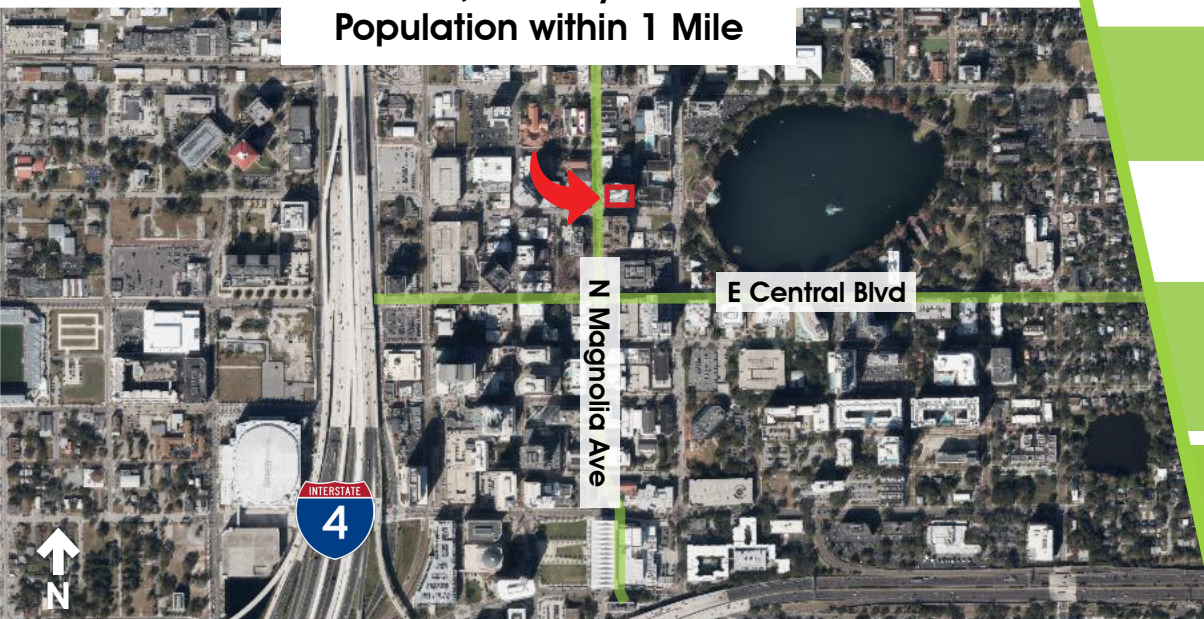




± 96,505 Daytime
Population within 1 Mile



OFFICE SUITE FOR LEASE

111 N Magnolia Ave., Orlando, FL 32801

Contact: Dominique Greco
Sales & Leasing Associate

E: Dominique@FCPG.com
P: 407.872.0177 ext. 142

Contact: Ben Kuykendall
Senior Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Lease Rate: \$28.00 / SF, MG

Suite 1550: ± 3,070 SF



Fully furnished ± 3,070 SF suite, featuring floor-to-ceiling views, modern lobby, directory signage, professional on-site management, and secure badge-controlled access

Includes two conference rooms (12-person & 6-person), a full break room, 6 private offices, and 7 workstations

Attached parking garage plus additional paid-structure options provide generous parking availability for staff and visitors

Located within a premier, vertically integrated tower featuring 62 luxury apartments above the office space with a dedicated elevator bank

Situated on the iconic Magnolia Ave & Washington St corner, just one block from Lake Eola, with ground-floor retail including Deeply Coffee

2025 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

	Total Population	Total Households	Average HH Income
1 Mile	25,279	14,177	\$114,256
3 Miles	105,817	50,854	\$126,060
5 Miles	299,133	125,693	\$112,798

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, Licensed Real Estate Brokers & Managers.

PHOTOS



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

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FLOORPLAN



**TAKE A VIRTUAL
TOUR VIA
MATTERPORT**

Visit: [www.FCPG.com/
111-N-Magnolia](http://www.FCPG.com/111-N-Magnolia)



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

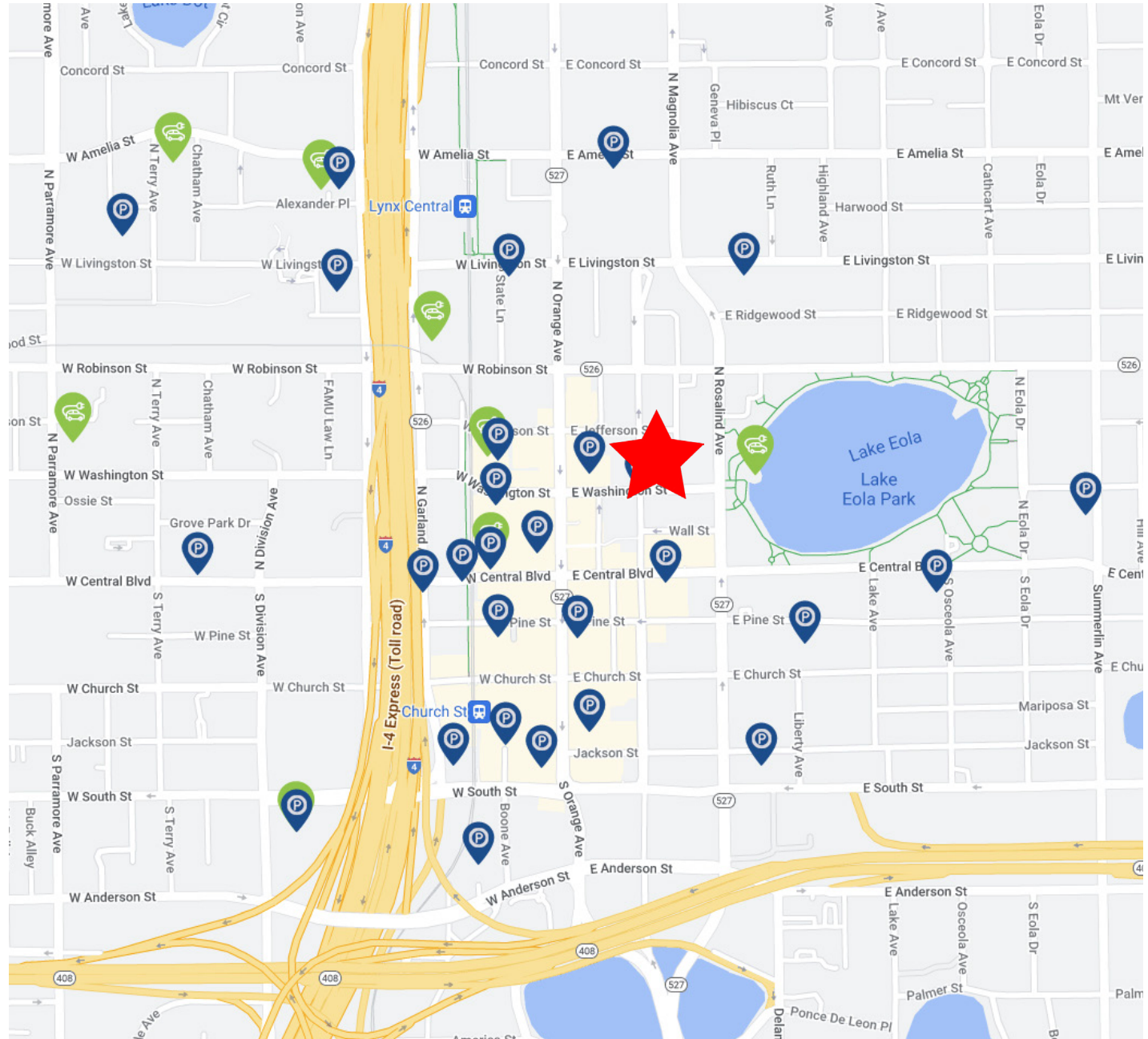
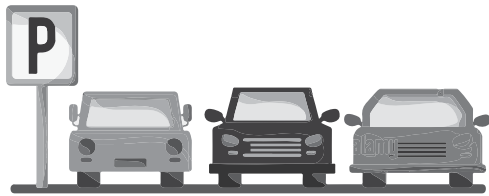
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Parking Options

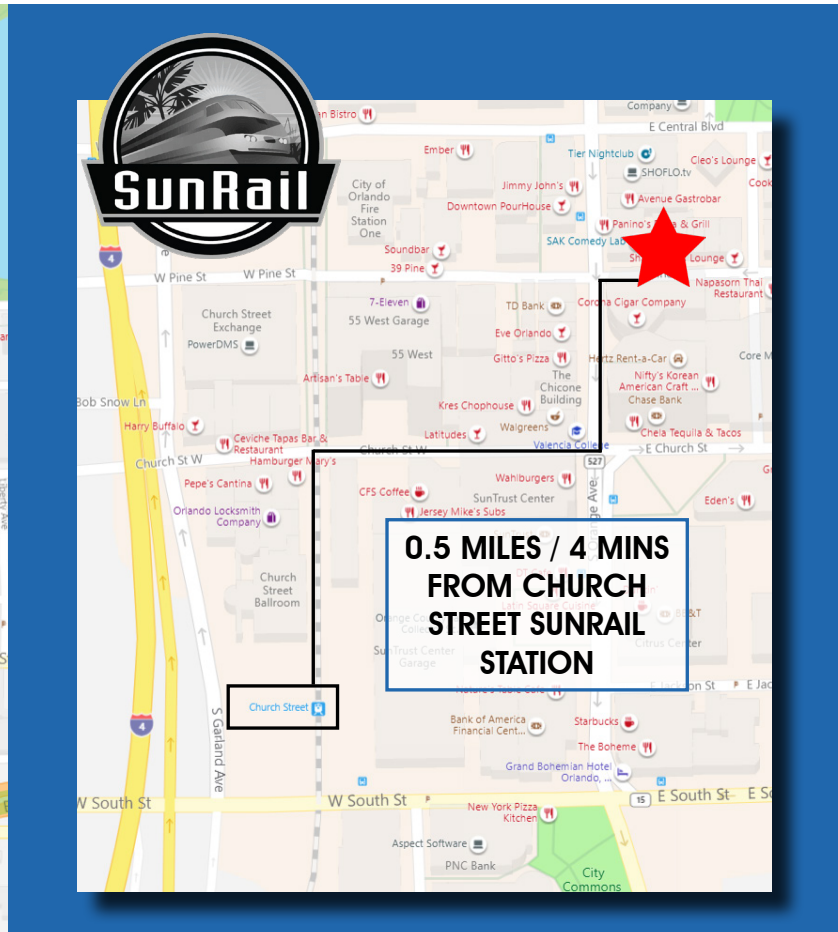
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

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>




LOCATION





**#1 IN THE U.S.
 FOR JOB GROWTH
 2025**
 Florida Department of Commerce


**#1 FASTEST
 GROWING
 U.S. CITY**
 U.S. Census Bureau, 2025


**1.2 MILLION
 PEOPLE IN THE
 WORKFORCE**


**HIGHEST RATE OF
 STEM JOB GROWTH
 IN THE COUNTRY**
 Forbes, 2018


**#3 BEST CITY TO
 FIND A NEW JOB**
 Wallet-hub, 2019


**± 550,000
 STUDENTS WITHIN
 A 100 MILE RADIUS**


**1,500 PEOPLE MOVE
 TO ORLANDO PER WEEK**


**0.99%
 2022 - 2027
 POPULATION GROWTH**

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

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