



PROPERTY DESCRIPTION

Historic Downtown Office Gem | 1,557 SF | Ground-Floor Presence

Perfect for boutique retail, creative studios, or professional offices, this historic downtown Orlando space offers high visibility and character that sets your business apart. Located on a charming street in the heart of Orlando, this property provides the opportunity to engage with foot traffic and immerse your brand in a vibrant community.

Located at the vibrant intersection of Palmetto Avenue and Robinson Street, this freestanding 1920 office building is a rare blend of character, charm, and convenience. Just a block from the Orange County Courthouse and surrounded by the pulse of downtown Orlando, 220 N Palmetto Ave is positioned at the crossroads of history and modern functionality.

Now available, 1,557 SF of highly efficient, ground-floor office space with prominent street-facing exposure. Inside, you'll find polished wood floors and an efficient layout that includes five private offices with flexibility for additional configurations, a large reception area, one bathroom, and a kitchenette. With a 94 Walk Score, the location offers unbeatable accessibility. Walk to the courthouse, Lake Eola, and many of downtown Orlando's top dining and service options. The LYMMO connector is just steps away, making commuting and client access seamless.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	1,557 SF
Lot Size:	3,687 SF
Building Size:	3,048 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,967	5,223	13,722
Total Population	2,977	7,793	24,127
Average HH Income	\$130,272	\$127,415	\$108,908

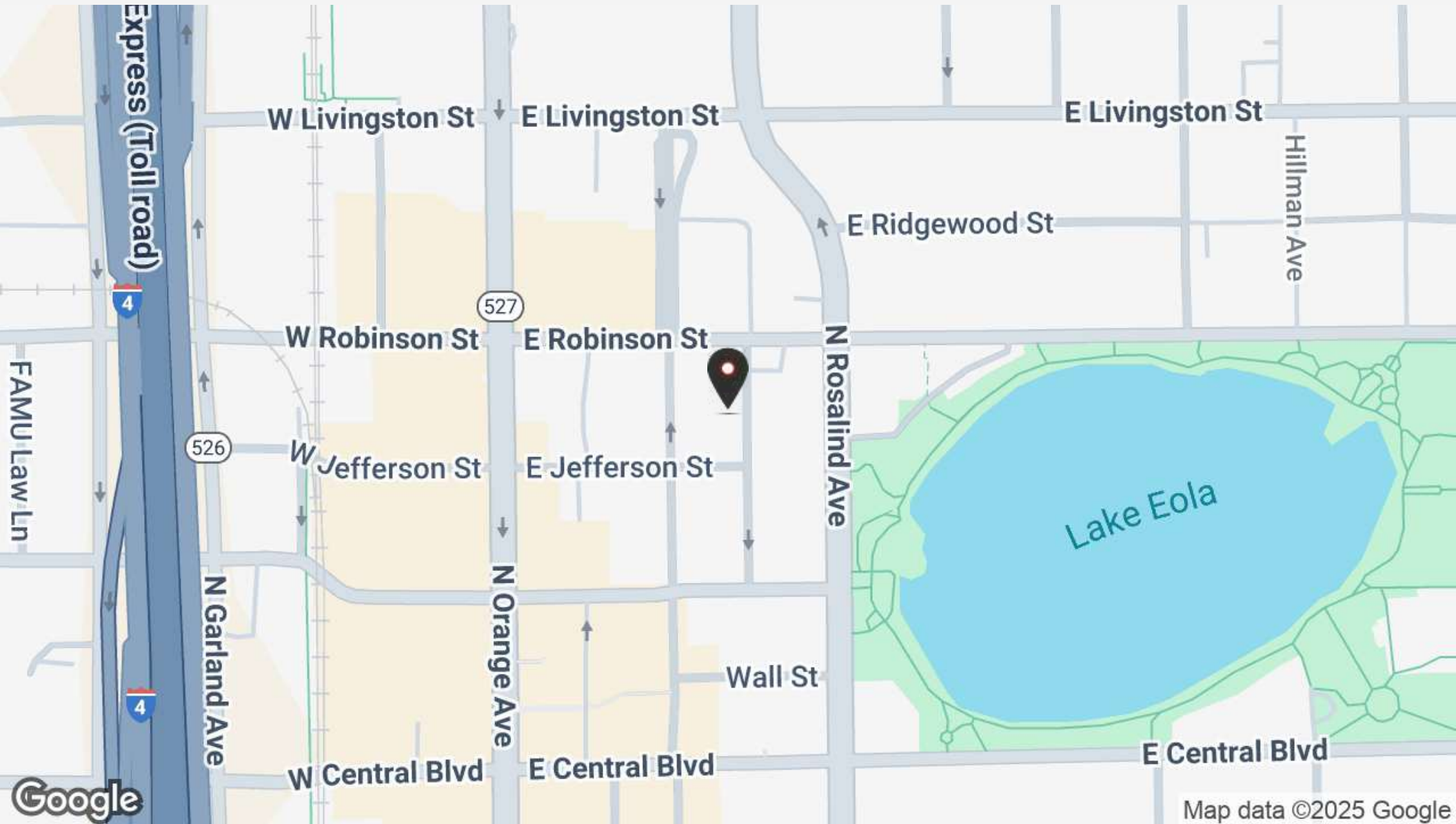


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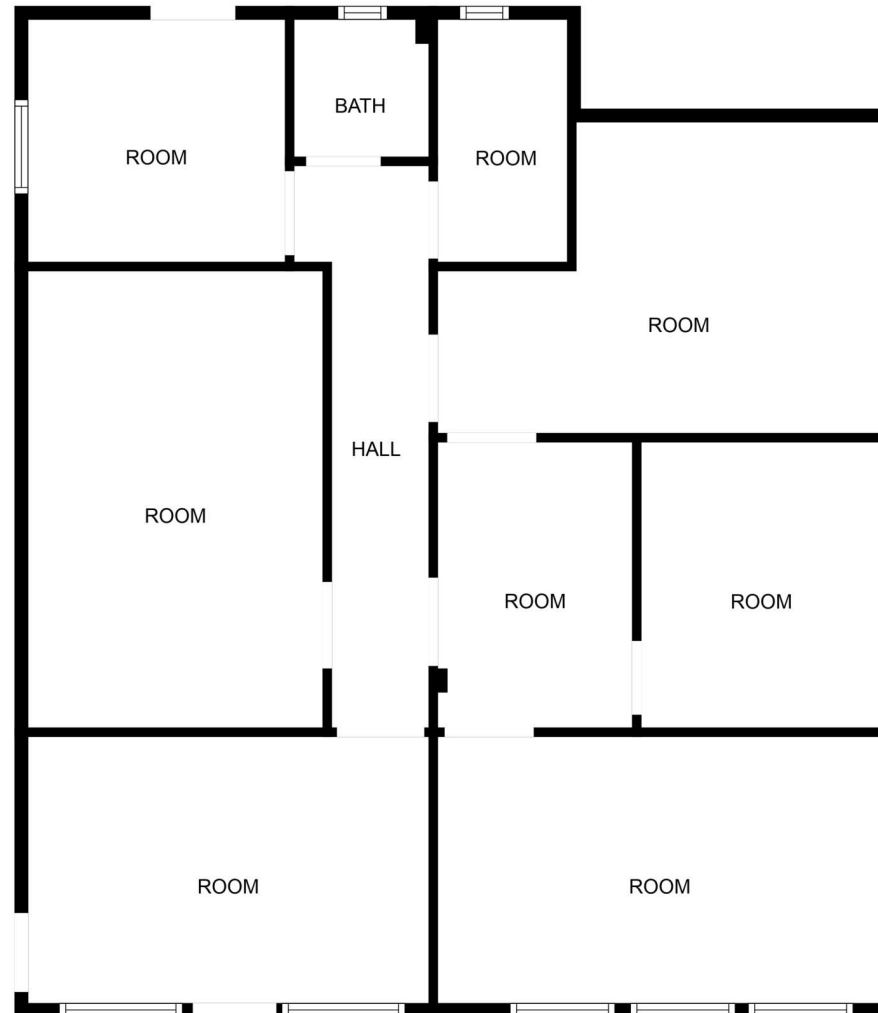
220 PALMETTO AVE

220 Palmetto Ave
Orlando, FL 32801

OFFICE BUILDING FOR LEASE



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

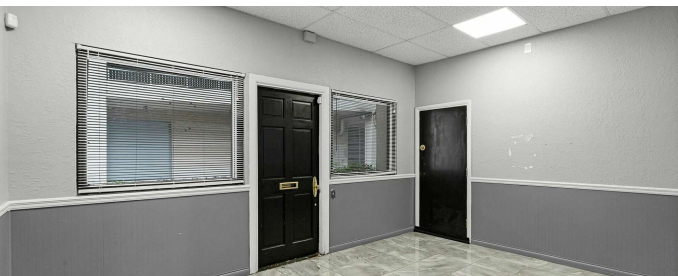
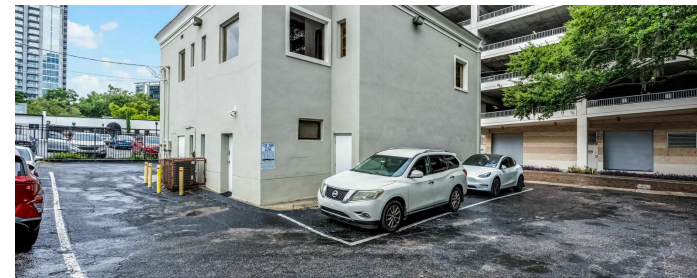
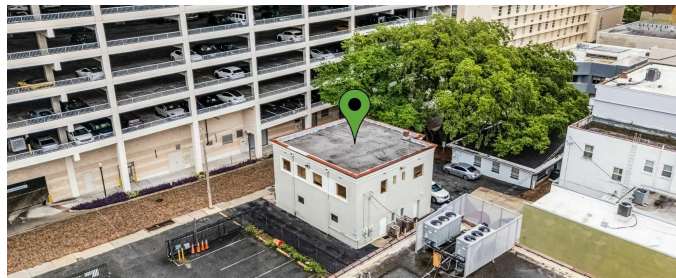
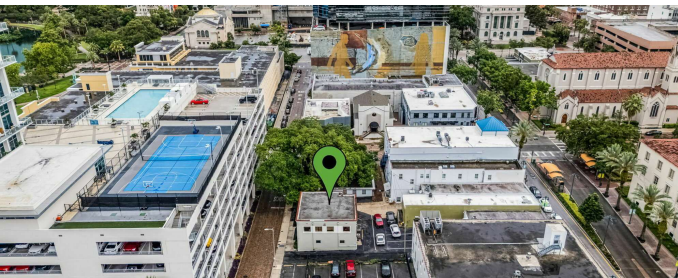
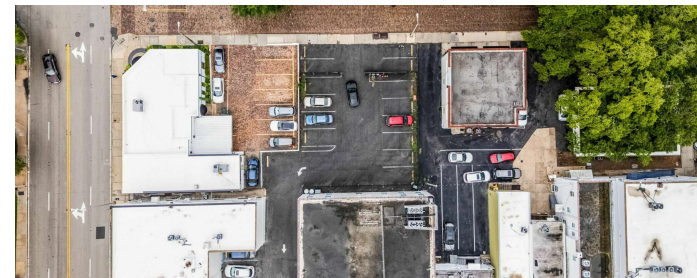
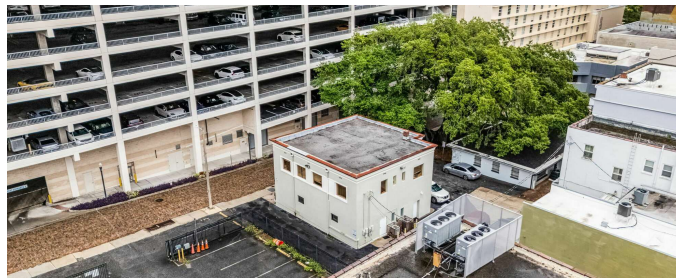
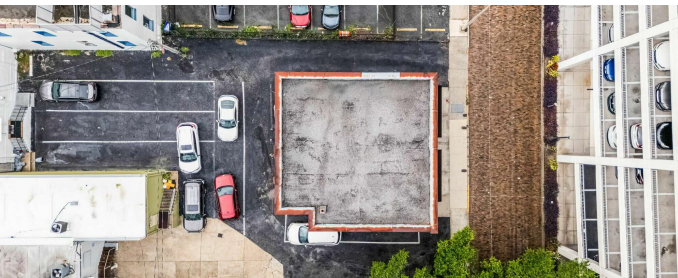
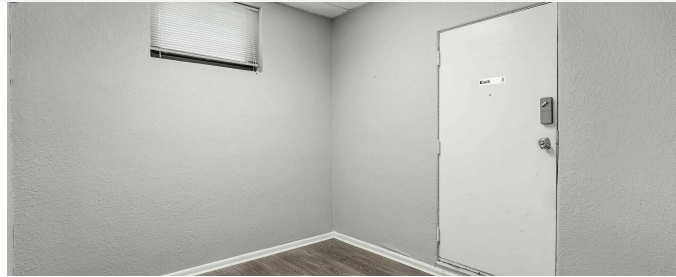


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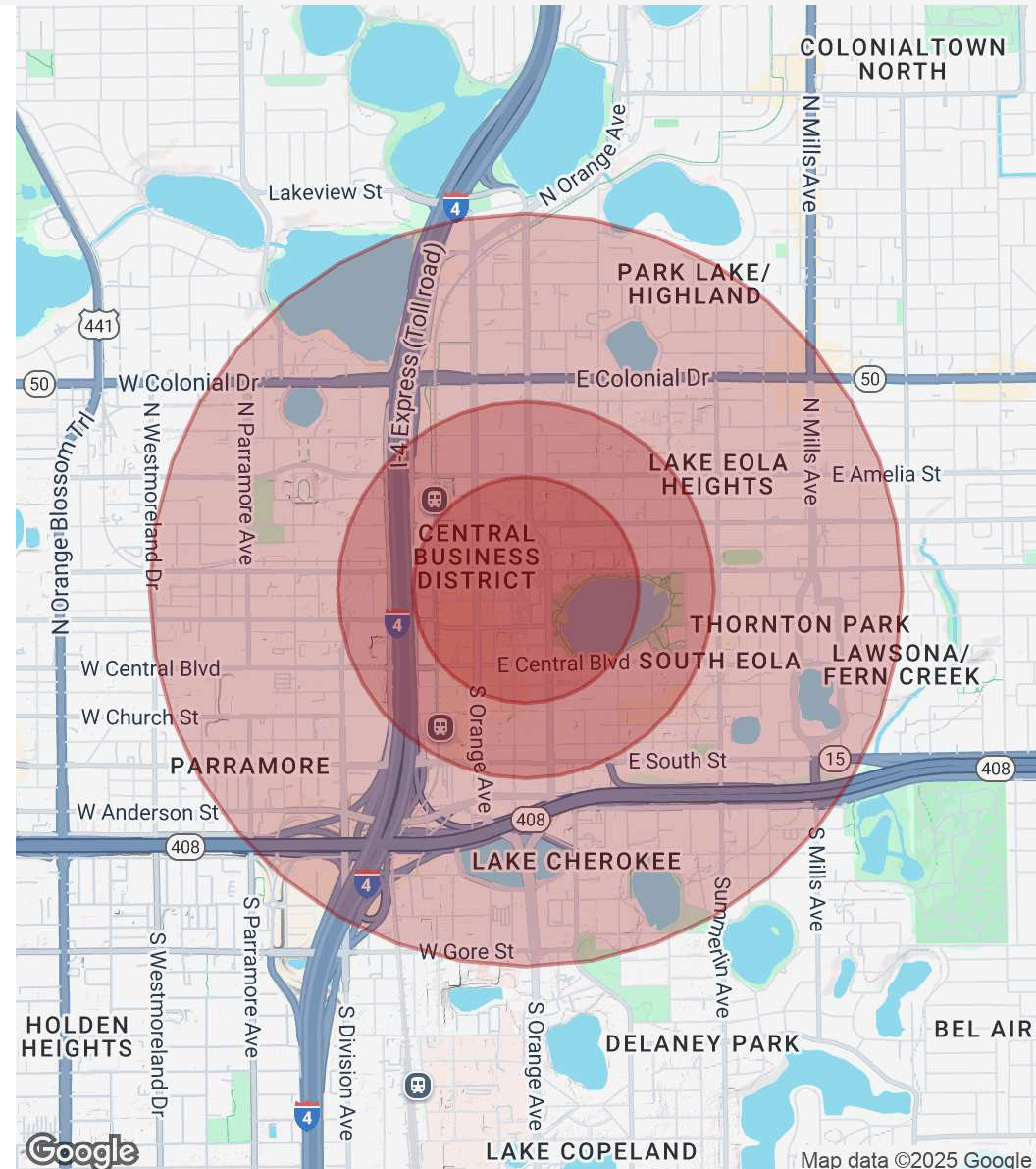
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OFFICE BUILDING FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,977	7,793	24,127
Average Age	40	43	42
Average Age (Male)	40	42	40
Average Age (Female)	40	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,967	5,223	13,722
# of Persons per HH	1.5	1.5	1.8
Average HH Income	\$130,272	\$127,415	\$108,908
Average House Value	\$621,843	\$650,885	\$594,801

Demographics data derived from AlphaMap



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