



# OFFICE SPACE FOR LEASE

1011 East Colonial Drive, Orlando, FL 32801

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## For Lease: \$28.00 / SF, MG

Availability:  $\pm$  1,967 - 6,700 SF

Suite 501:  $\pm$  2,395 SF

Suite 500 (full floor):  $\pm$  6,700 SF

Suite 502:  $\pm$  1,967 SF

Suite 501/502:  $\pm$  4,362 SF

Suite 503:  $\pm$  2,338 SF

Suite 502/503:  $\pm$  4,305 SF

Options from  $\pm$  1,967 SF up to a full  $\pm$  6,700 SF floor, ideal for professional, creative, boutique, or medical users

Located within a  $\pm$  40,744 SF mixed-use building, with top-floor availability providing panoramic views of Downtown Orlando

Steps from Mills 50's diverse mix of restaurants, coffee shops, breweries, retail, and fitness studios

Situated between Downtown Orlando, Ivanhoe Park, and the Mills 50 District, offering access to Orlando's most eclectic dining, retail, and cultural scenes

Prominent high-visibility signage opportunities along East Colonial Drive (48,500 AADT), one of Orlando's busiest corridors

Conveniently located near I-4, SR 408, and Downtown Orlando, with on-site and nearby parking available

Access to 109,466 residents within 3 miles, with an average household income of \$136,206, and a strong daytime population of 468,419 within 5 miles



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■



## LOCATION

## DEMOGRAPHICS

**2025**

**1 Mile**

**3 Miles**

**5 Miles**

Total Population	19,271	109,466	293,515
Total Households	11,416	52,675	126,252
Average HH Income	\$147,725	\$136,206	\$116,537

### Average Annual Daily Trips

**2024**

East Colonial Drive	48,500
North Mills Ave	26,500



**AVG. HH INCOME**  
\$136,206 (3 MILES)

### Drive Times & Traffic Counts



2 minutes (0.2 miles)



6 minutes (1.4 miles)



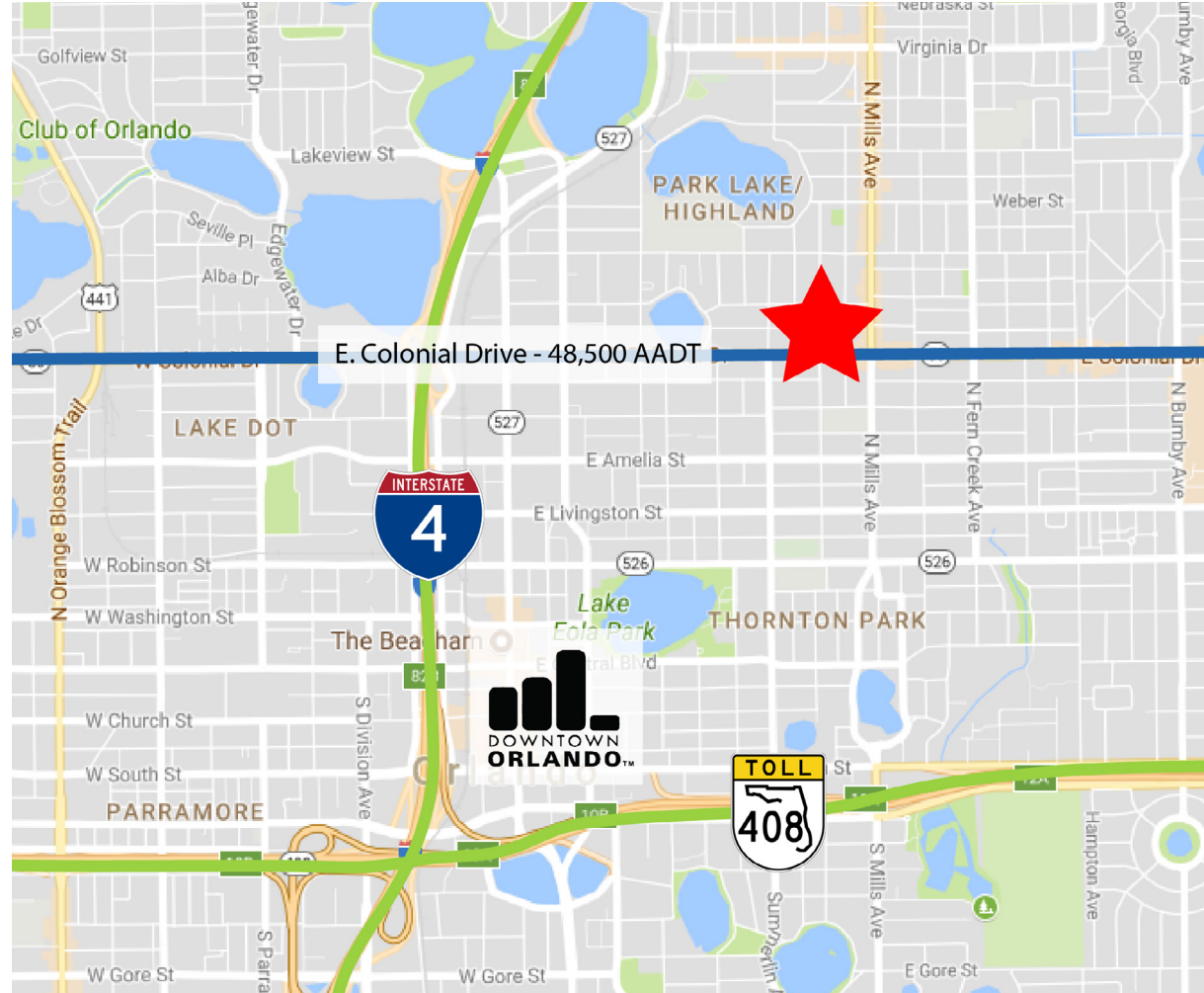
6 minutes (1.9 miles)



9 minutes (6.3 miles)



10 minutes (8.1 miles)



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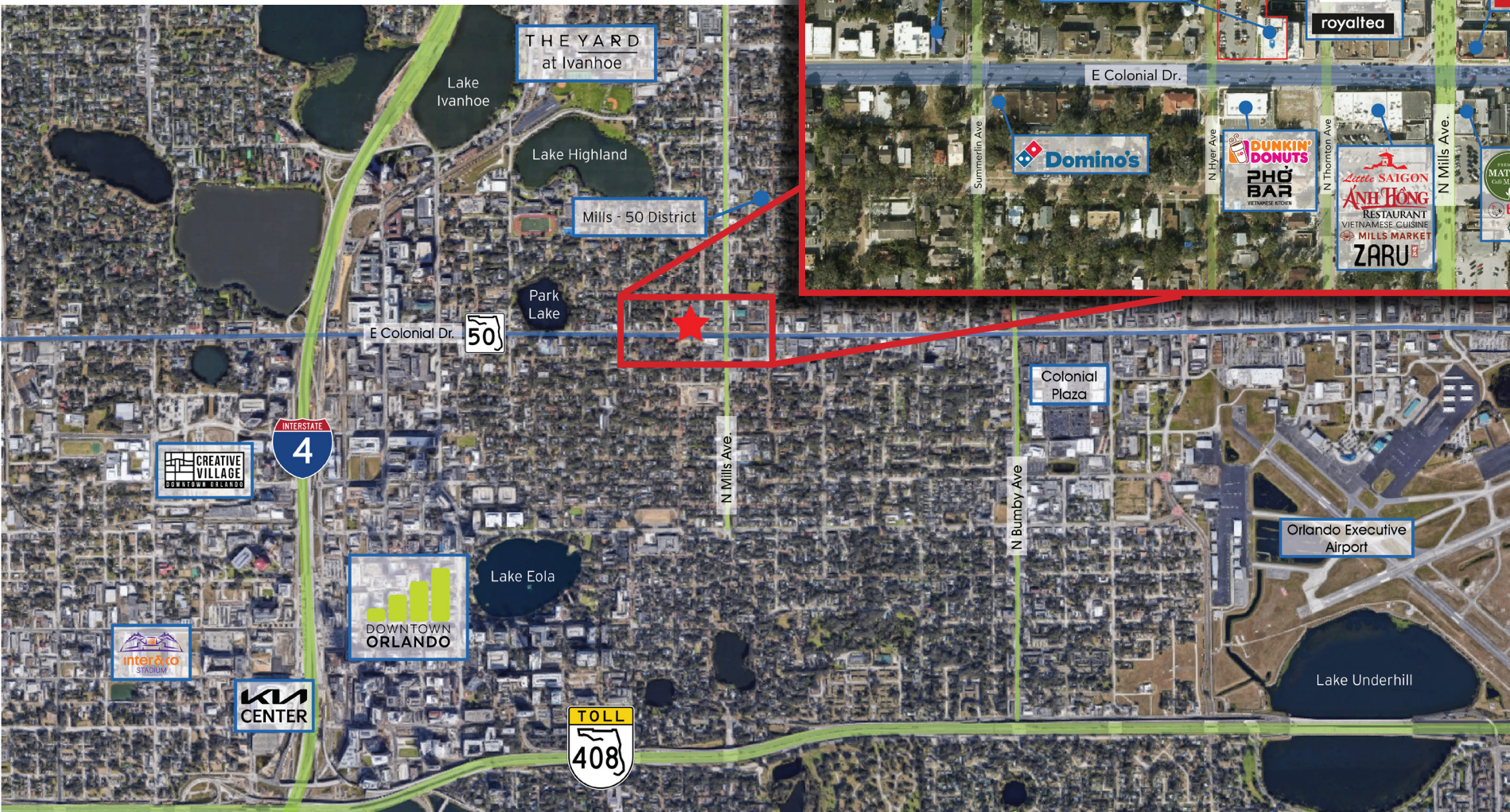


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# NEIGHBORHOOD MAP



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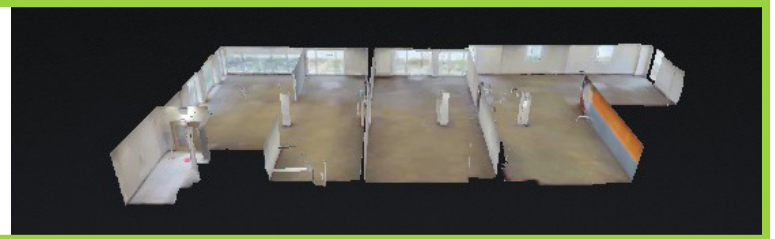
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# FLOORPLAN

TAKE A VIRTUAL TOUR  
VIA MATTERPORT  
Visit: [https://FCPG.com/  
1011-E-Colonial/](https://FCPG.com/1011-E-Colonial/)



Suite 501

Suite 502

Suite 503

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# IMAGES



1



2



3



4



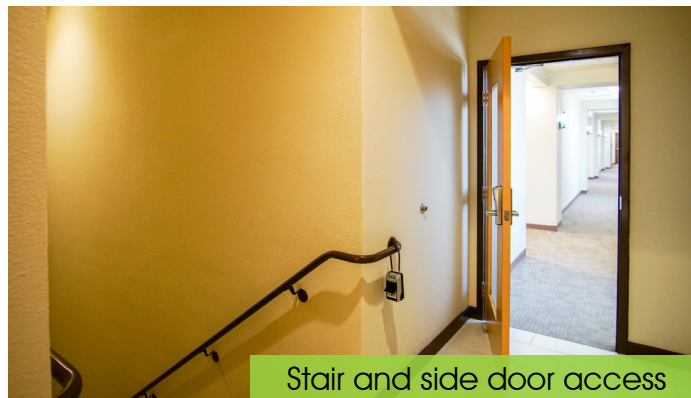
5



6



Elevator and front door access



Stair and side door access



Private Restrooms

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