

# FOR SALE OR LEASE

**DOWNTOWN OFFICE BUILDING  
141 N MAGNOLIA AVENUE  
ORLANDO, FL 32801**



**SALE: \$1,625,000  
LEASE: \$20.00/SF MG**

#### **BUILDING SPECIFICS:**

- ◆ ±14,844 Gross SF (±11,844 USF)
- ◆ Iconic Art Deco architecture
- ◆ Underground private parking for ±7 cars with electric roll up door
- ◆ Alley 4-5 car parks
- ◆ Bonus - ±3,000 climate controlled basement for file storage
- ◆ Elevator
- ◆ Renovations '03 & '05. New roof 2012
- ◆ Hardwood floors & updated millwork throughout
- ◆ Easily divisible for single user or user with income from a tenant
- ◆ Zoned: AC-3A/T, City of Orlando

#### **LOCATION SPECIFICS:**

- ◆ Three blocks from Orange County Courthouse
- ◆ Two blocks from Lake Eola
- ◆ Walking distance to hotels, restaurants and financial institutions
- ◆ Public parking garages and lots surrounding



**CITY COMMERCIAL**

**For further information, contact**

**Lee Zerivitz, CCIM**

**Office: 407.644.CITY (2489)**

**Cell: 407.929.3598**

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**213 West Comstock Avenue ♦ Winter Park, FL 32789**

CITY Commercial is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

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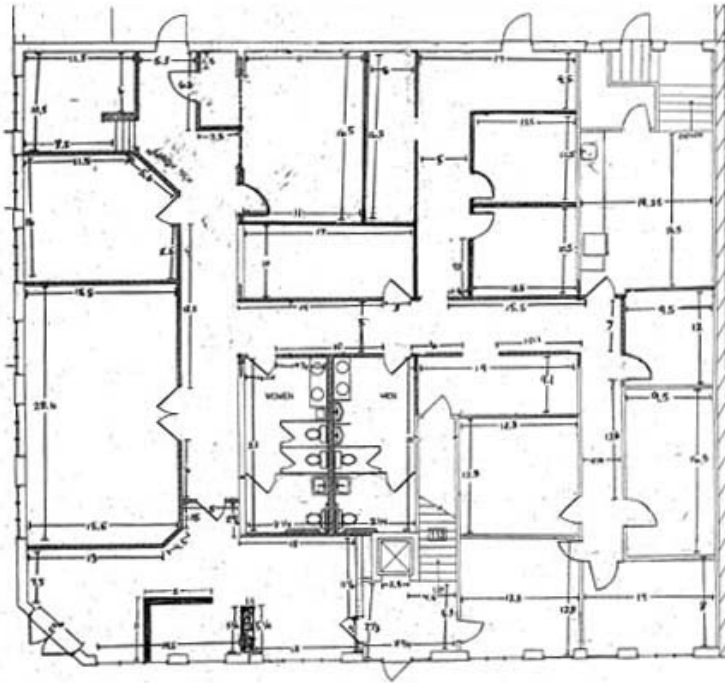
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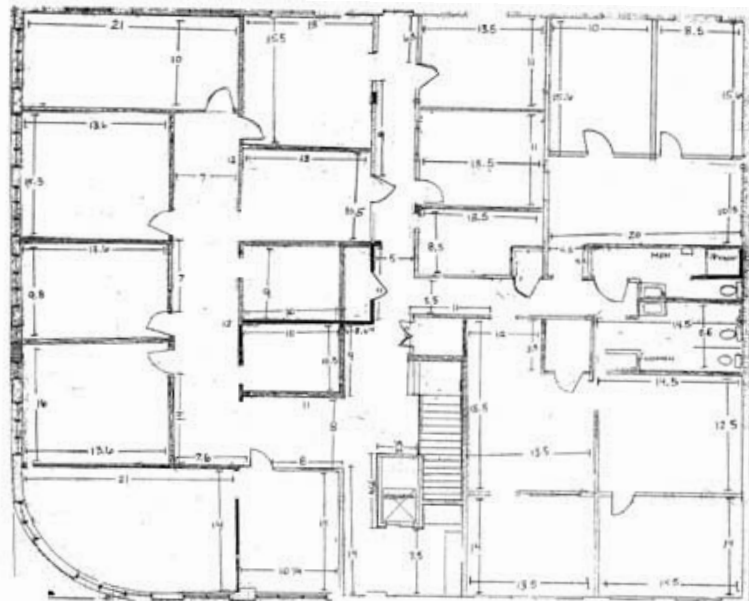
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## DOWNTOWN OFFICE BUILDING 141 N MAGNOLIA AVENUE ORLANDO, FL 32801



1st Floor



2nd Floor

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