

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

# OFFICE SPACE FOR LEASE

111 W Jefferson St, Orlando, FL 32801

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

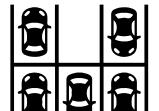
Contact: Ben Kuykendall  
Vice President of Brokerage Services

E: [Dan@FCPG.com](mailto:Dan@FCPG.com)  
P: 407.872.0177 ext. 117

E: [Ben@FCPG.com](mailto:Ben@FCPG.com)  
P: 407.872.0177 ext. 131

**For Lease: \$27.00 / RSF, Modified Gross**

± 7,684 SF Full-First-Floor Suite



**PARKING RATIO**  
2 / 1,000

Unique full-floor space in the vibrant heart of Downtown Orlando's Central Business District, well positioned between Creative Village and the Central Business District

Modern interior upgrades with exposed brick and new flooring throughout, with a mix of open work space and executive offices along the glass, as well as a roll-up garage door conference room and industrial concrete reception

Directly off I-4 & SR 50, minutes from SR 408, with SunRail & Lynx access plus 2 permitted spaces per 1,000 SF and monthly parking available in the adjacent City garage

Façade/Canopy Signage available

## 2025 DEMOGRAPHICS



Total Population

1 Mile	25,215	14,090	\$109,420
3 Miles	101,819	48,873	\$125,207
5 Miles	302,985	126,817	\$111,321

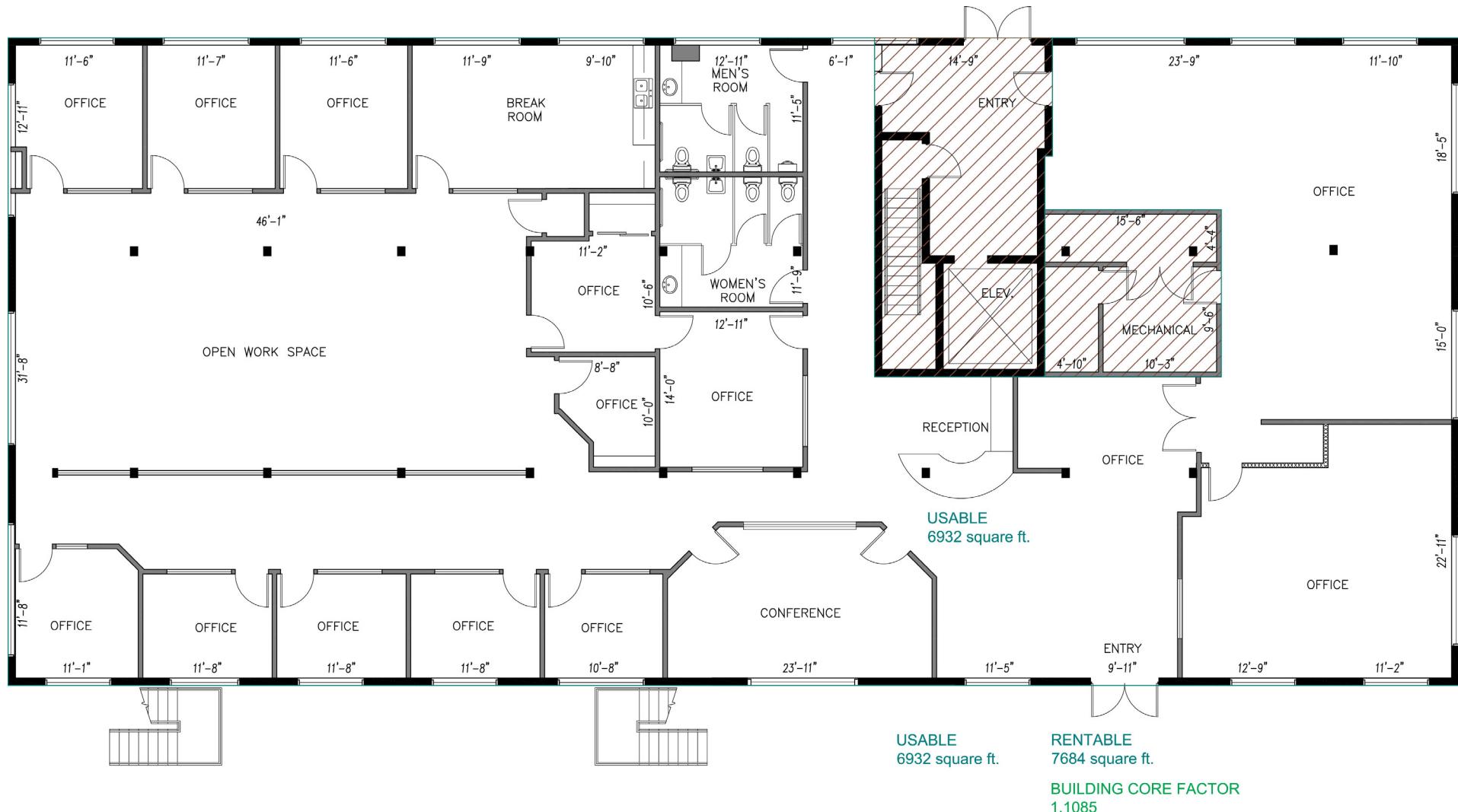


Total Households



Average HH Income

# FLOORPLAN



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

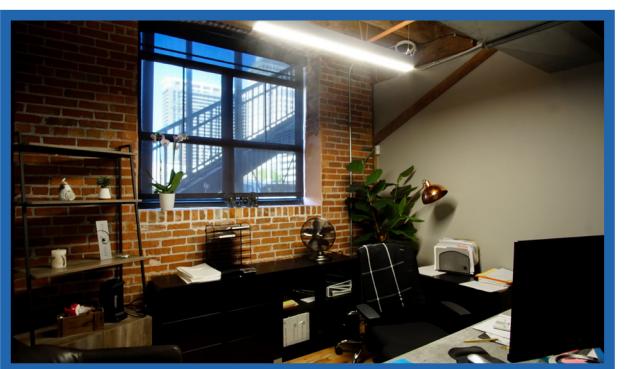
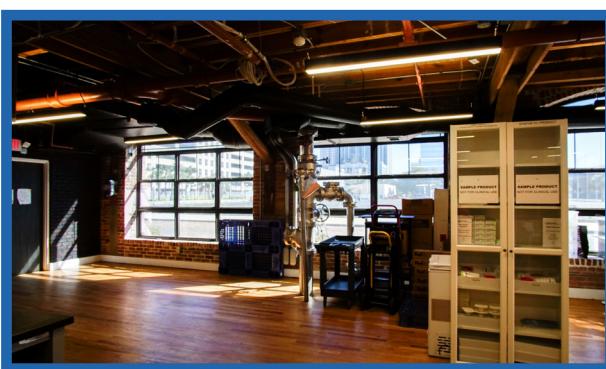
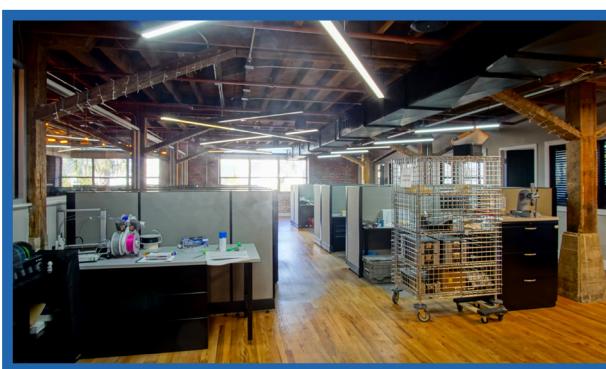
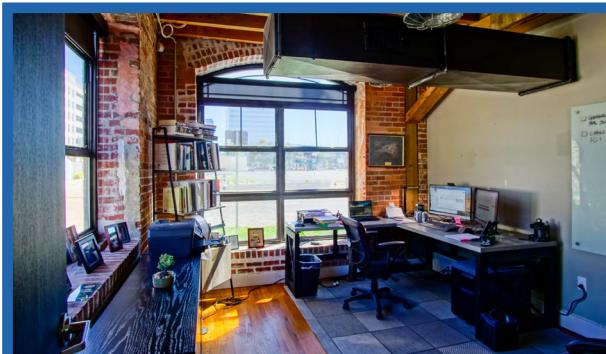
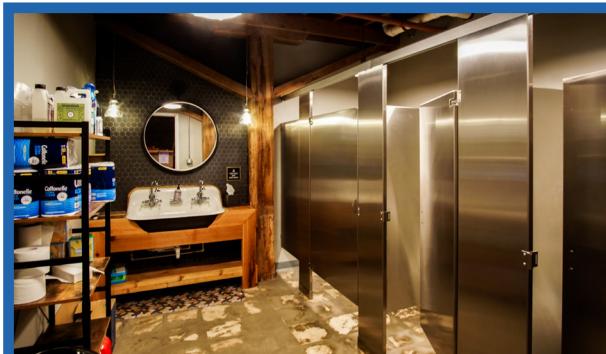
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL  
Property Group**

Commercial Real Estate Services

# IMAGES



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL  
Property Group**

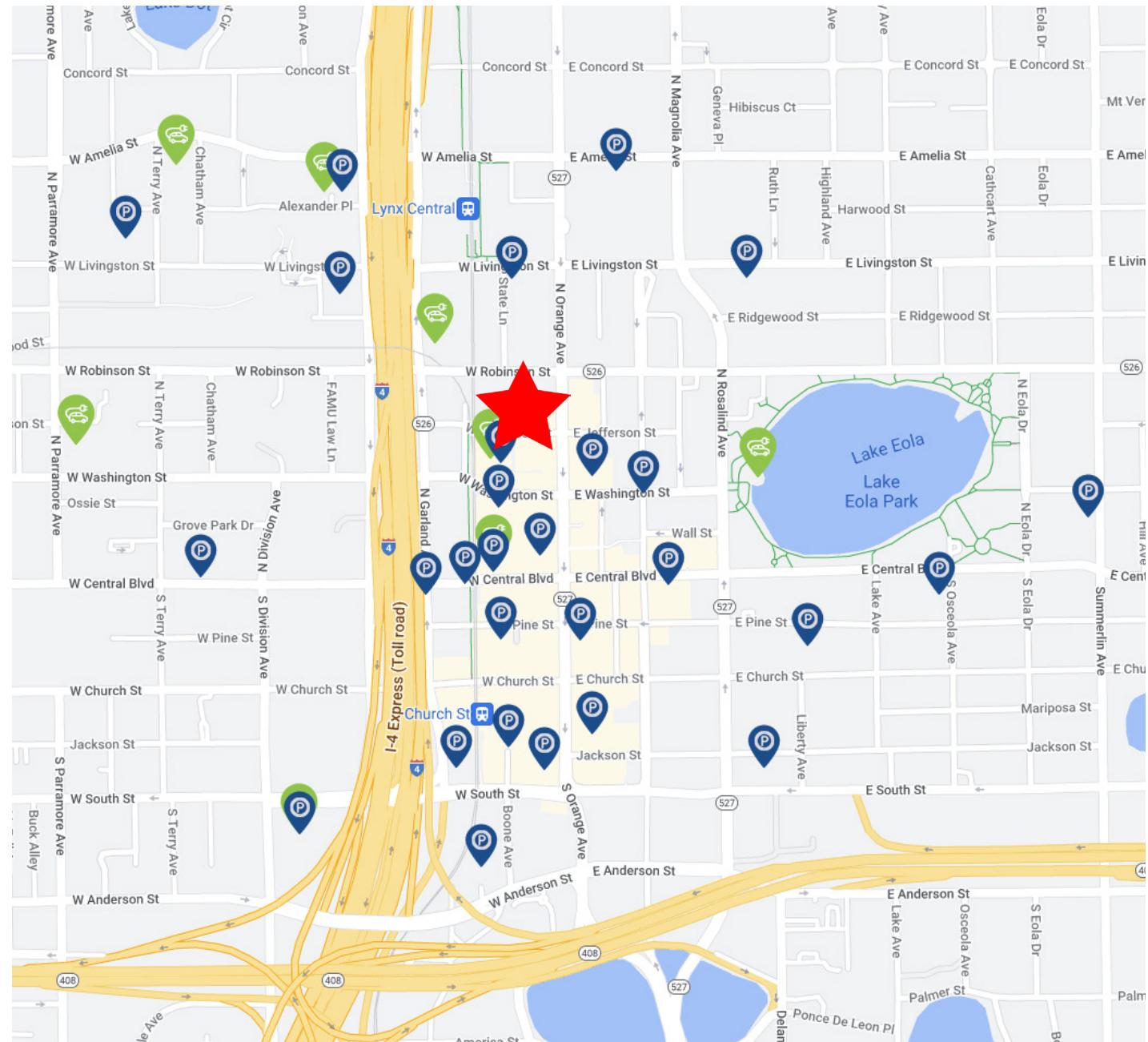
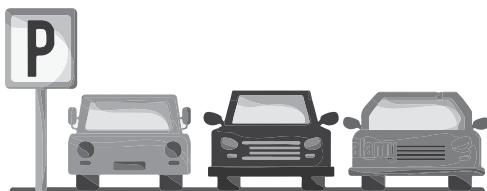
Commercial Real Estate Services

# PARKING OPTIONS

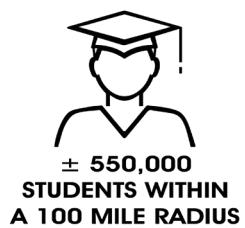
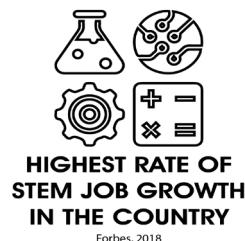
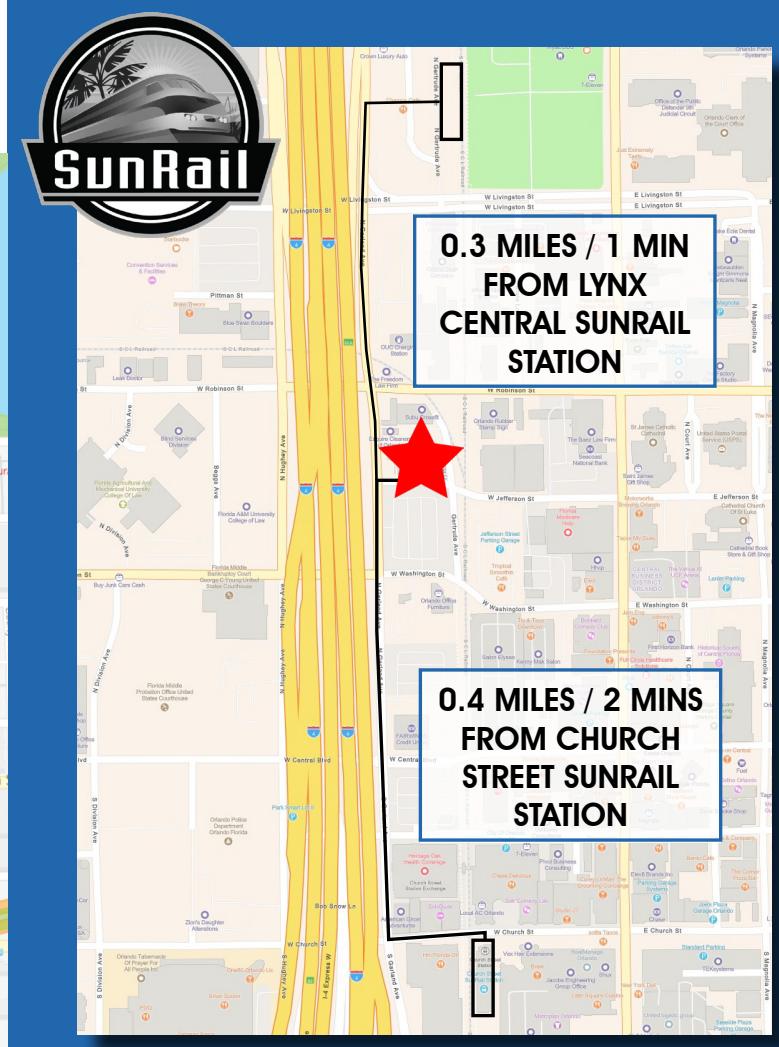
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

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



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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL  
Property Group**

Commercial Real Estate Services