

college park
professional offices
for
LEASE

\$34.50 psf mg

864 sf to 3,758 sf

available spaces:

Unit A - around Floor: 1,820 sf

Unit B - upstairs Front: 864 sf

Unit C - upstairs back: 1,074 sf

**Lease the entire building or
any combination of units.**

- + Bulding: 3,758 sf
- + Yr. Built: 1947/2024 reno
- + Primary: office
- + Zoning: mu-1/t/sp/ar
- + Parking: 9 + street

1401 edgewater dr
orlando, fl 32804



**NEWLY
RENOVATED**

**864 sf to
3,758 sf
available**

patrick goetz
vice president
(407) 734.7210
pat@BBDRE.com



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



highlights

newly renovated
& ideally located
in college park
on edgewater
dr close to
downtown
orlando

- Building has completed a total renovation, including complete interior and exterior upgrades
- First floor open plan enables maximum flexibility for owner/user or income-generating opportunities
- Renovation includes new mechanical and electrical throughout
- New modern ADA compliant restroom
- Ideal for professional office or creative agency
- Great investment in college park among many renovation and redevelopment projects



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

front elevation



b 2nd floor
864 sf

c 2nd floor
1074 sf

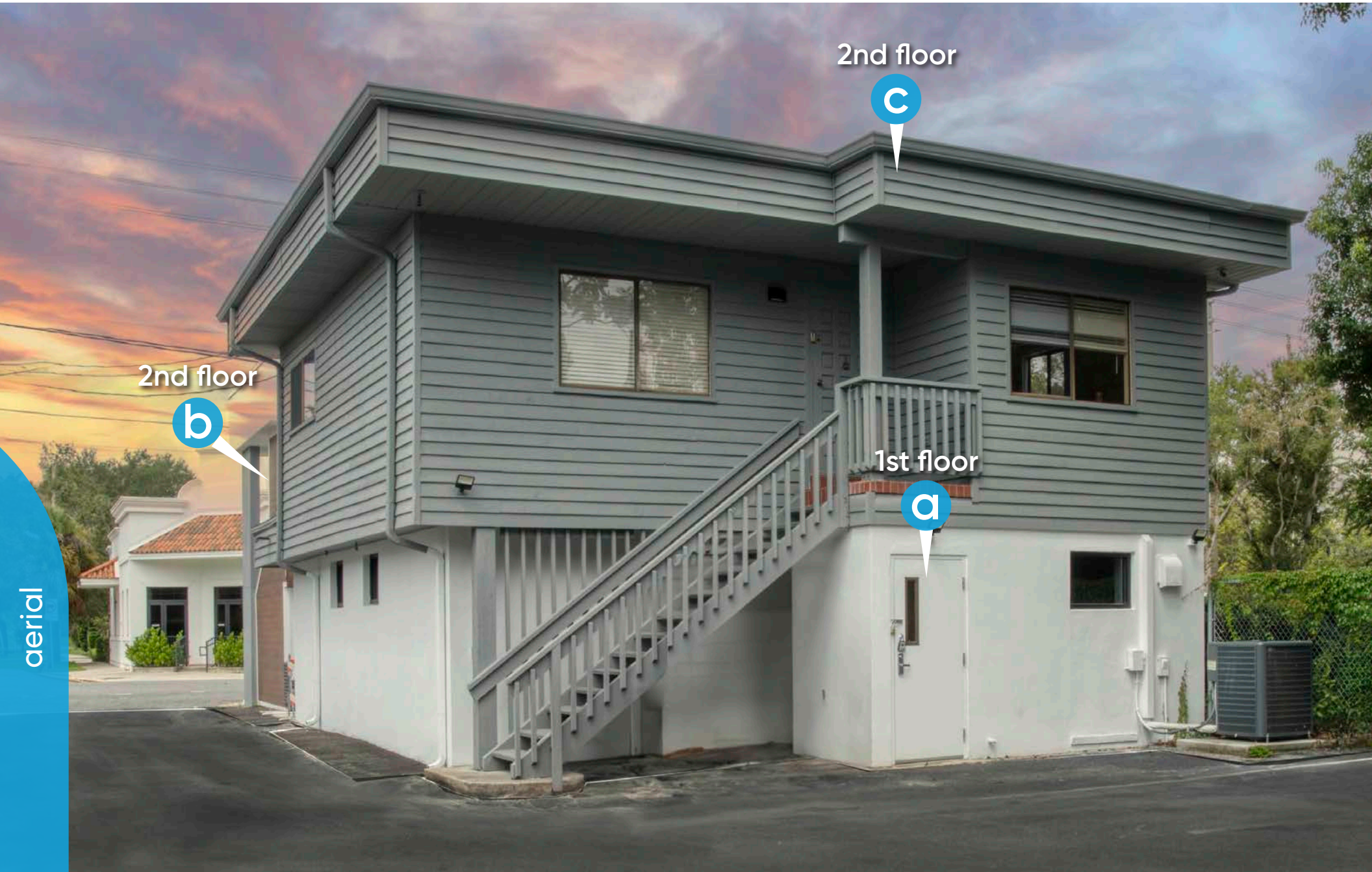
a 1st floor
1,820 sf

the spaces



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back elevation

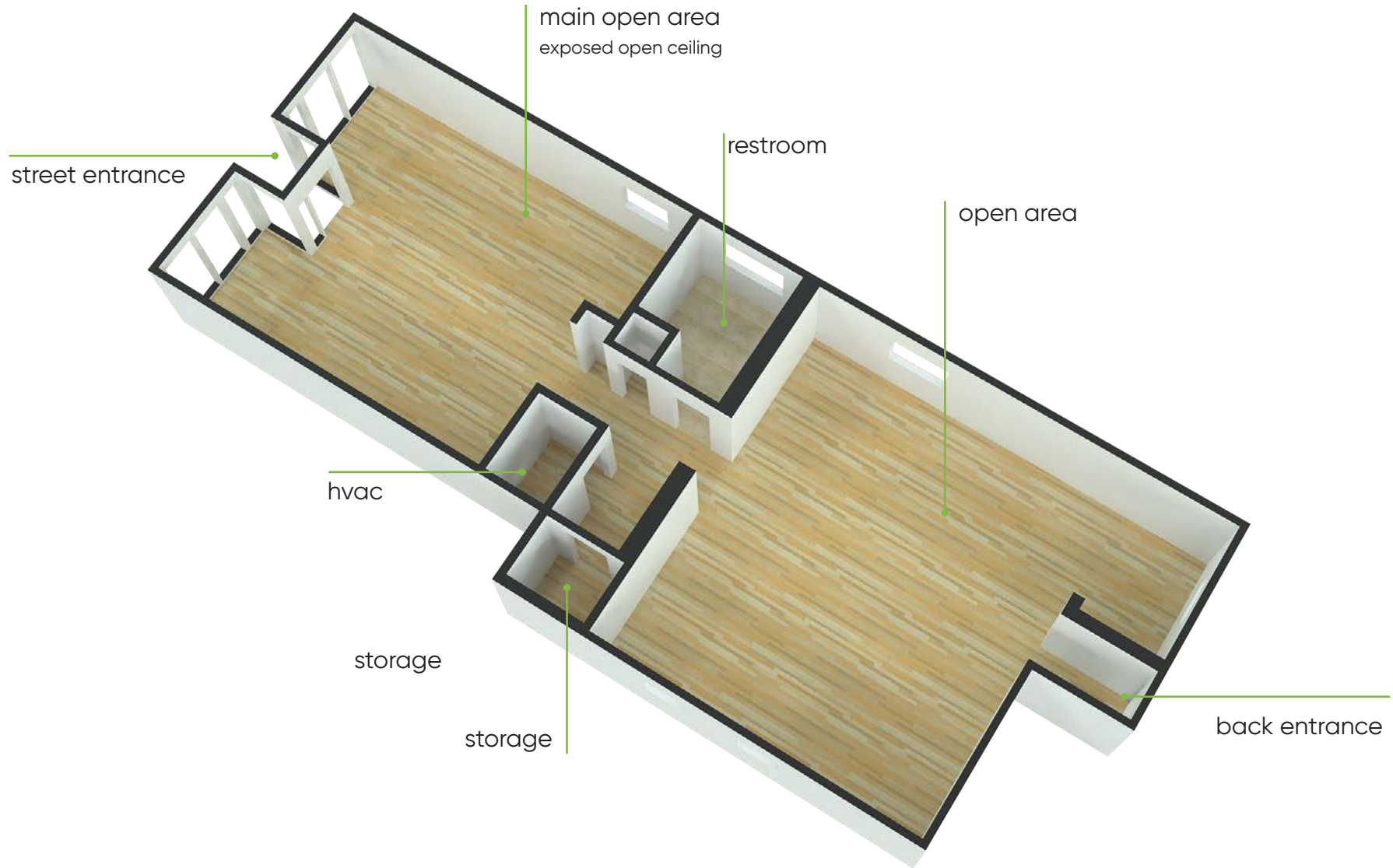


aerial

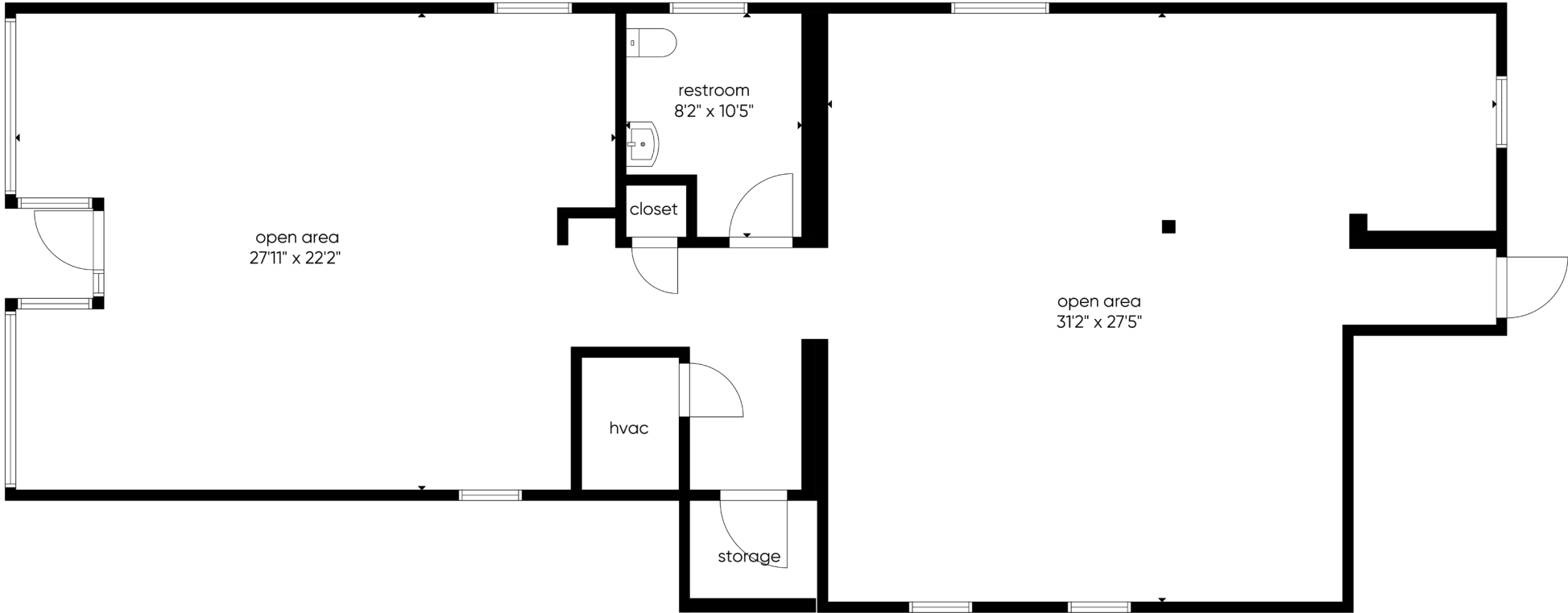


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unit a | 1,820 sf



unit a | 1,820 sf



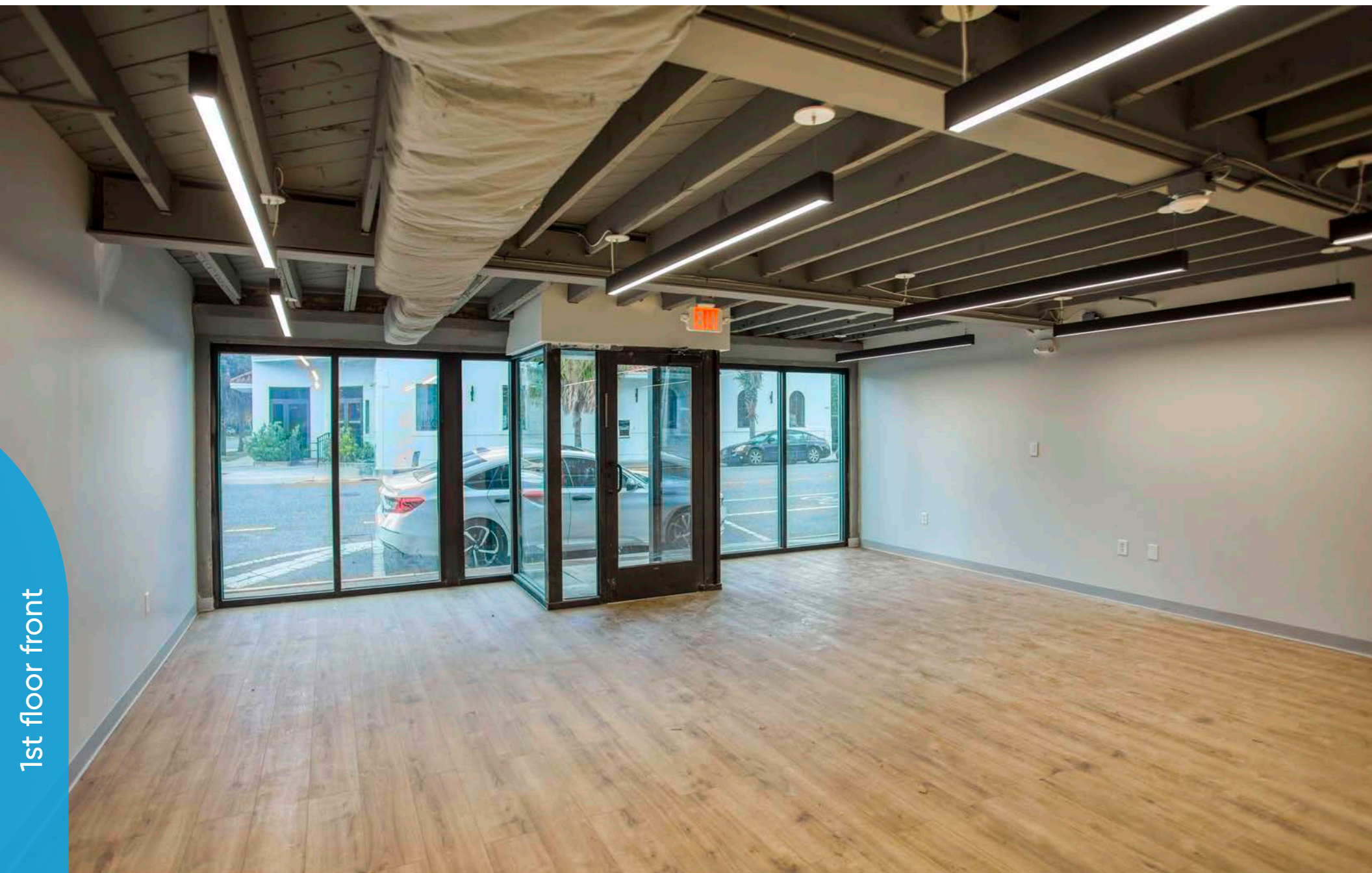
1st floor plan

floor 1



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1st floor main entrance/open workspace



1st floor front



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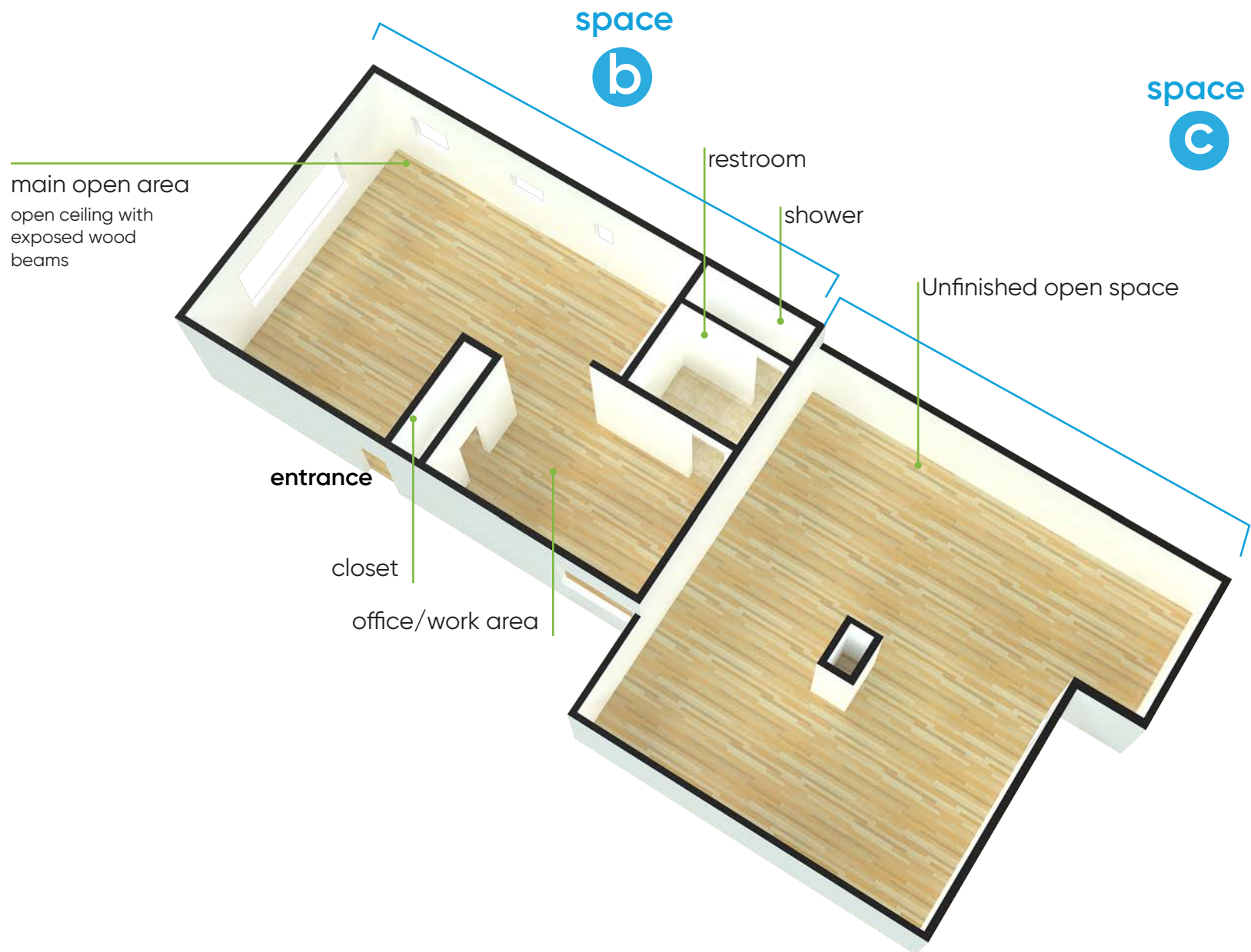
1st floor back - kitchen area



1st floor photos



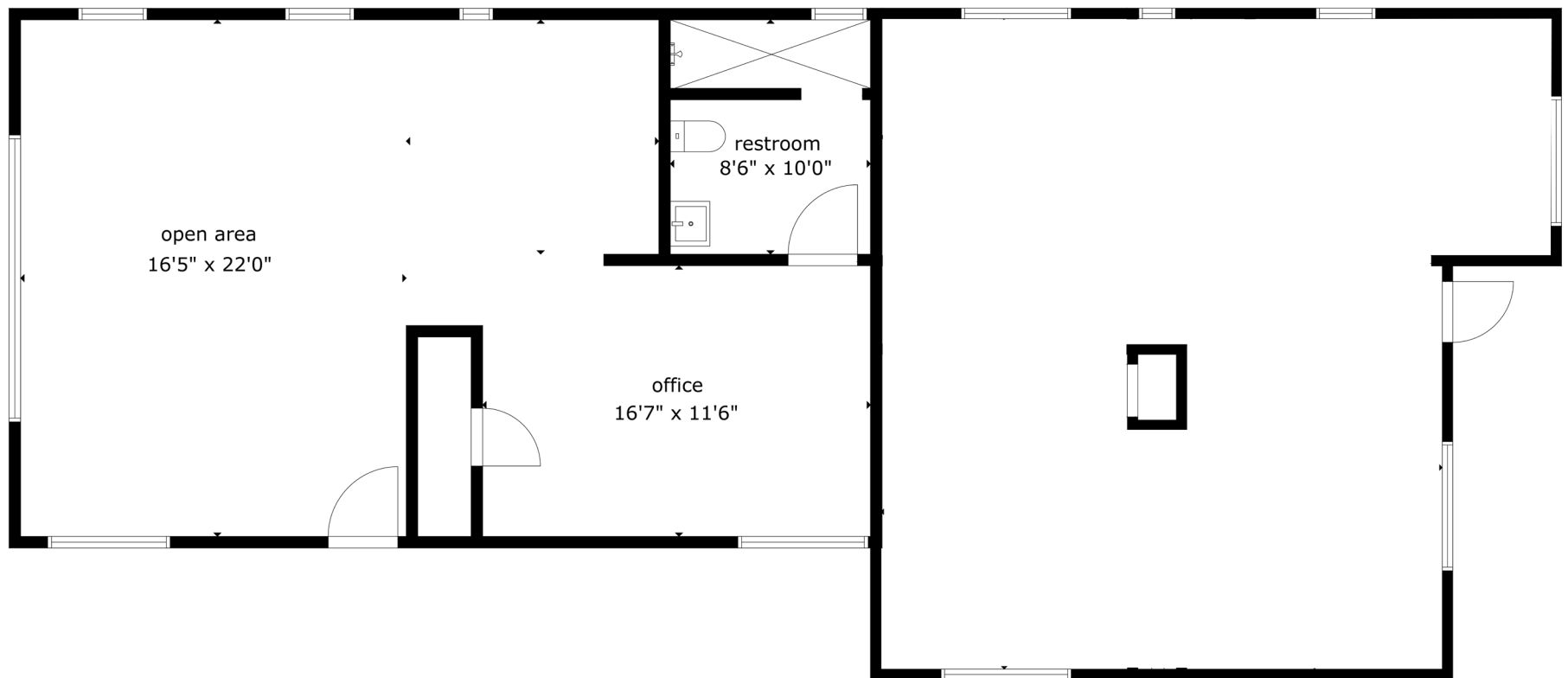
2nd floor | **space b** (facing edgewater) 864 sf | **space c** (back) 1,074 sf



2nd floor | 1,938 sf | **space b** – 864 sf | **space c** – 1,074 sf

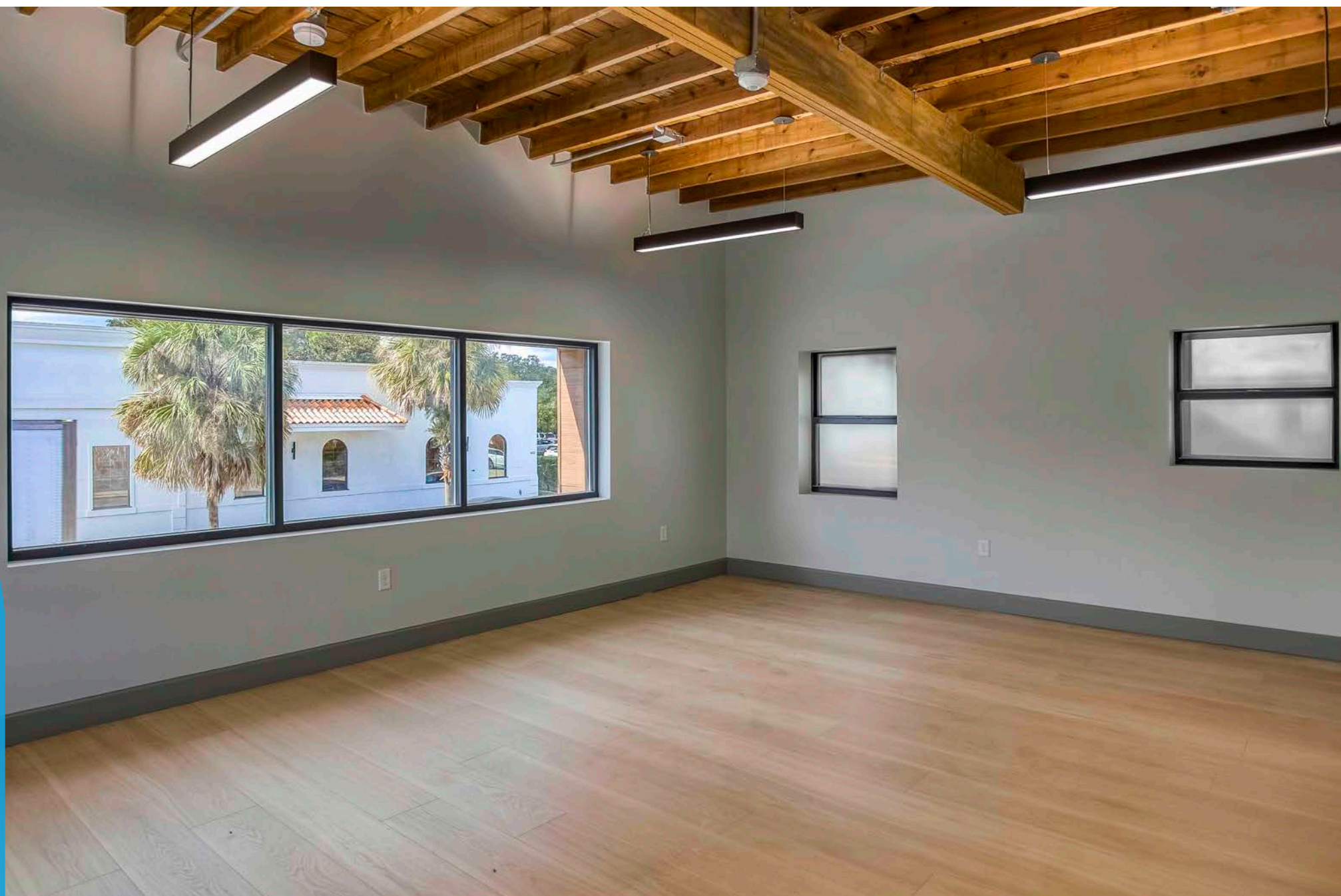
unit
b

unit
c



FLOOR 1

space b- 2nd floor | main work area



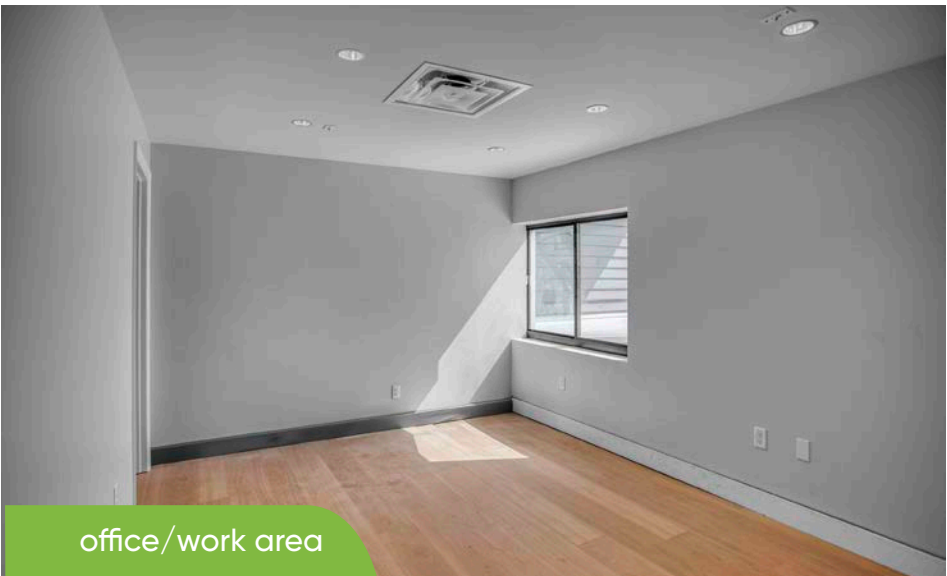
space b - 2nd floor | Kitchen Area



2nd floor space



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alley easement for future ingress/egress



exterior



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location aerial - south



downtown
orlando

edgewater dr

11-0.086 in
± 0.000 in

location aerial

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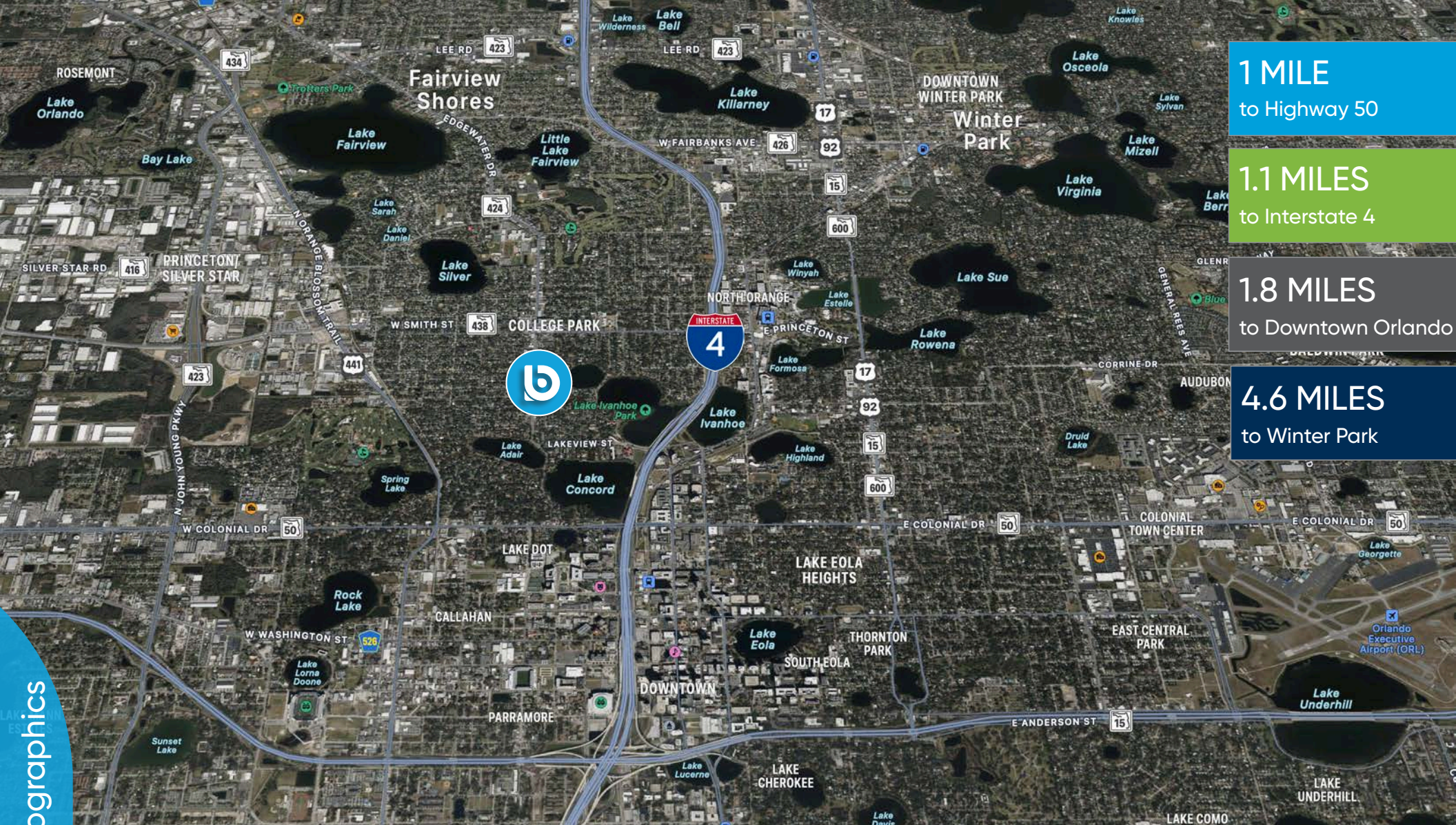
location aerial - north



location aerial



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demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,236	\$109,883 2	,201	11,213
3-Mile	90,354	\$91,732	17,618	143,590
5-Mile	285,375\$	85,897	32,954	259,402

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