

FOR LEASE

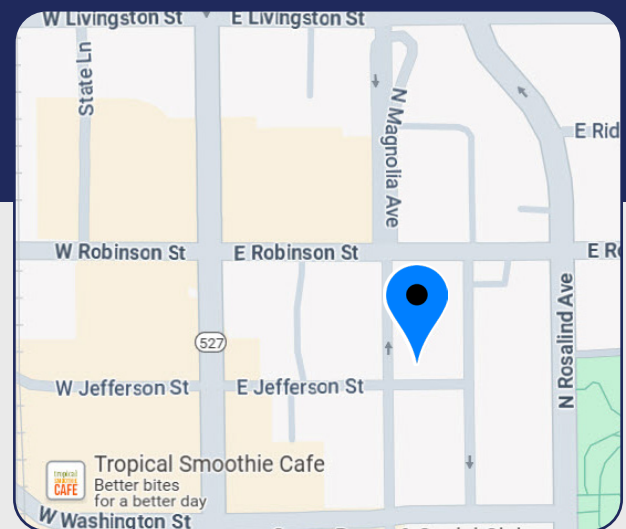


DOWNTOWN OFFICE

211 N Magnolia Ave, Orlando, FL 32801

FREE-STANDING BUILDING FOR LEASE

- > 4,300 SF two-story office building with basement
- > Single tenant building with multiple private entries
- > Five restrooms
- > Ten offices
- > Conference room
- > Waiting and reception area
- > Break room
- > 11 parking spaces
- > On the Lymmo bus line and within walking distance to Sunrail train station
- > Taxes and insurance - \$1,378.21 per month plus sales tax
- > **\$19.00/SF, NNN**



Bill Bywater, CCIM

D 407.206.5736

O 407.206.7300

bill@bywater.com

Scott Williamson

D 407.373.6828

C 407.947.6232

scott@bywater.com



1209 Edgewater Drive

Suite 100

Orlando, FL 32804

407.206.7300 Main

www.bywater.com

DOWNTOWN OFFICE

211 N Magnolia Ave, Orlando, FL 32803



REAR PARKING



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

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