

For Sale & Lease

# Downtown Orlando Office Condo

\$1,135,000 | \$30.00 / SF



## The Plaza

121 South Orange Ave, Unit 940 N, Orlando, Florida 32801

### Property Highlights

- 9th floor office condo in the The Plaza tower - fantastic views
- Central location - on Orange Avenue between East Pine Street and East Church Street
- 4,615± SF includes 14 private offices, conference room with balcony and private restroom
- Includes 6 free parking spaces (with additional available in covered garage)
- Available for sale or lease
- Ready to occupy now
- Immediate access to I-4 and SR 408
- Convenient to entire Orlando metro area



Sale Price: \$1,135,000

Lease Rate: \$30.00 / SF Mod. Gross

For more information

**Jeffrey Bloom, CCIM**

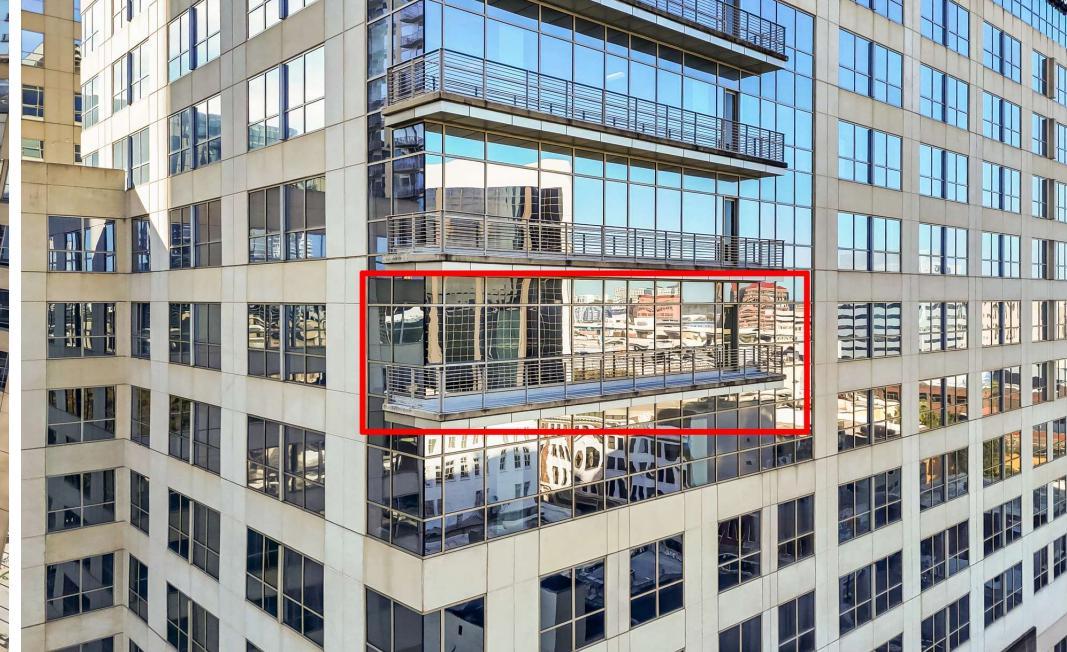
O: 407 949 0709

jbloom@realvest.com

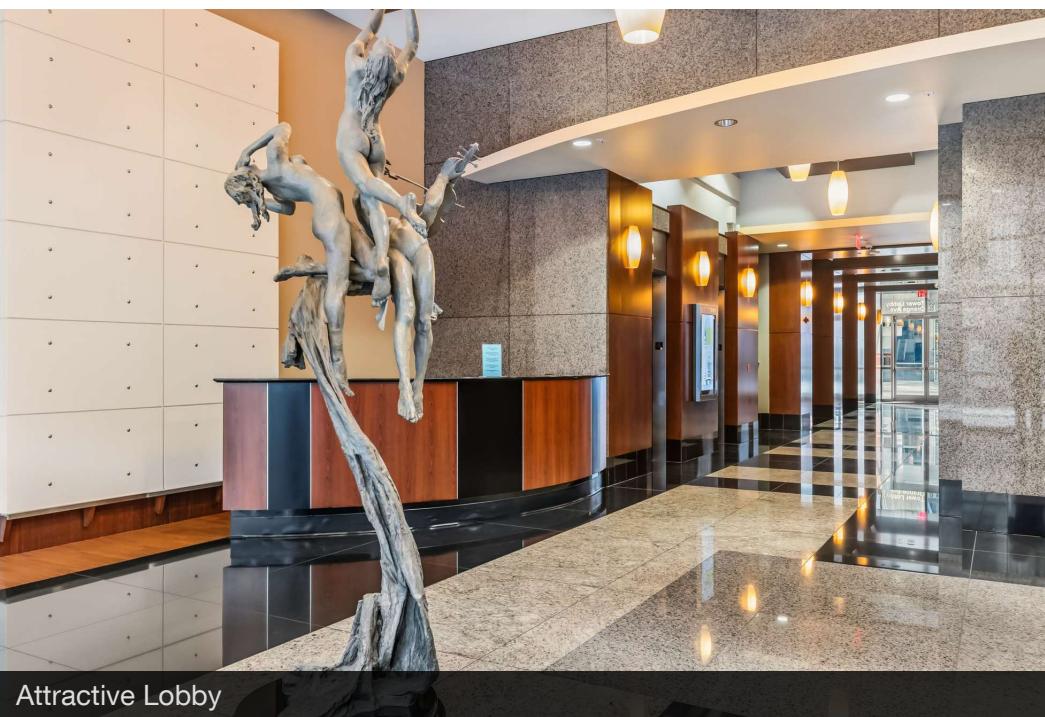
## Property Photos



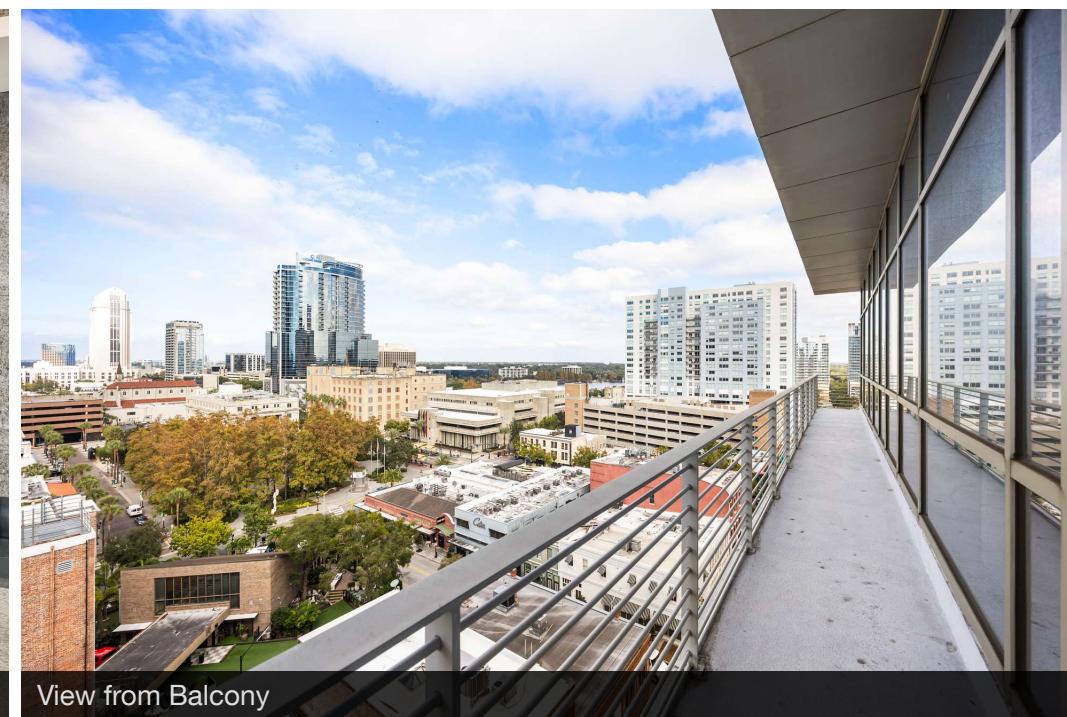
Great Downtown Location



Location of Suite showing Balcony

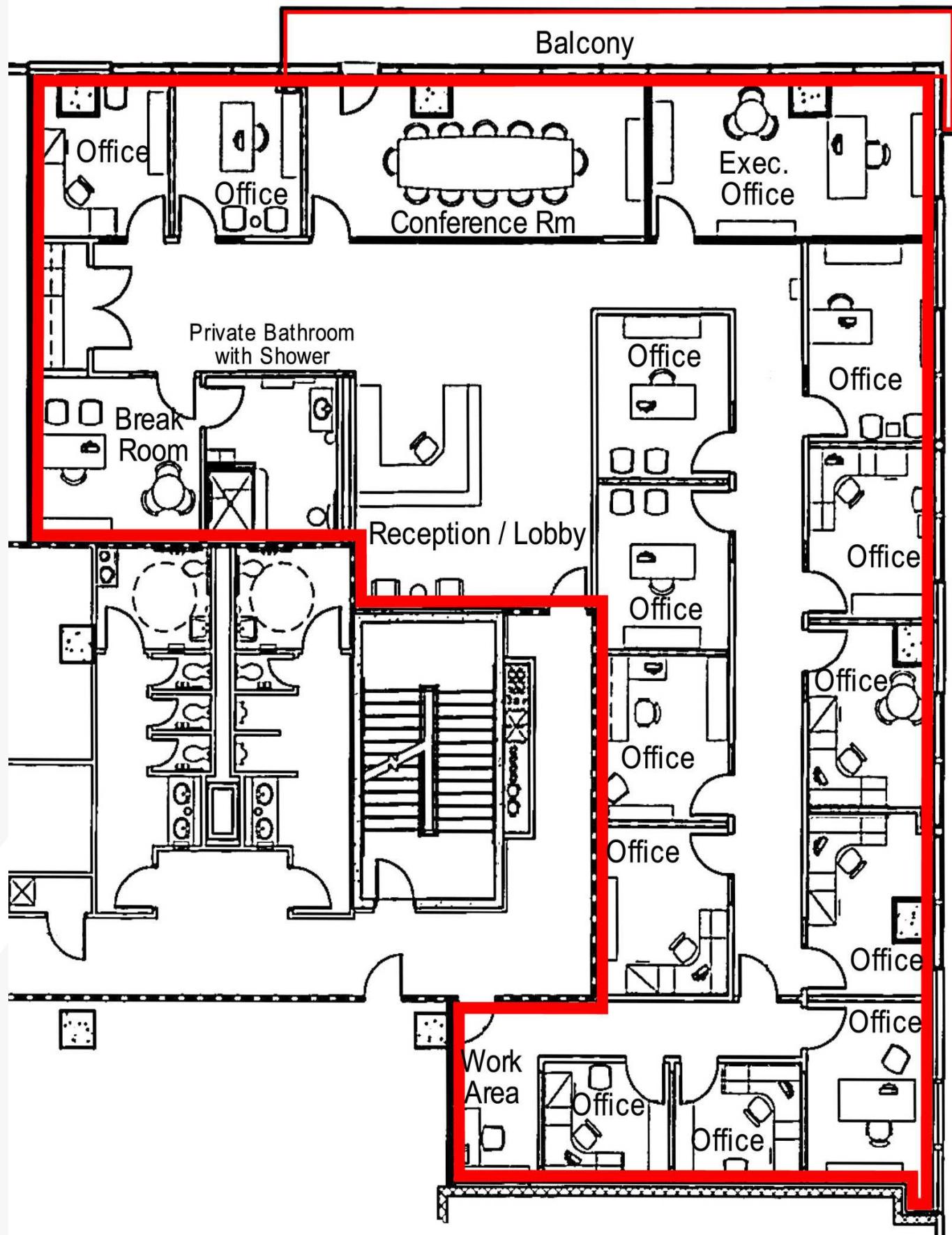


Attractive Lobby



View from Balcony

# Floor Plan



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# Suite Photos



Conference Room with Balcony



Great Views



Spacious Floorplan

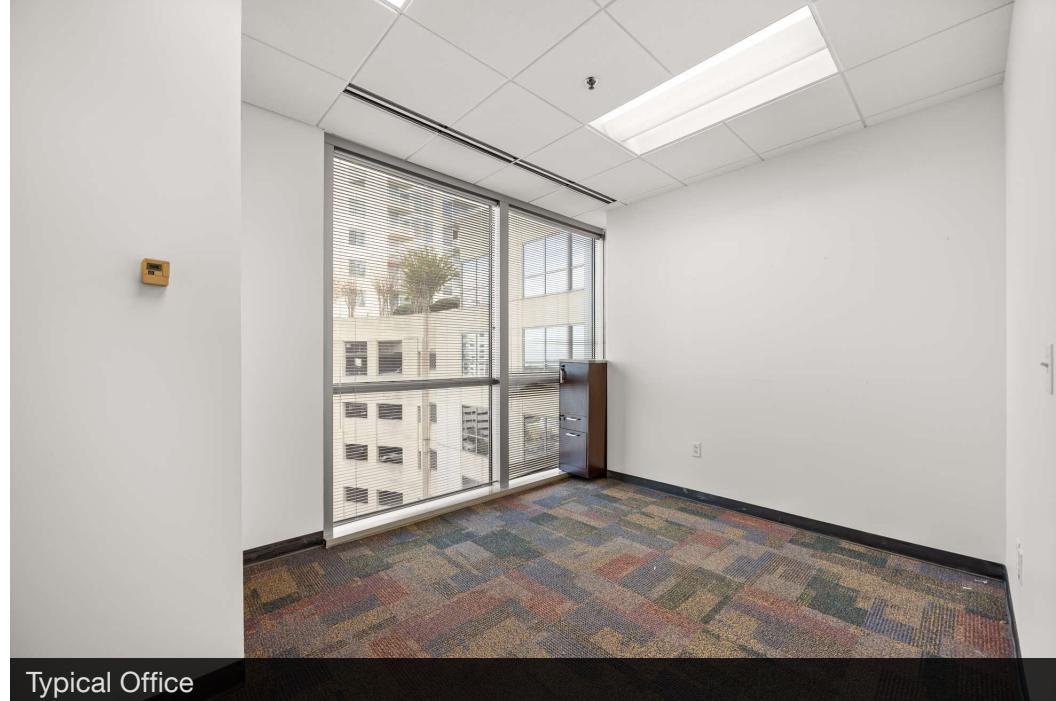


Break Room

# Suite Photos



Typical Office



Typical Office

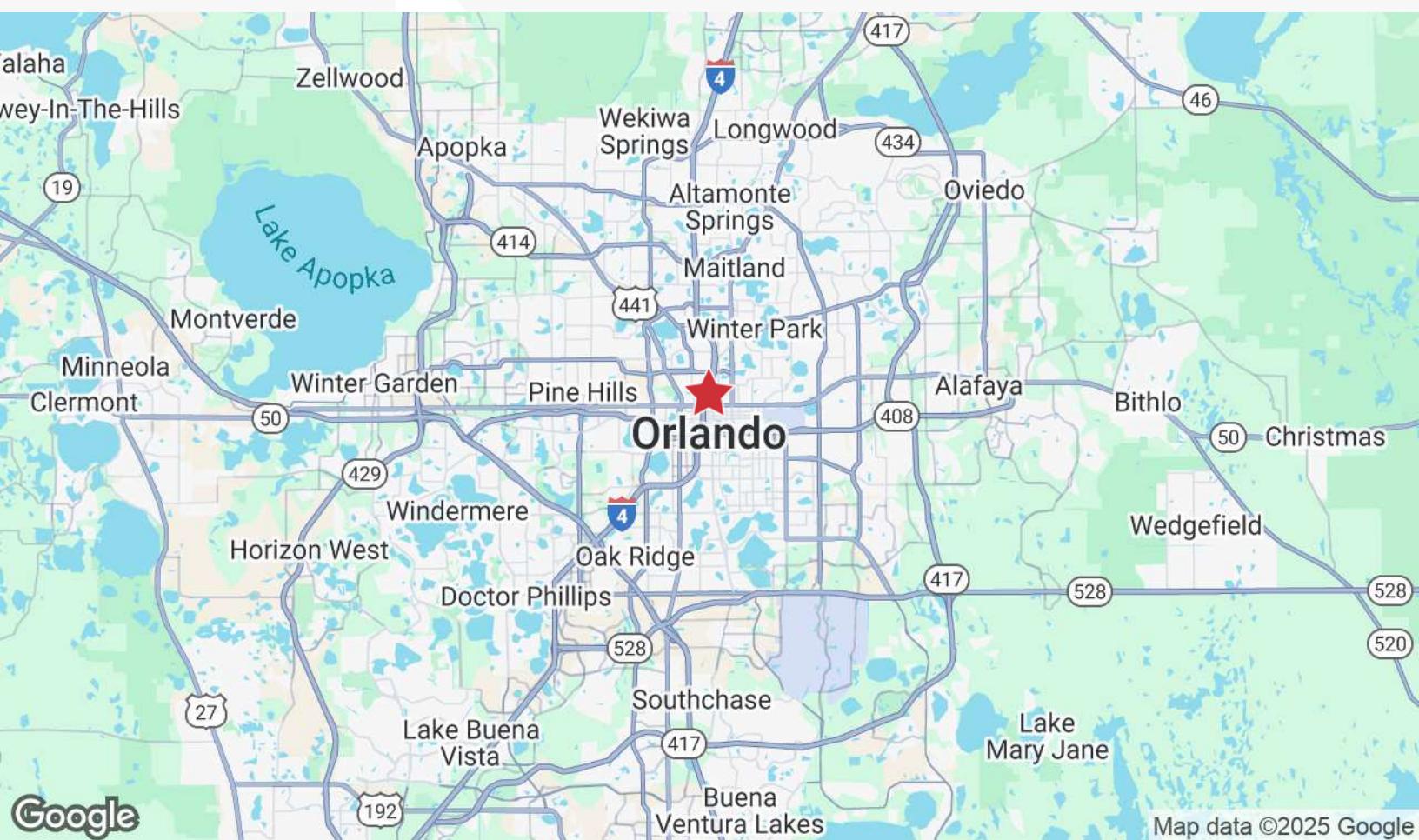
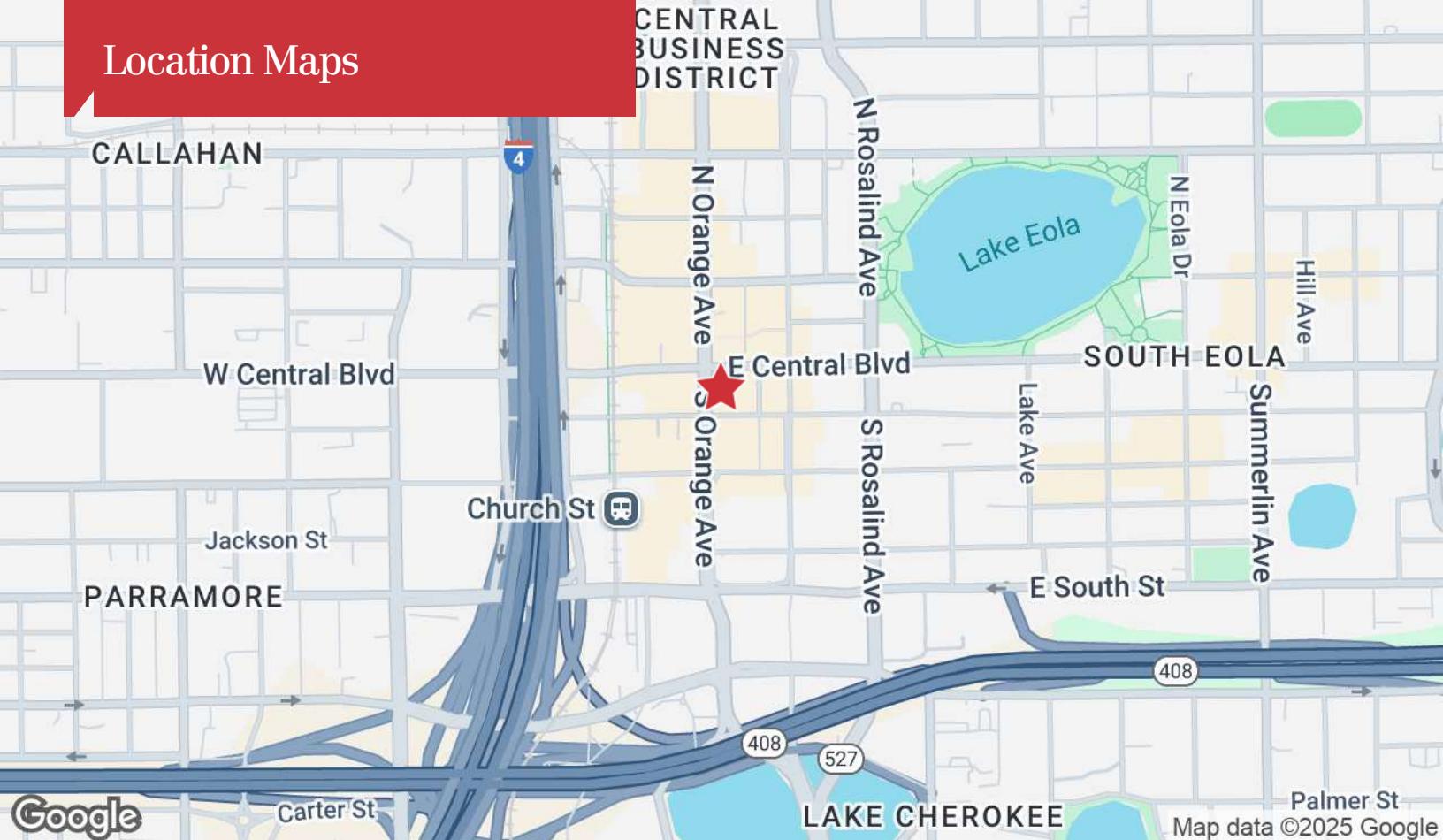


Typical Office



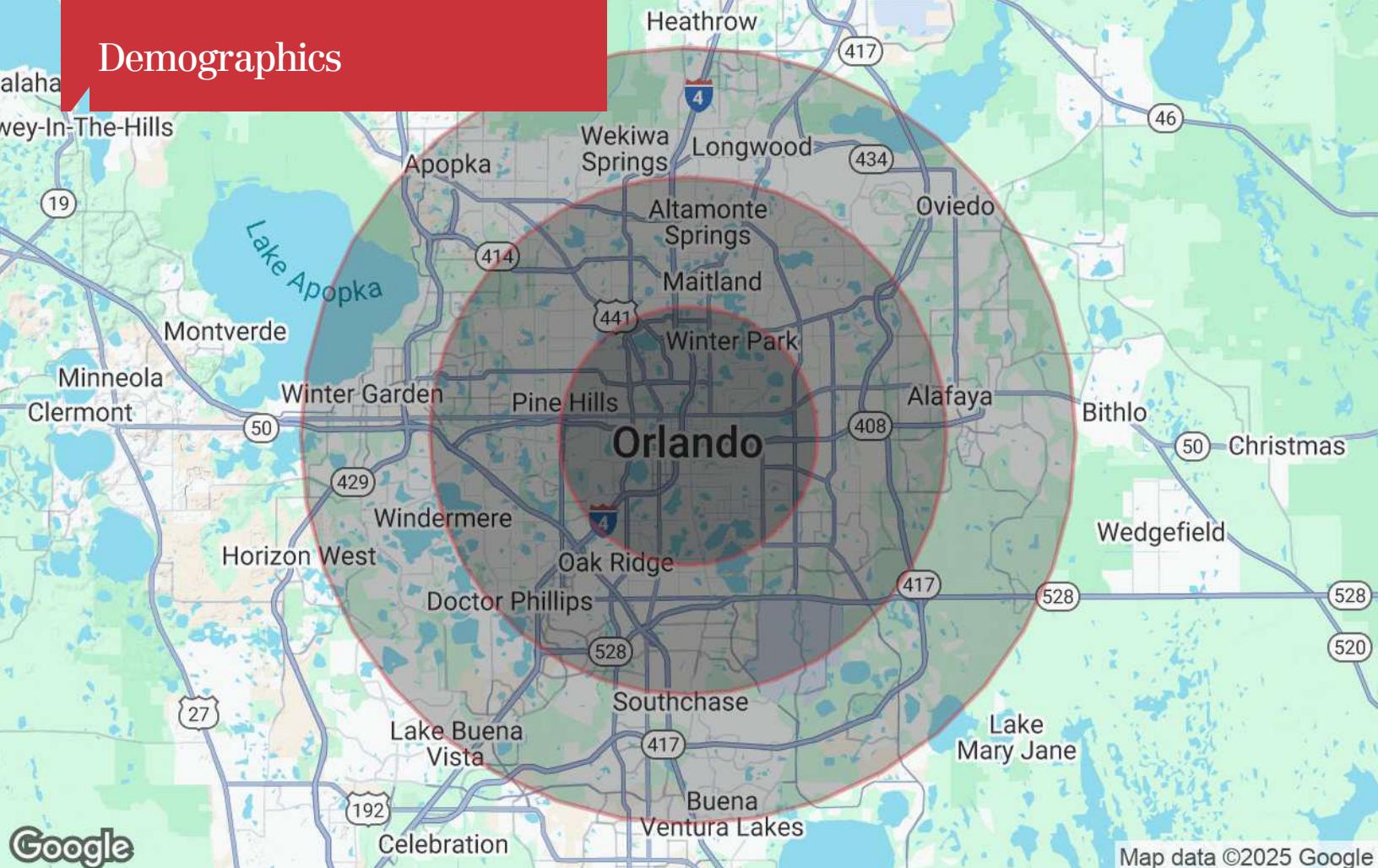
Private Bathroom with Shower

## Location Maps



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# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	320,063	998,186	1,720,181
MEDIAN AGE	40	40	39
MEDIAN AGE (MALE)	39	38	38
MEDIAN AGE (FEMALE)	41	41	40

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	134,180	388,240	634,489
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$95,335	\$91,602	\$102,032
AVERAGE HOUSE VALUE	\$420,539	\$381,792	\$409,594

\* Demographic data derived from 2020 ACS - US Census

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