



# OFFICE SPACE FOR LEASE

13 W. Pine Street, Orlando, FL 32801

Contact: Sherica Segre, MSRE  
Sales & Leasing Associate

E: SSegre@FCPG.com  
P: 407.872.0177 ext. 143

Contact: Jeré Matheny  
Vice President of Brokerage Services

E: JMatheny@FCPG.com  
P: 407.872.0177 ext. 132

**For Lease: \$28.00 / SF, MG**

Second Floor: ± 5,250 SF Available Immediately

Flexible Second-Floor Office Space featuring large conference room, modern breakroom, and adaptable layouts for collaborative or private work

Located within a historic two-story building with timeless charm, original hardwood floors, and period details that distinguish it from modern office product

Steps from Orange Avenue & Pine Street, the most heavily trafficked intersection in Downtown Orlando's Central Business District

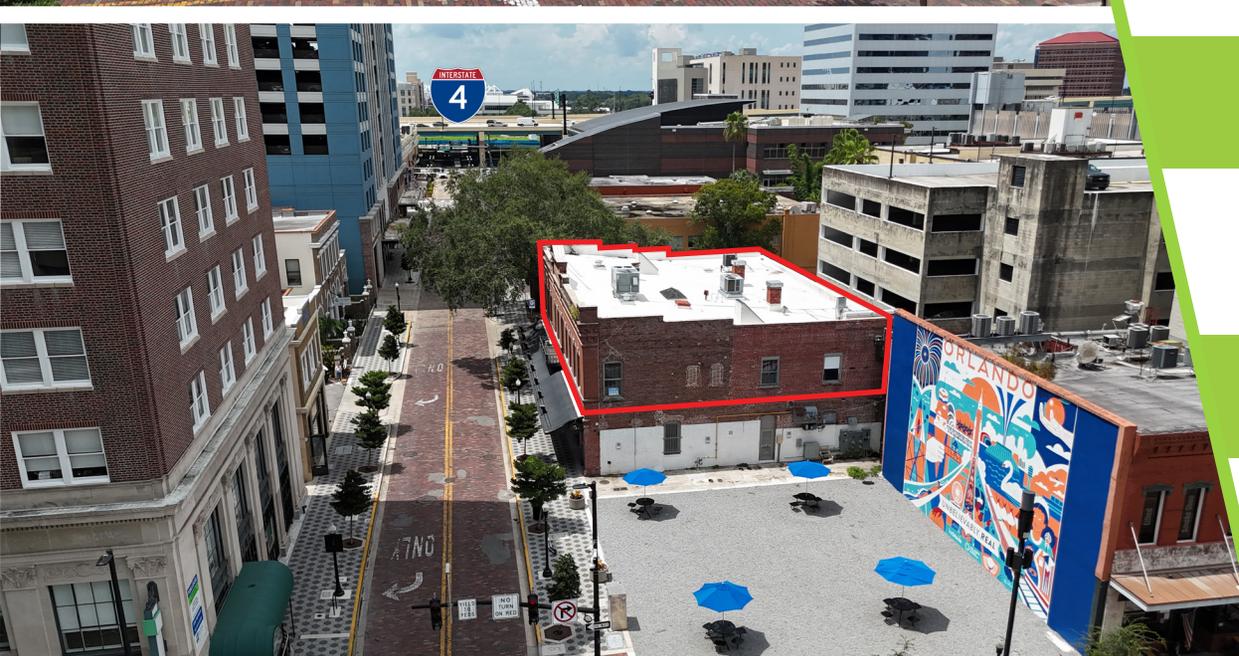
Adjacent to New Public Park – Next door to the City's reimagined 30 S. Orange site, soon to feature art, landscaping, and placemaking that will activate the block and increase foot traffic

Prominent building signage available, visible to both pedestrian and vehicle traffic at one of DTO's busiest corners.

Walk Score of 96 "Walker's Paradise" and Transit Score of 72 "Excellent Transit" giving tenants seamless access to restaurants, nightlife, retail, and cultural amenities without needing a car

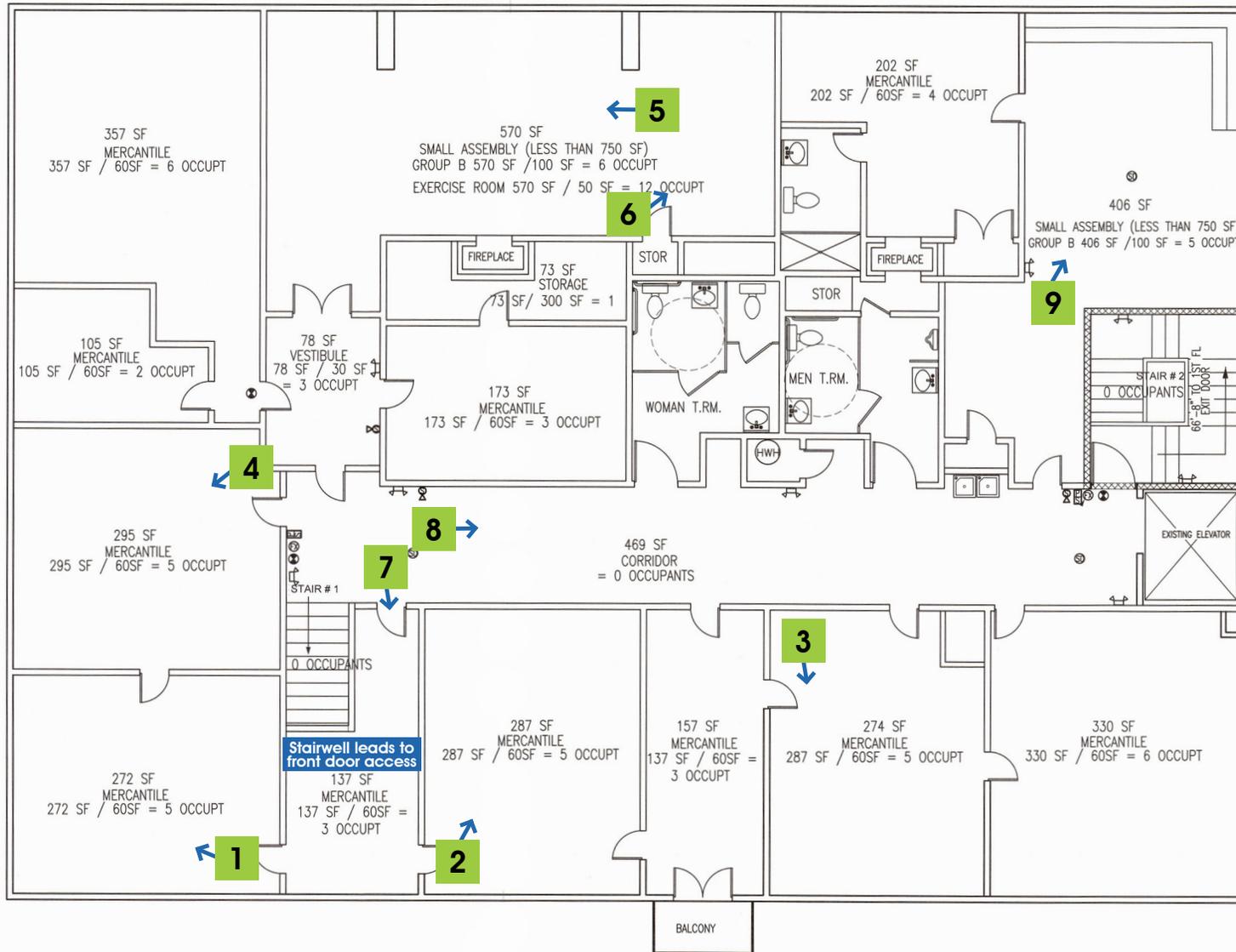
Surrounded by dining, nightlife, and cultural venues, creating an ideal environment for firms seeking a vibrant, connected workplace.

Tenant responsible for electric and janitorial



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# FLOORPLAN



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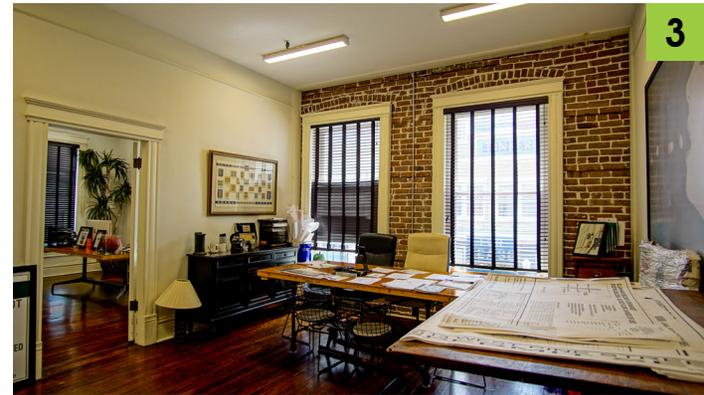
# IMAGES



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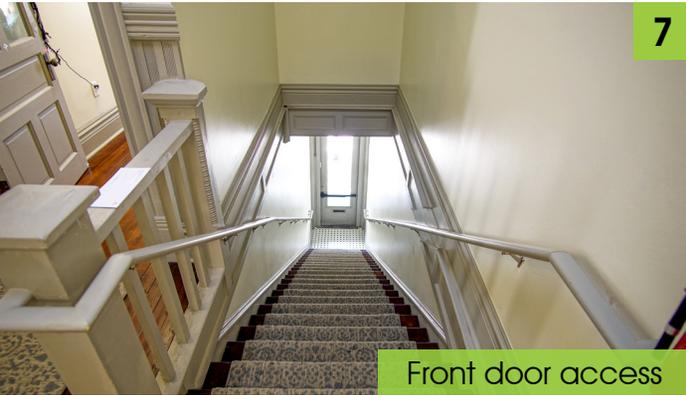
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6



7

Front door access



8

Elevator access



9

Large Breakroom

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# DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,347	104,828	307,015
DAYTIME POPULATION	91,467	255,793	466,719
MEDIAN AGE	36.2	38.4	37.3
MALE POPULATION	51.2%	50.7%	50.0%
FEMALE POPULATION	48.8%	49.3%	50.0%
TOTAL HOUSEHOLDS	13,326	49,797	127,980
AVERAGE # OF PERSONS PER HH	1.68	2.03	2.33
AVERAGE HH INCOME	\$109,741	\$122,291	\$105,701
AVERAGE HOUSE VALUE	\$605,831	\$561,033	\$519,020
TOTAL BUSINESSES	4,993	13,236	24,900
TOTAL EMPLOYEES	73,894	180,201	283,181



**\$55,616**

Average Disposable  
Income  
1 Mile Radius



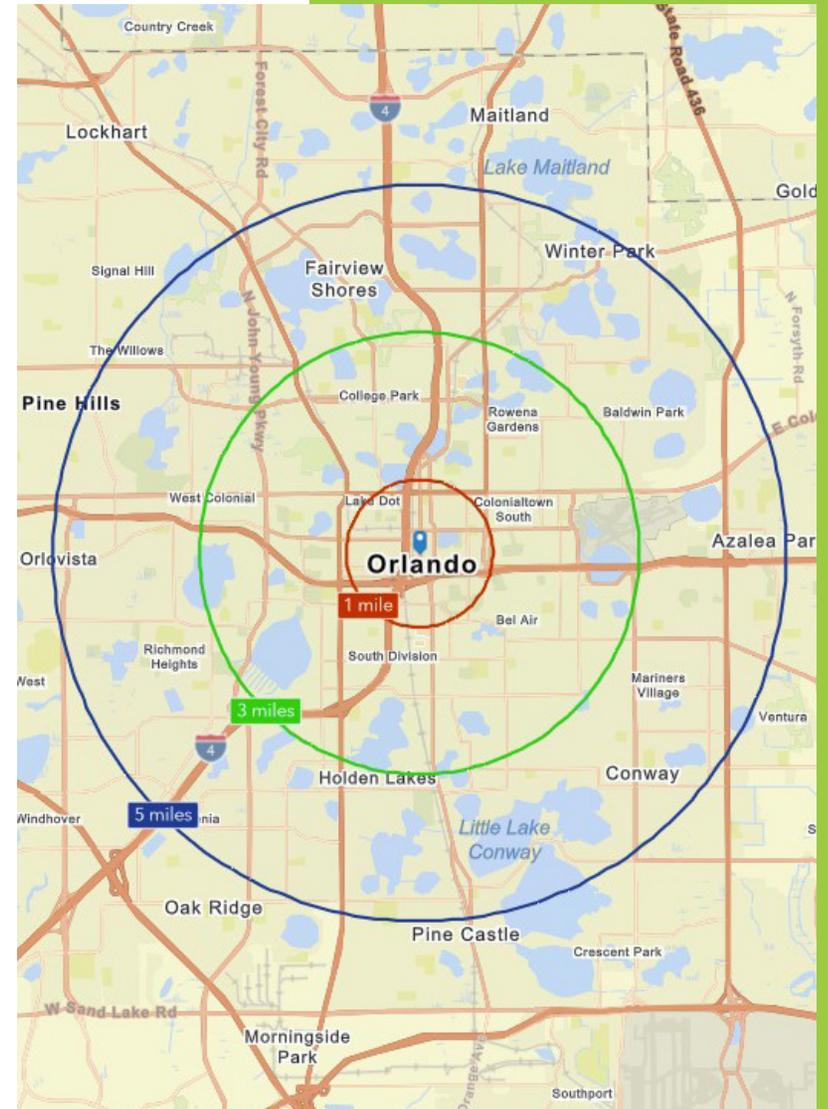
**\$88,167,587**

Average Amount Spent  
on Health Care  
1 Mile Radius



**3,949**

Number of Families  
1 Mile Radius



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# LOCATION

ONE BLOCK FROM  
SUNRAIL STATION



TWO BLOCKS  
FROM I-4



THREE BLOCKS  
FROM LYNX STATION



## NEIGHBORING ATTRACTIONS

- Orlando City Hall - .3 miles / 5 min. walk
- Kia Center - .4 miles / 7 min. walk
- Dr. Phillips Center for the Performing Arts - .4 miles / 8 min. walk
- Inter & Co Stadium - .5 miles / 11 min. walk
- Lake Eola - .5 miles / 10 min. walk
- Orange County Courthouse - .5 miles / 11 min. walk
- Creative Village / UCF Campus - .8 miles / 15 min. walk



**PEDESTRIAN TRAFFIC COUNT**  
Orange Ave & Pine St

WEEKDAY AVG.	WEEKEND AVG.
<b>11,128</b>	<b>16,546</b>



**FASTEST GROWING  
LARGE REGION IN THE US**  
Orlando, 2024



**DAYTIME  
POPULATION**  
± 56,108  
(3 mile radius)



**EMPLOYMENT  
POPULATION**  
± 180,201  
(3 mile radius)



**AVERAGE HOUSEHOLD  
INCOME**  
\$122,291  
(3 mile radius)

## Surrounding Businesses

2025	5 Mins	10 Mins	15 Mins
Retail	253	1,289	3,669
Food & Drink	270	780	2,033

## Average Annual Daily Trips

2024	
Pine Street & Orange Ave	11,850
I-4 (Building Signage Visible to)	174,000

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**DEMOGRAPHICS**  
0.5 Mile Radius

**52,161**  
2025 DAYTIME POPULATION

**8,681**  
2025 POPULATION

**2.07%**  
PROJECTED POPULATION GROWTH  
OVER NEXT FIVE YEARS

**9,618**  
2030 PROJECTED POPULATION

**\$134,259**  
2025 AVERAGE  
HOUSEHOLD INCOME

**5,581**  
2025 HOUSEHOLDS

**6,196**  
2030 PROJECTED HOUSEHOLDS

**BANKS**

- 1 City National Bank of Florida
- 2 Seacoast Bank
- 3 Wells Fargo Bank
- 4 Regions Bank
- 5 Fifth Third Bank
- 6 First Horizon Bank
- 7 SouthState Bank
- 8 State Bank of Orlando and Trust Co
- 9 PNC Bank

- 10 TD Bank
- 11 Trustco Bank
- 12 Chase Bank
- 13 Sunrise Bank
- 14 American Momentum Bank
- 15 Seaside Bank and Trust
- 16 Truist
- 17 Cogent Bank Downtown Orlando
- 18 Bank of America Financial Center

**CREDIT UNIONS**

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

**EMERGENCY CARE CENTERS**

None

**HOTELS**

- 1 Marriott Downtown Orlando
- 2 Hilton Garden Inn Orlando Downtown
- 3 Home2 Suites by Hilton Orlando Downtown
- 4 Eo Inn
- 5 Embassy Suites by Hilton Orlando Downtown
- 6 Grand Bohemian Hotel Orlando
- 7 AC Hotel by Marriott Orlando Downtown
- 8 Aloft Orlando Downtown
- 9 Sonder Wellborn

**RESIDENTIAL**

- 1 Amelia Court Apartments
- 2 The Julian Apartments
- 3 Modera Creative Village
- 4 Central Station on Orange
- 5 Society Orlando
- 6 Radius Apartments
- 7 MAA Robinson
- 8 The Vue at Lake Eola
- 9 Metropolitan at Lake Eola
- 10 Aspire Luxury Apartments
- 11 Mondrian on Lake Eola
- 12 The Solarie at the Plaza
- 13 55 West Apartments
- 14 Waverly on Lake Eola
- 15 Paramount on Lake Eola
- 16 MAA Parkside
- 17 St. Regis Apartments
- 18 Eola South
- 19 Sanctuary Condominium
- 20 101 Eola Condominiums
- 21 Camden Lake Eola Apartments
- 22 The Jackson
- 23 Osceola Brownstones
- 24 Star Tower Condominiums
- 25 Camden Thornton Park Apartments
- 26 Windsor Place
- 27 Westminster Plaza
- 28 The Grande
- 29 Magnolia Towers

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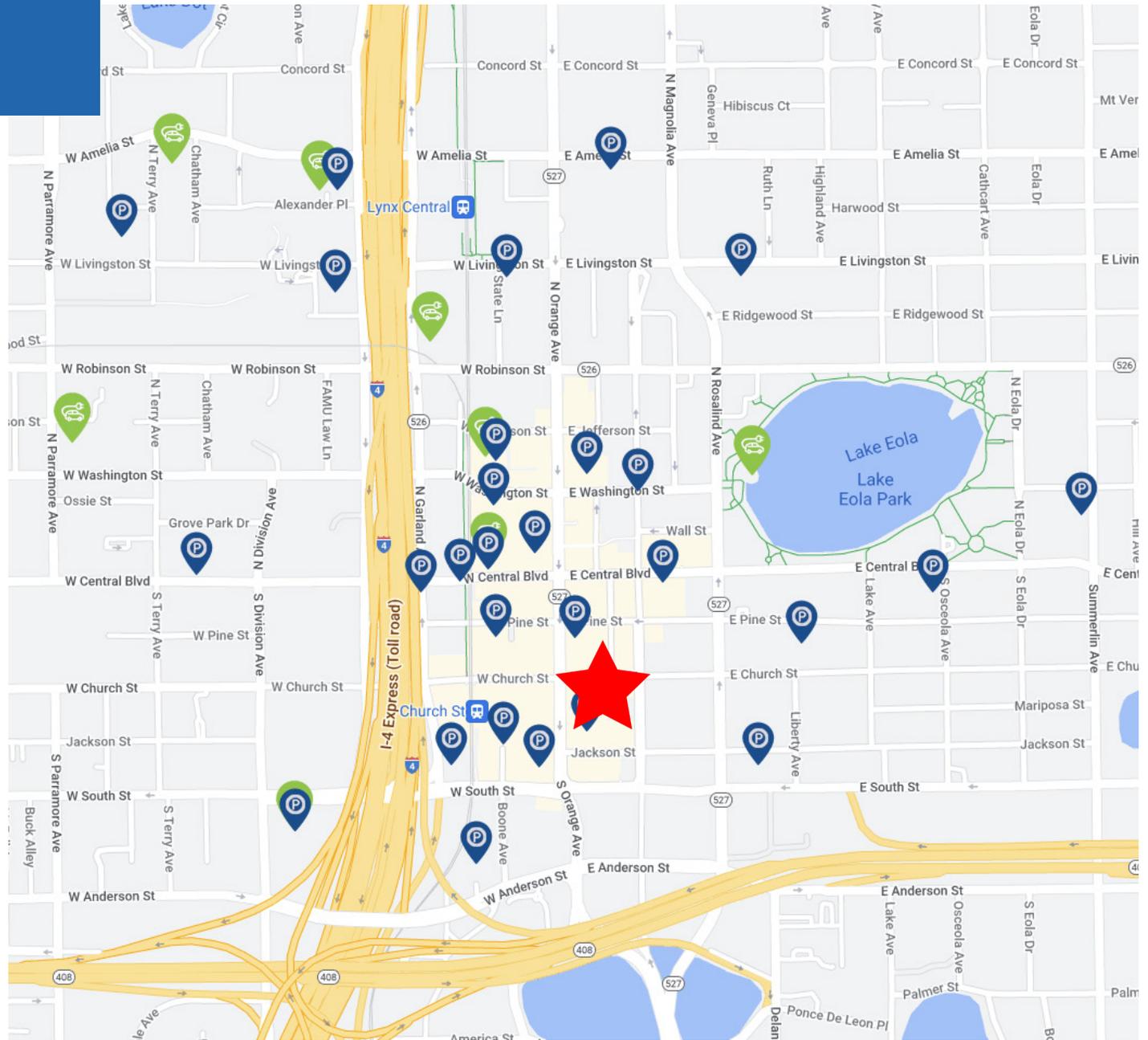
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# PARKING OPTIONS

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>



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