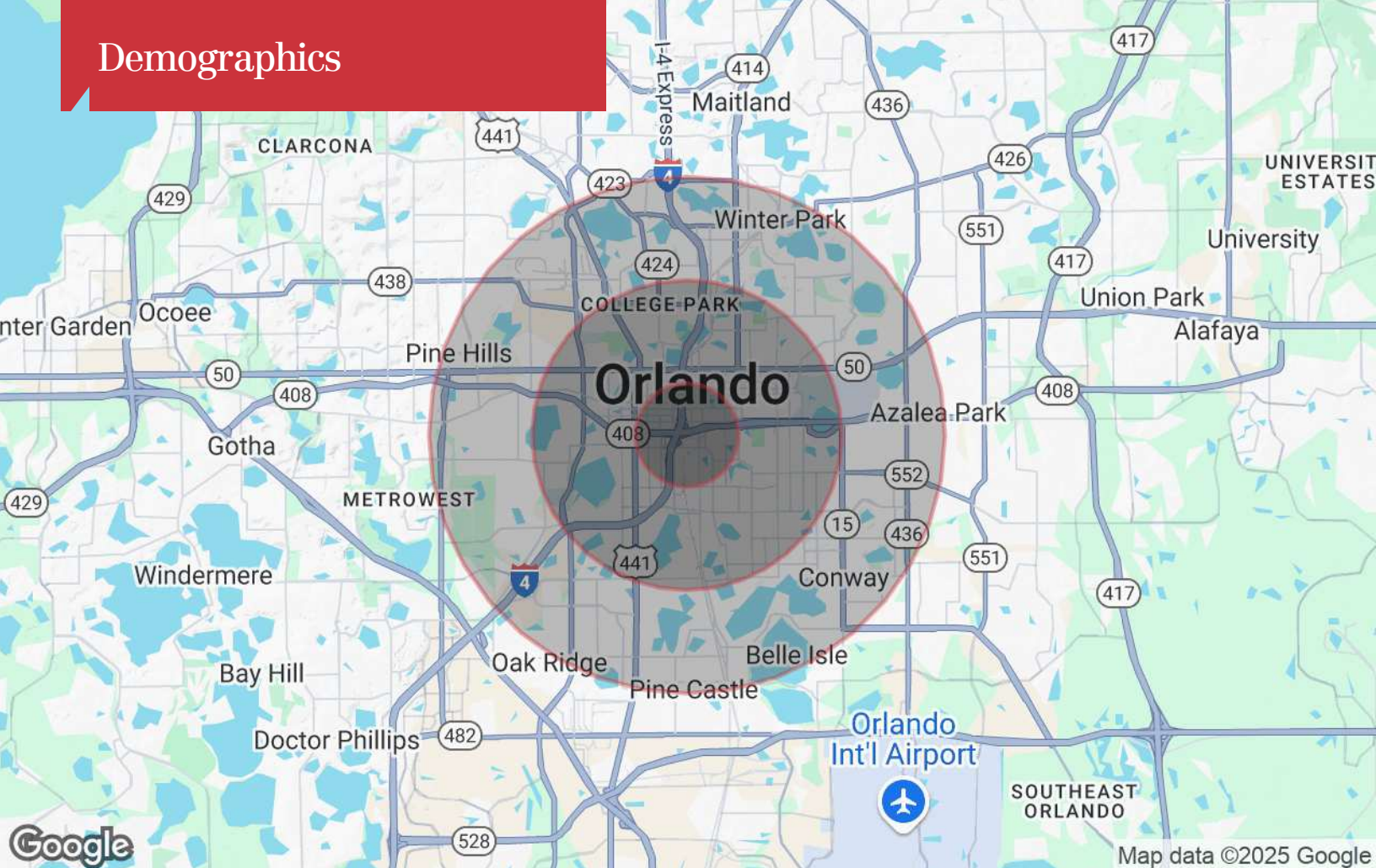
Property Photos



Location Maps



Demographics



Population

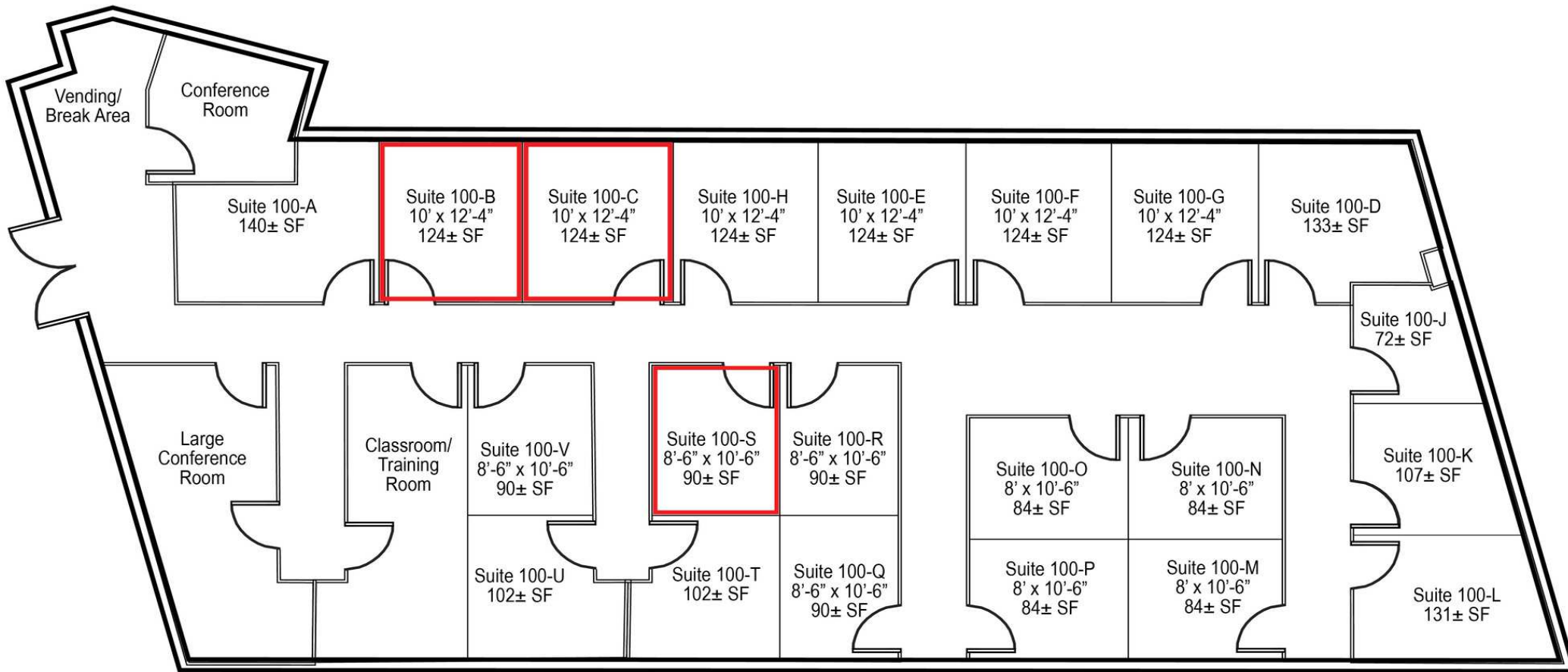
	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,783	98,151	290,449
MEDIAN AGE	39.3	38.6	37.4
MEDIAN AGE (MALE)	37.7	37.8	36.1
MEDIAN AGE (FEMALE)	40.3	39.4	38.4

Households & Income

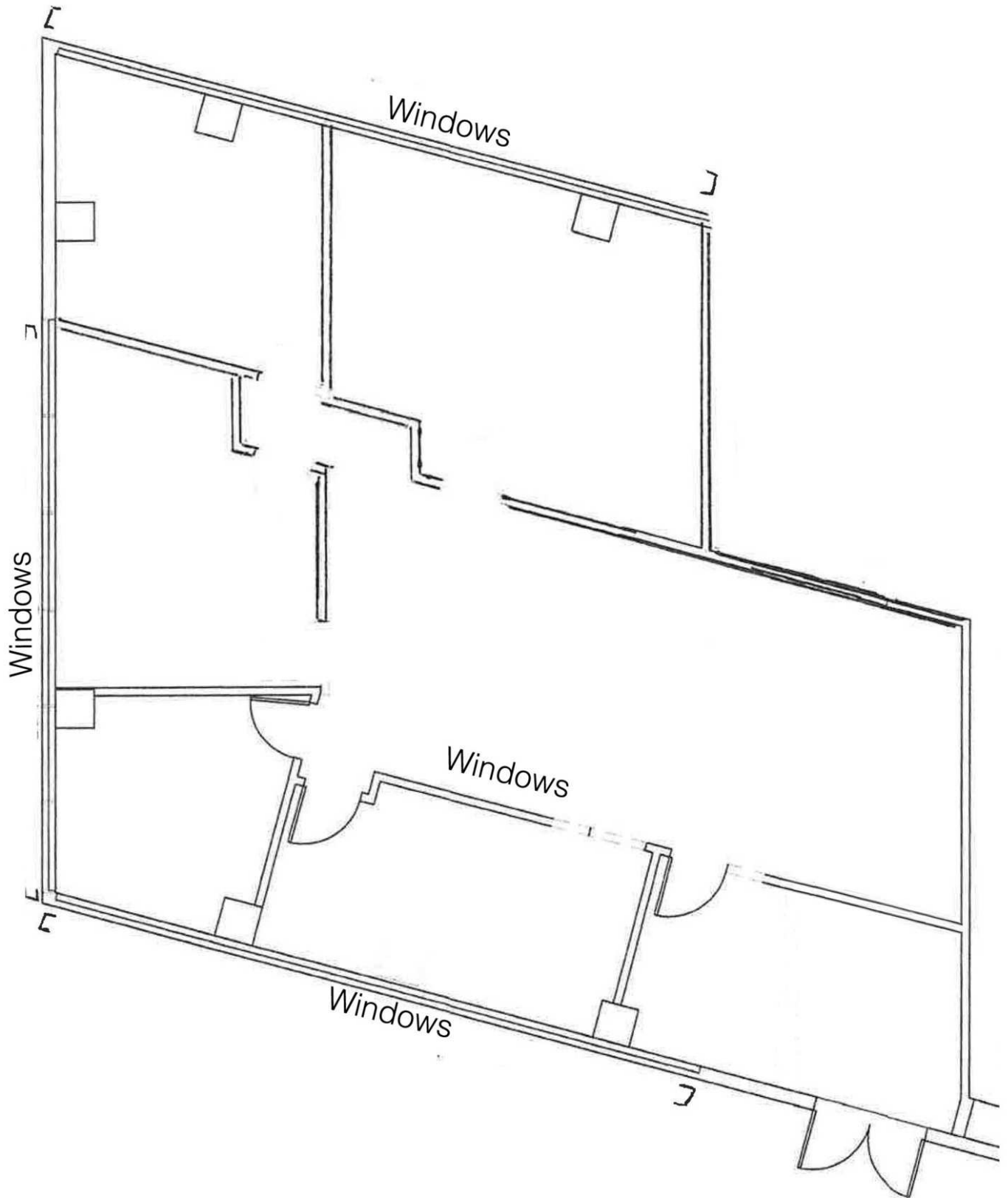
	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	10,219	51,050	135,471
# OF PERSONS PER HH	1.4	1.9	2.1
AVERAGE HH INCOME	\$80,526	\$76,671	\$68,371
AVERAGE HOUSE VALUE	\$241,026	\$260,240	\$222,935

* Demographic data derived from 2020 ACS - US Census

Executive Suites | 90-124 SF

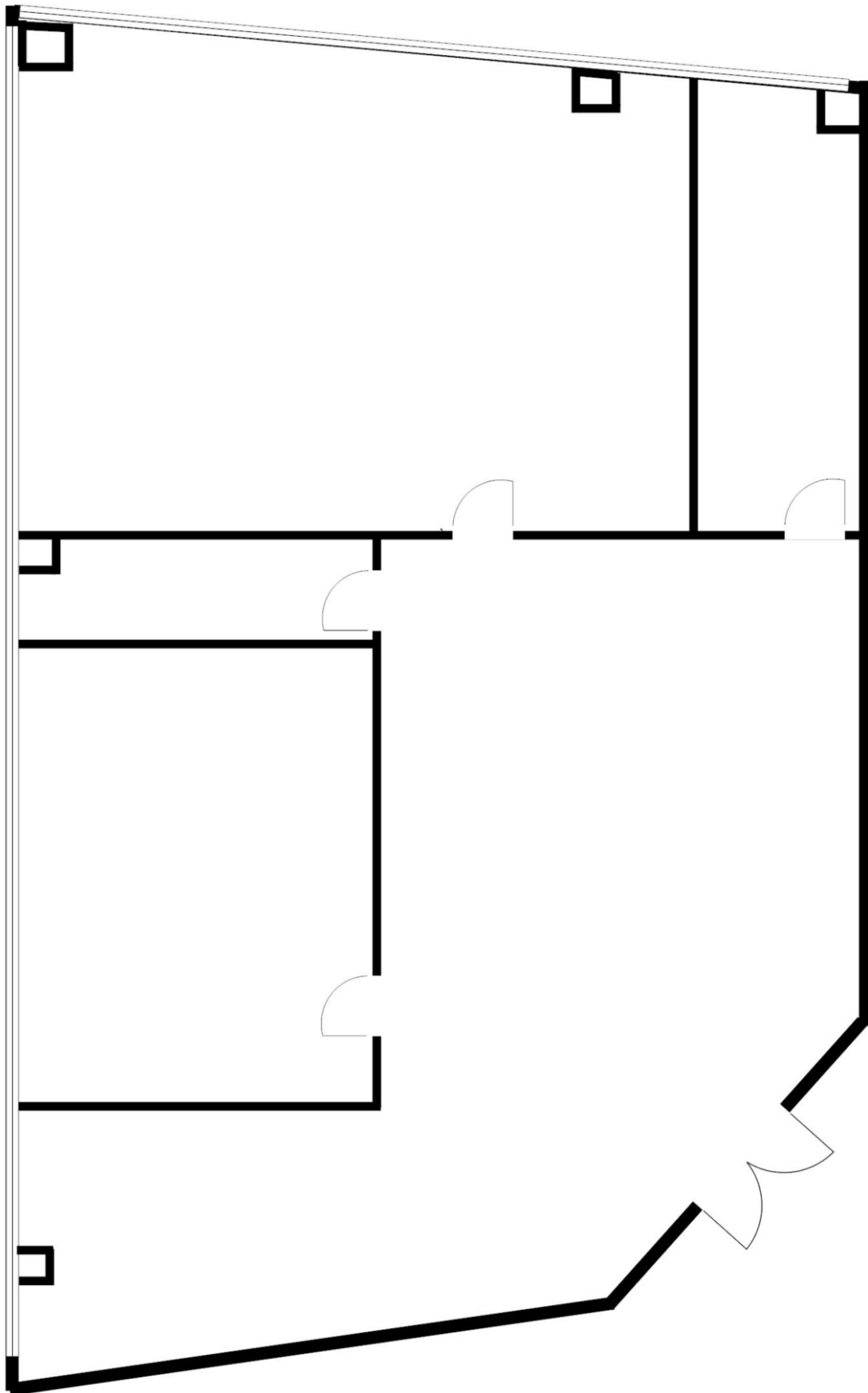


DOWNTOWN



PARKING LOT

Suite 400 - 1,851± SF



Suite 503 - 1,146± SF

