



OFFICE SPACE FOR LEASE

13 W. Pine Street, Orlando, FL 32801

Contact: Sherica Segre, MSRE
Sales & Leasing Associate

E: SSegre@FCPG.com
P: 407.872.0177 ext. 143

Contact: Jeré Matheny
Vice President of Brokerage Services

E: JMatheny@FCPG.com
P: 407.872.0177 ext. 132

For Lease: \$28.00 / SF, MG

Second Floor: ± 5,250 SF Available Immediately

Flexible Second-Floor Office Space featuring large conference room, modern breakroom, and adaptable layouts for collaborative or private work

Located within a historic two-story building with timeless charm, original hardwood floors, and period details that distinguish it from modern office product

Steps from Orange Avenue & Pine Street, the most heavily trafficked intersection in Downtown Orlando's Central Business District

Adjacent to New Public Park – Next door to the City's reimagined 30 S. Orange site, soon to feature art, landscaping, and placemaking that will activate the block and increase foot traffic

Prominent building signage available, visible to both pedestrian and vehicle traffic at one of DTO's busiest corners.

Walk Score of 96 "Walker's Paradise" and Transit Score of 72 "Excellent Transit" giving tenants seamless access to restaurants, nightlife, retail, and cultural amenities without needing a car

Surrounded by dining, nightlife, and cultural venues, creating an ideal environment for firms seeking a vibrant, connected workplace.

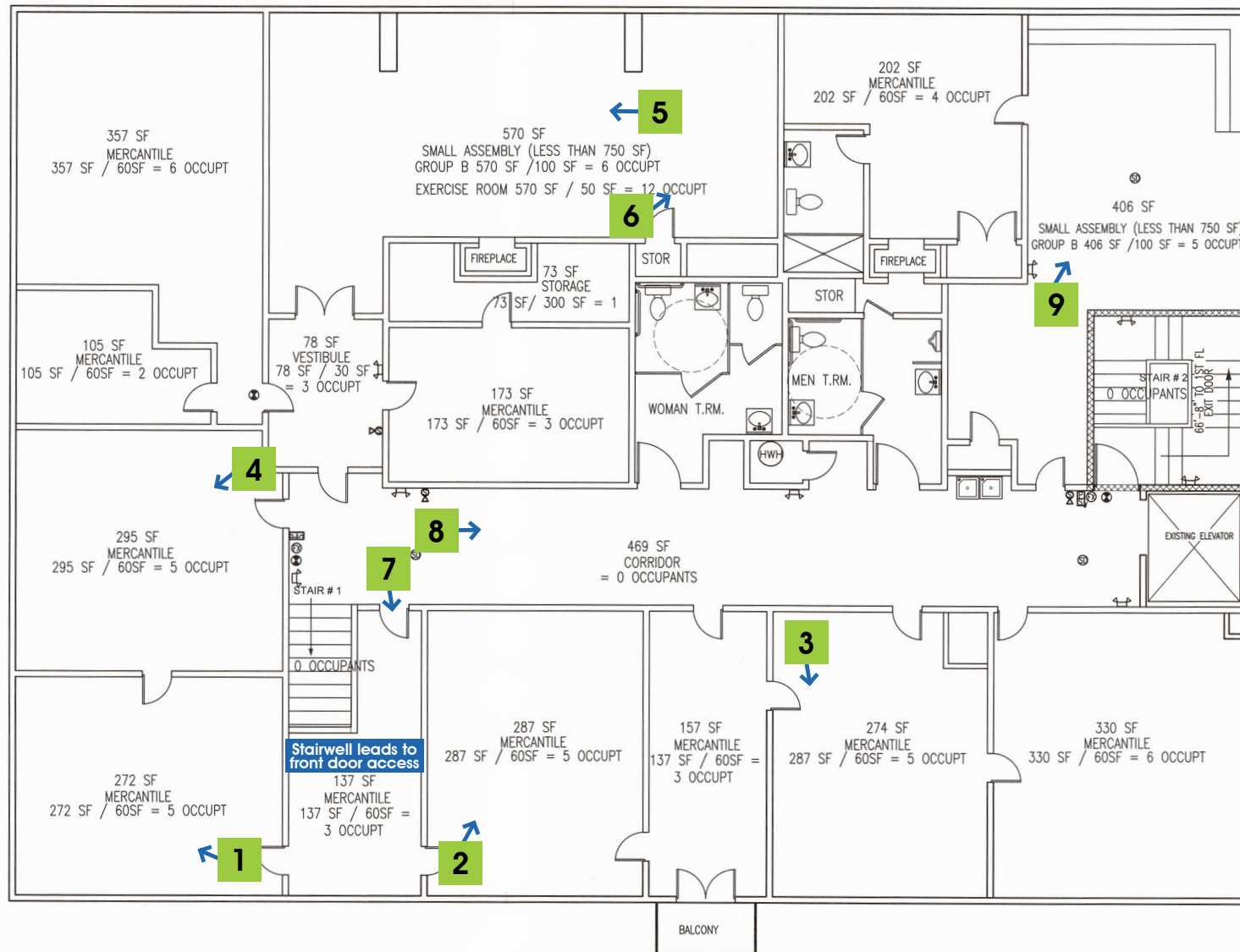


615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group

Tenant responsible for electric and janitorial

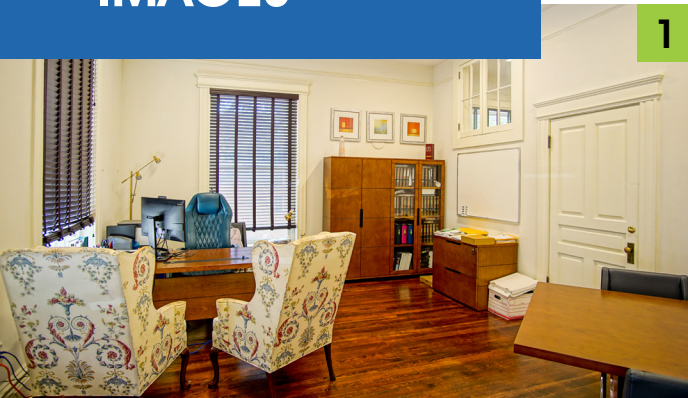
FLOORPLAN



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group

IMAGES



1



2



3



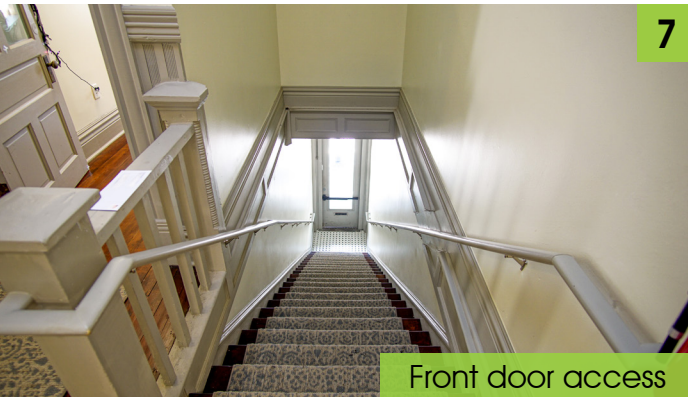
4



5



6



7

Front door access



8

Elevator access



9

Large Breakroom

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group



FIRST CAPITAL
Property Group
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.

DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,347	104,828	307,015
DAYTIME POPULATION	91,467	255,793	466,719
MEDIAN AGE	36.2	38.4	37.3
MALE POPULATION	51.2%	50.7%	50.0%
FEMALE POPULATION	48.8%	49.3%	50.0%
TOTAL HOUSEHOLDS	13,326	49,797	127,980
AVERAGE # OF PERSONS PER HH	1.68	2.03	2.33
AVERAGE HH INCOME	\$109,741	\$122,291	\$105,701
AVERAGE HOUSE VALUE	\$605,831	\$561,033	\$519,020
TOTAL BUSINESSES	4,993	13,236	24,900
TOTAL EMPLOYEES	73,894	180,201	283,181



\$55,616

Average Disposable
Income
1 Mile Radius



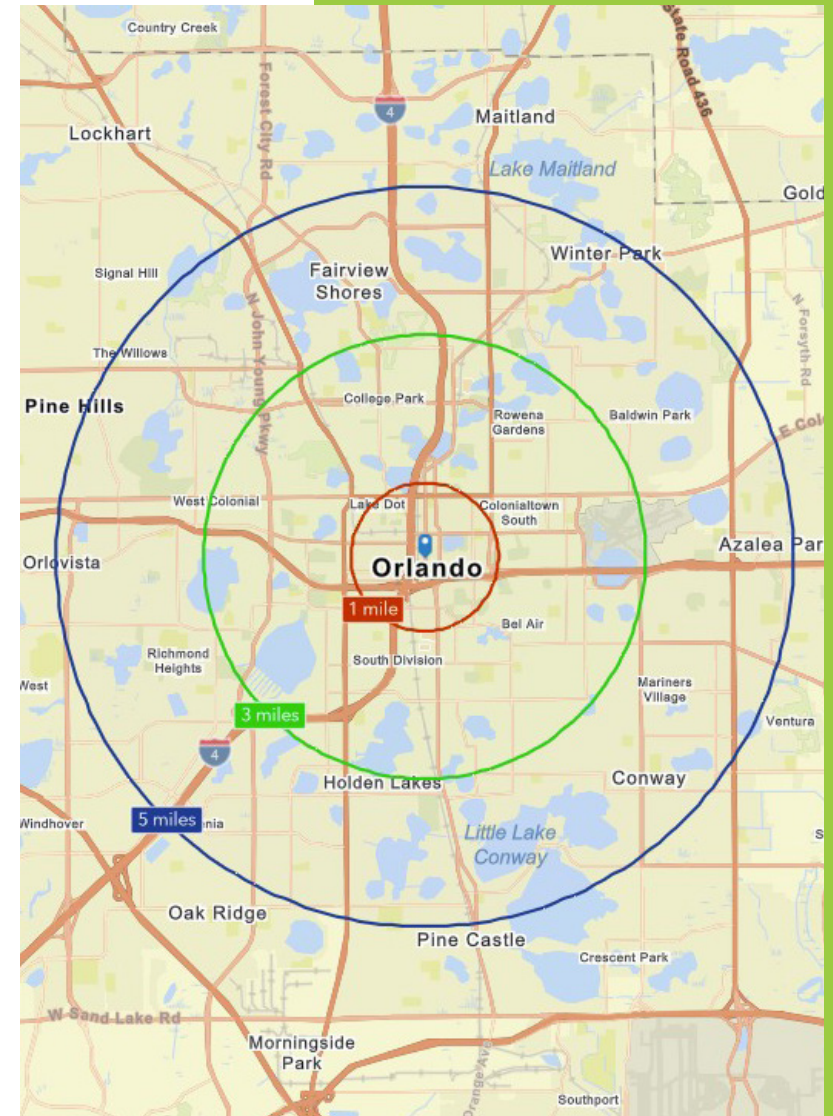
\$88,167,587

Average Amount Spent
on Health Care
1 Mile Radius



3,949

Number of Families
1 Mile Radius



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group



FIRST CAPITAL
Property Group
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.

LOCATION

ONE BLOCK FROM
SUNRAIL STATION



TWO BLOCKS
FROM I-4



THREE BLOCKS
FROM LYNX STATION



NEIGHBORING ATTRACTIONS

- Orlando City Hall - .3 miles / 5 min. walk
- Amway Center - .4 miles / 7 min. walk
- Dr. Phillips Center for the Performing Arts - .4 miles / 8 min. walk
- Exploria Stadium - .5 miles / 11 min. walk
- Lake Eola - .5 miles / 10 min. walk
- Orange County Courthouse - .5 miles / 11 min. walk
- Creative Village / UCF Campus - .8 miles / 15 min. walk

Surrounding Businesses

2025	5 Mins	10 Mins	15 Mins
Retail	253	1,289	3,669
Food & Drink	270	780	2,033

Average Annual Daily Trips

2024	
Pine Street & Orange Ave	11,850
I-4 (Building Signage Visible to)	174,000



PEDESTRIAN TRAFFIC COUNT

Orange Ave & Pine St
WEEKDAY AVG. **11,128** WEEKEND AVG. **16,546**



FASTEST GROWING LARGE REGION IN THE US

Orlando, 2024



DAYTIME POPULATION

± 56,108
(3 mile radius)



EMPLOYMENT POPULATION

± 180,201
(3 mile radius)



AVERAGE HOUSEHOLD INCOME

\$122,291
(3 mile radius)

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group



**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

**CORFAC
INTERNATIONAL**
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.



DEMOGRAPHICS 0.5 Mile Radius

52,161

2025 DAYTIME POPULATION

8,681

2025 POPULATION

2.07%

PROJECTED POPULATION GROWTH
OVER NEXT FIVE YEARS

9,618

2030 PROJECTED POPULATION

\$134,259

2025 AVERAGE
HOUSEHOLD INCOME

5,581

2025 HOUSEHOLDS

6,196

2030 PROJECTED HOUSEHOLDS

BANKS

- | | |
|--------------------------------------|-------------------------------------|
| 1 City National Bank of Florida | 10 TD Bank |
| 2 Seacoast Bank | 11 Trustco Bank |
| 3 Wells Fargo Bank | 12 Chase Bank |
| 4 Regions Bank | 13 Sunrise Bank |
| 5 Fifth Third Bank | 14 American Momentum Bank |
| 6 First Horizon Bank | 15 Seaside Bank and Trust |
| 7 SouthState Bank | 16 Truist |
| 8 State Bank of Orlando and Trust Co | 17 Cogent Bank Downtown Orlando |
| 9 PNC Bank | 18 Bank of America Financial Center |

CREDIT UNIONS

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

EMERGENCY CARE CENTERS

None

HOTELS

- 1 Marriott Downtown Orlando
- 2 Hilton Garden Inn Orlando Downtown
- 3 Home2 Suites by Hilton Orlando Downtown
- 4 Eo Inn
- 5 Embassy Suites by Hilton Orlando Downtown
- 6 Grand Bohemian Hotel Orlando
- 7 AC Hotel by Marriott Orlando Downtown
- 8 Aloft Orlando Downtown
- 9 Sonder Wellborn

RESIDENTIAL

- | | | |
|-----------------------------|------------------------------------|----------------------|
| 1 Amelia Court Apartments | 14 Waverly on Lake Eola | 26 Windsor Place |
| 2 The Julian Apartments | 15 Paramount on Lake Eola | 27 Westminster Plaza |
| 3 Modera Creative Village | 16 MAA Parkside | 28 The Grande |
| 4 Central Station on Orange | 17 St. Regis Apartments | 29 Magnolia Towers |
| 5 Society Orlando | 18 Eola South | |
| 6 Radius Apartments | 19 Sanctuary Condominium | |
| 7 MAA Robinson | 20 101 Eola Condominiums | |
| 8 The Vue at Lake Eola | 21 Camden Lake Eola Apartments | |
| 9 Metropolitan at Lake Eola | 22 The Jackson | |
| 10 Aspire Luxury Apartments | 23 Osceola Brownstones | |
| 11 Mondrian on Lake Eola | 24 Star Tower Condominiums | |
| 12 The Solarie at the Plaza | 25 Camden Thornton Park Apartments | |
| 13 55 West Apartments | | |

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group



FIRST CAPITAL
Property Group

Commercial Real Estate Services

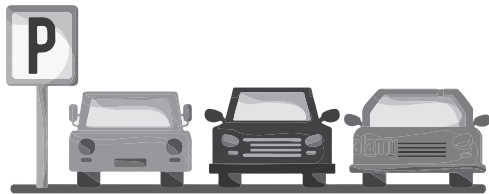
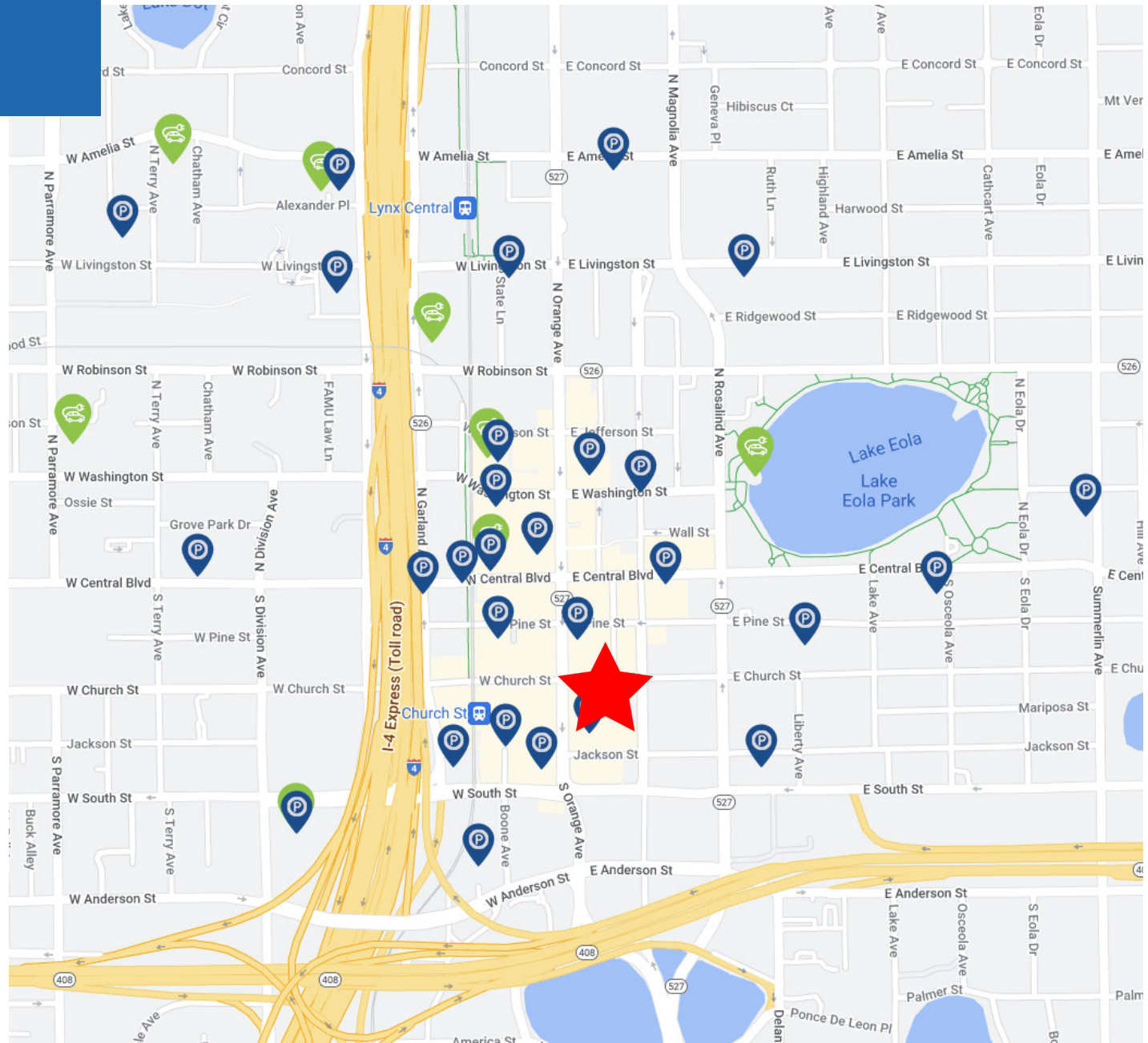
CORFAC
INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.

PARKING OPTIONS

The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group



FIRST CAPITAL
Property Group
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.