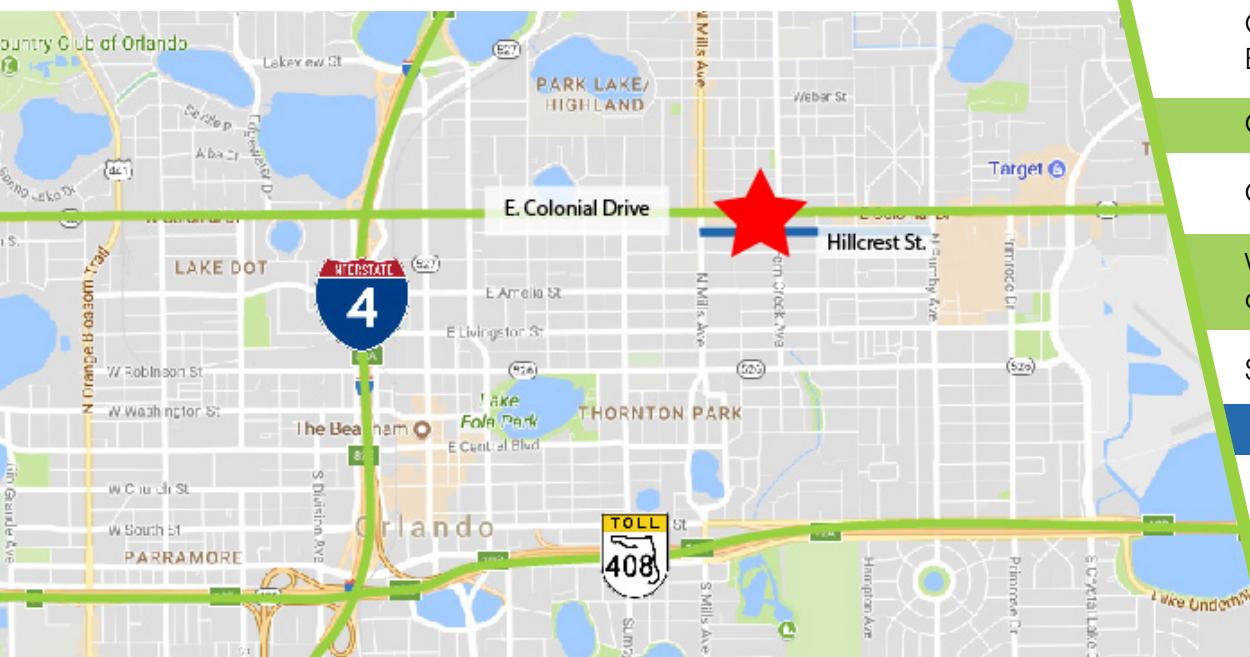


OFFICE SPACE FOR LEASE

F C FIRST CAPITAL
Property Group
P G Commercial Real Estate Services



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

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1516 E. Hillcrest Street, Orlando, FL 32803

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services
Contact: Ben Kuykendall
Vice President of Brokerage Services

E: Dan@FCPG.com
P: 407.872.0177 ext. 117
E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Lease: \$26.00 / SF, Full Service

Suite 108: ± 400 SF Available: 4.01.2026
Suite 304: ± 1,276 SF Available: 5.01.2026
Suite 309: ± 724 SF Available Immediately

Located at the corner of Ferncreek Ave. & Hillcrest St. directly adjacent to the new Fern Creek Starbucks and Publix

Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

One block South of high-traffic Colonial Drive (48,500 AADT)

On-site parking included at no additional charge

Walking distance from the Mills & 50 restaurant corridor within close proximity to Colonial Plaza & Orlando Executive Airport

Suites include private offices and open work areas

DEMOGRAPHICS

2025

1
Mile

3
Miles

5
Miles



Total Population

15,046 113,855 298,445



Total Households

8,287 54,719 128,467



Average HH Income

\$154,798 \$134,988 \$116,839

RECENT CAPITAL IMPROVEMENTS

April 2024

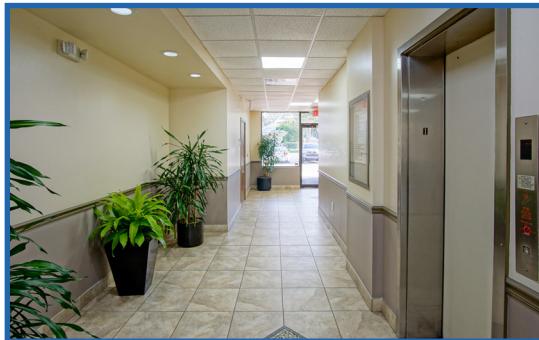
NEW ROOF INSTALL COMPLETED

Roof repair completed.

December 2024

REPLACE COMMON AREA CARPET

Replaced on the second and third floor common areas.



April 2025

PAINT EXTERIOR OF BUILDING

Complete exterior paint updates.

May 2025

PAINT INTERIOR OF BUILDING

Complete interior common area paint updates.

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

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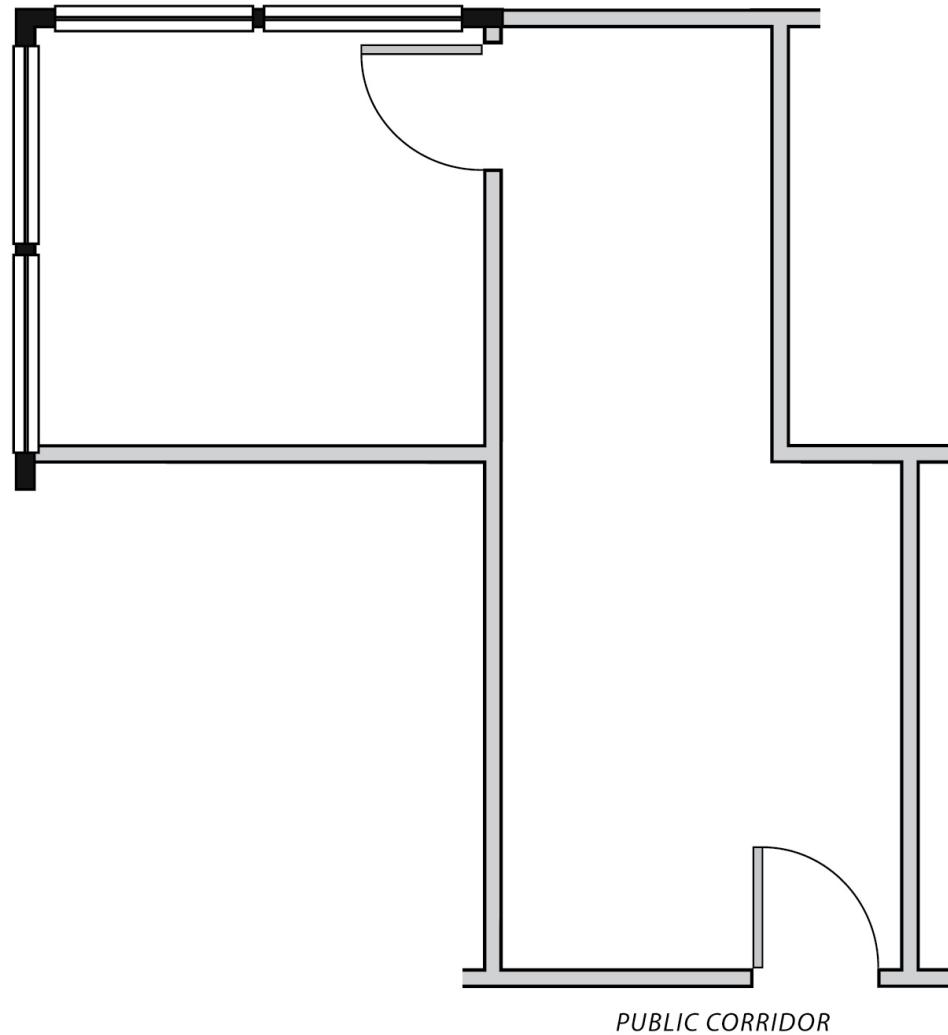
**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

SUITE 108

AVAILABILITY

Suite 108: \pm 400 RSF
Available 4.1.2026



PUBLIC CORRIDOR

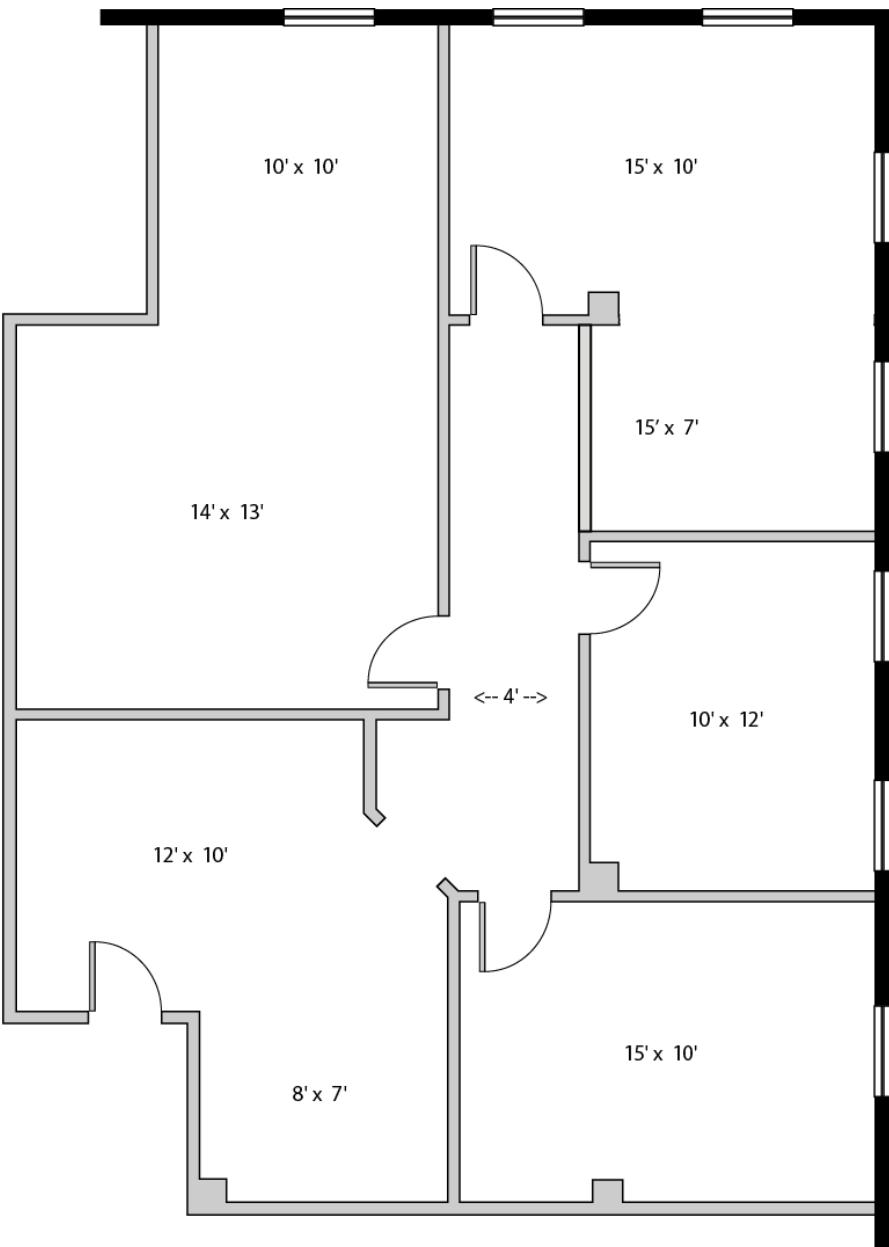
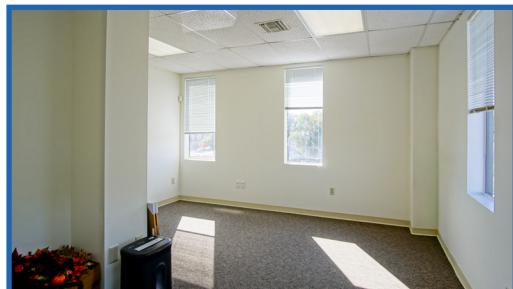
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SUITE 304

AVAILABILITY

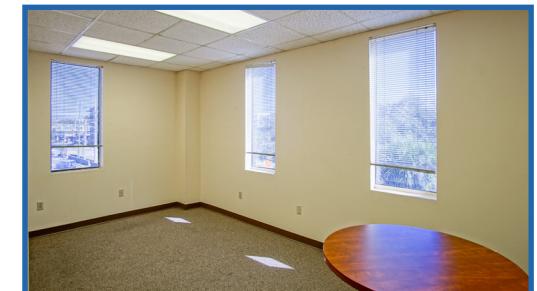
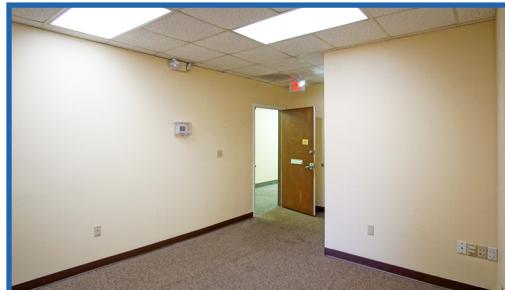
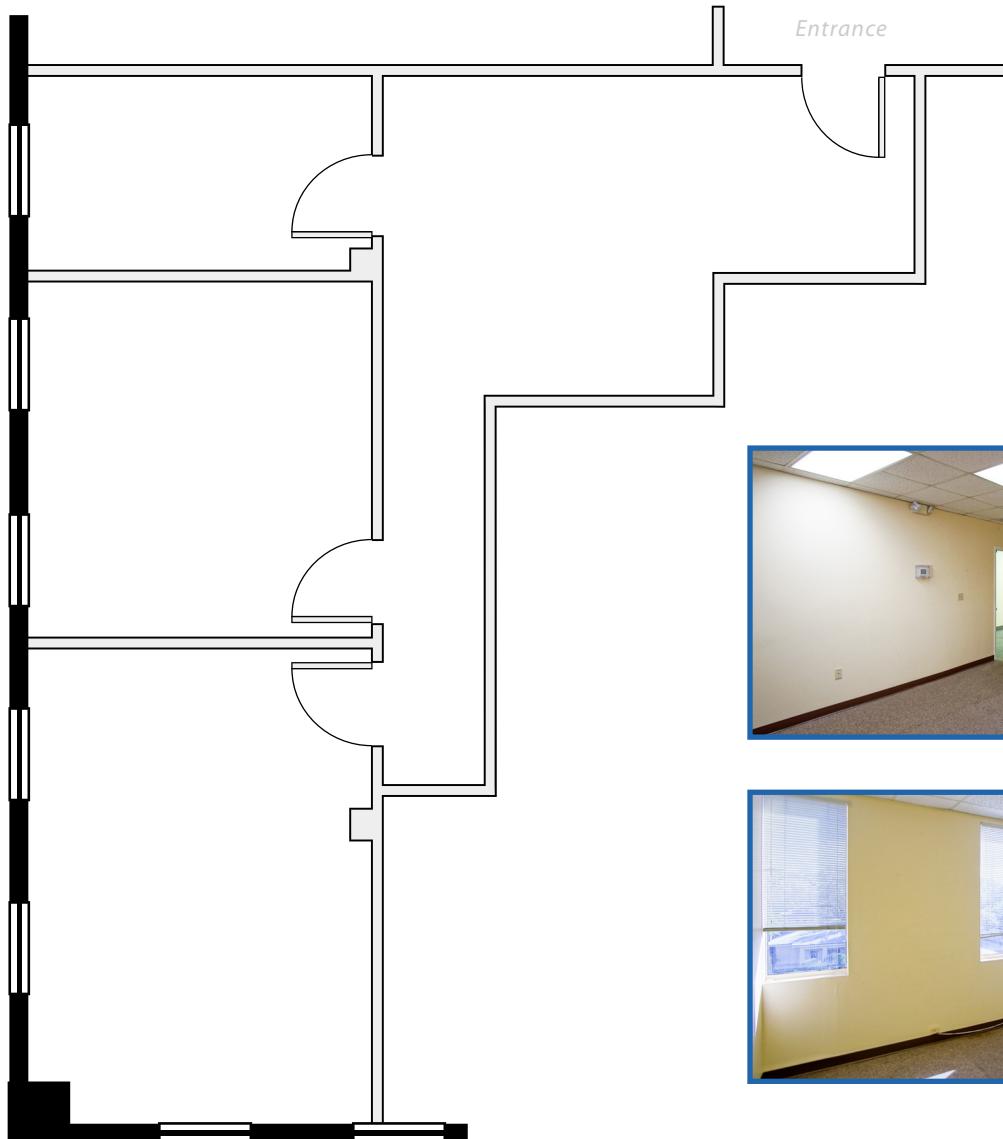
Suite 304: \pm 1,276 RSF
Available 5.1.2026



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SUITE 309



AVAILABILITY

Suite 309: \pm 724 RSF
Available Immediately

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