

**FOR
LEASE**

496 DELANEY AVE

ORLANDO, FL 32801

DOWNTOWN OFFICE SPACE WITH AMPLE PARKING



CONTACT

Vincent F. Wolle, CCIM, SIOR

407.448.1823 *Mobile*

CREManager@Gmail.com

Results Real Estate Partners, LLC

Licensed Commercial Real Estate Brokers

365 International Parkway

Lake Mary, Florida 32746

407.647.0200 *main*

407.647.0205 *fax*

www.ResultsREPartners.com

Property Details

- 10,146 SF (2) story office building built in 1986, renovated in 2020.
- .54 Acre of land with 30+ on site parking and access to an additional 55 paid parking spaces beside the property (up to a 8.3/1000 ratio)
- Tenant pays its own utilities, internal bathrooms, new HVAC units installed, flexible layouts, and building signage
- Visible and direct access from 408, easy access from Orange Ave, direct access from I-4 (Anderson Rd exit), and located behind the Dr. Philips Performing Arts (Corner of Anderson and Delaney Ave)

Suite 404: 1,000 SF (1st Floor)

(Possible additional 1000 SF beside this unit, see broker for details)

Suite 408: 2,267 SF (1st Floor)

(Turnkey Spa Opportunity, see broker for details)

Suite 508: 2,150 SF (2nd Floor)

Rates Start at \$28.50 NNN (OPEX \$7.49)

5 Year Minimum Terms

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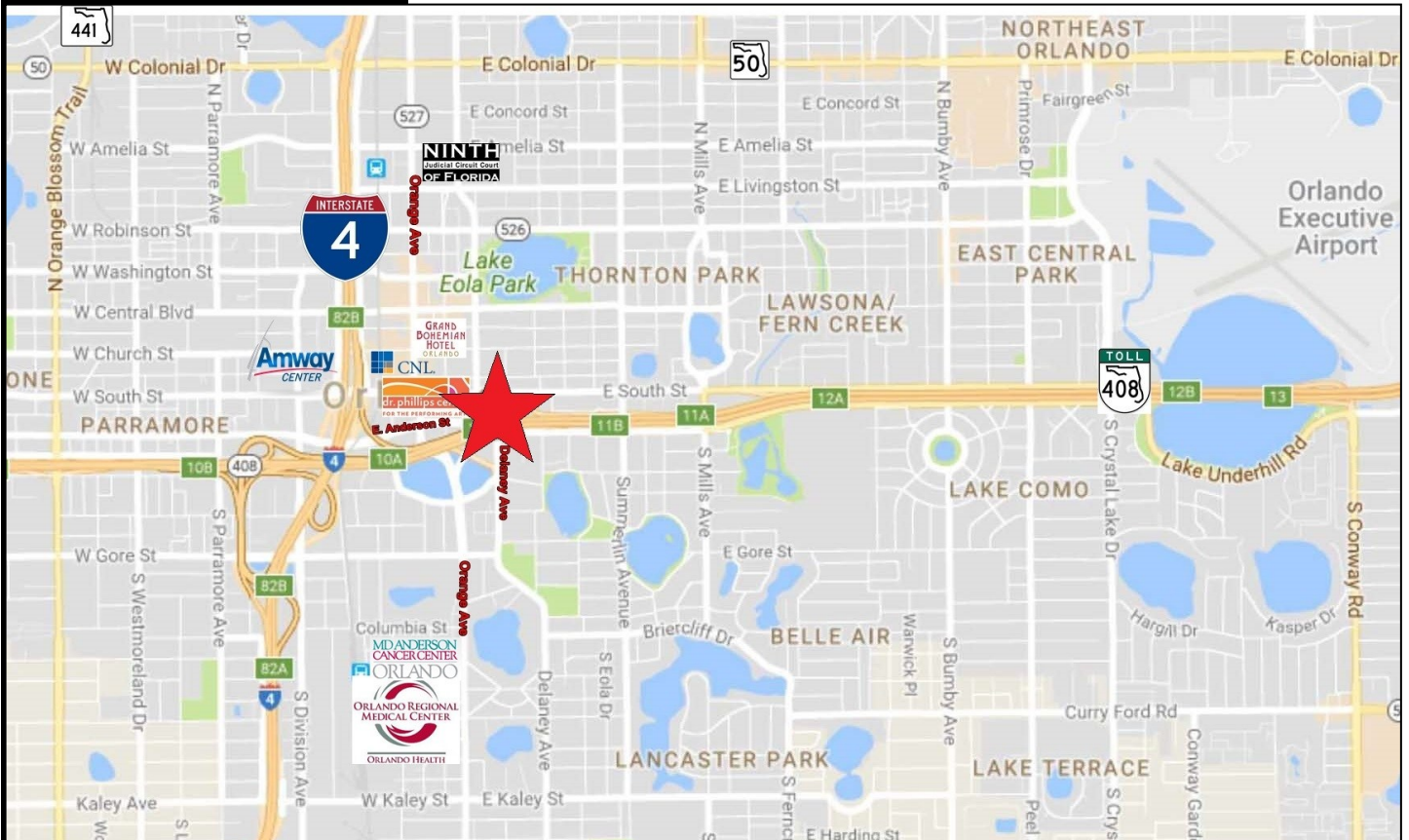
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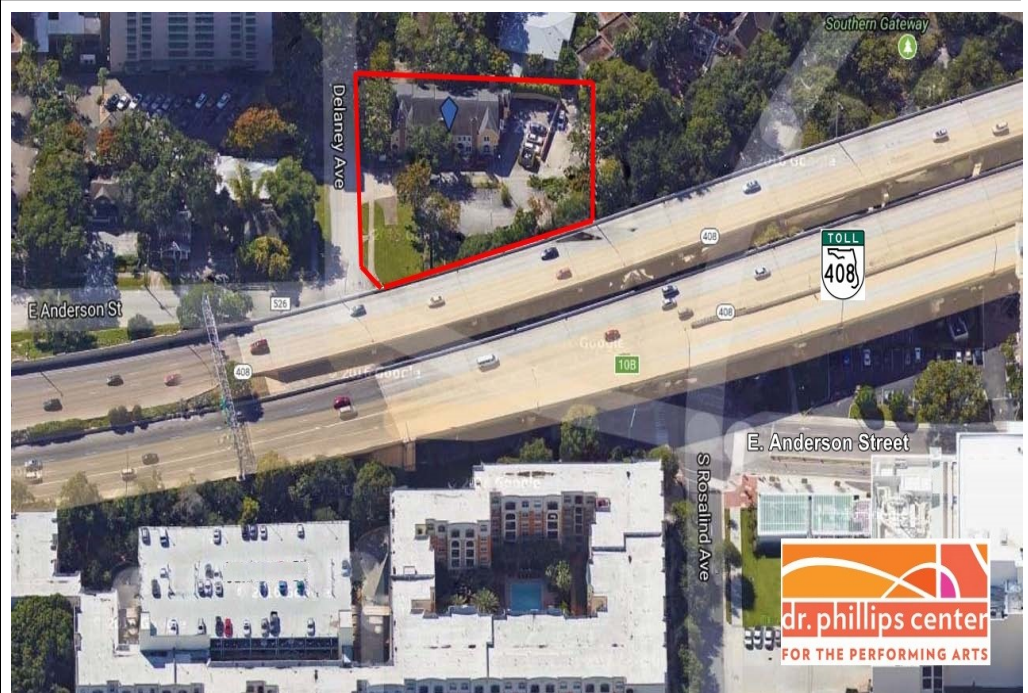
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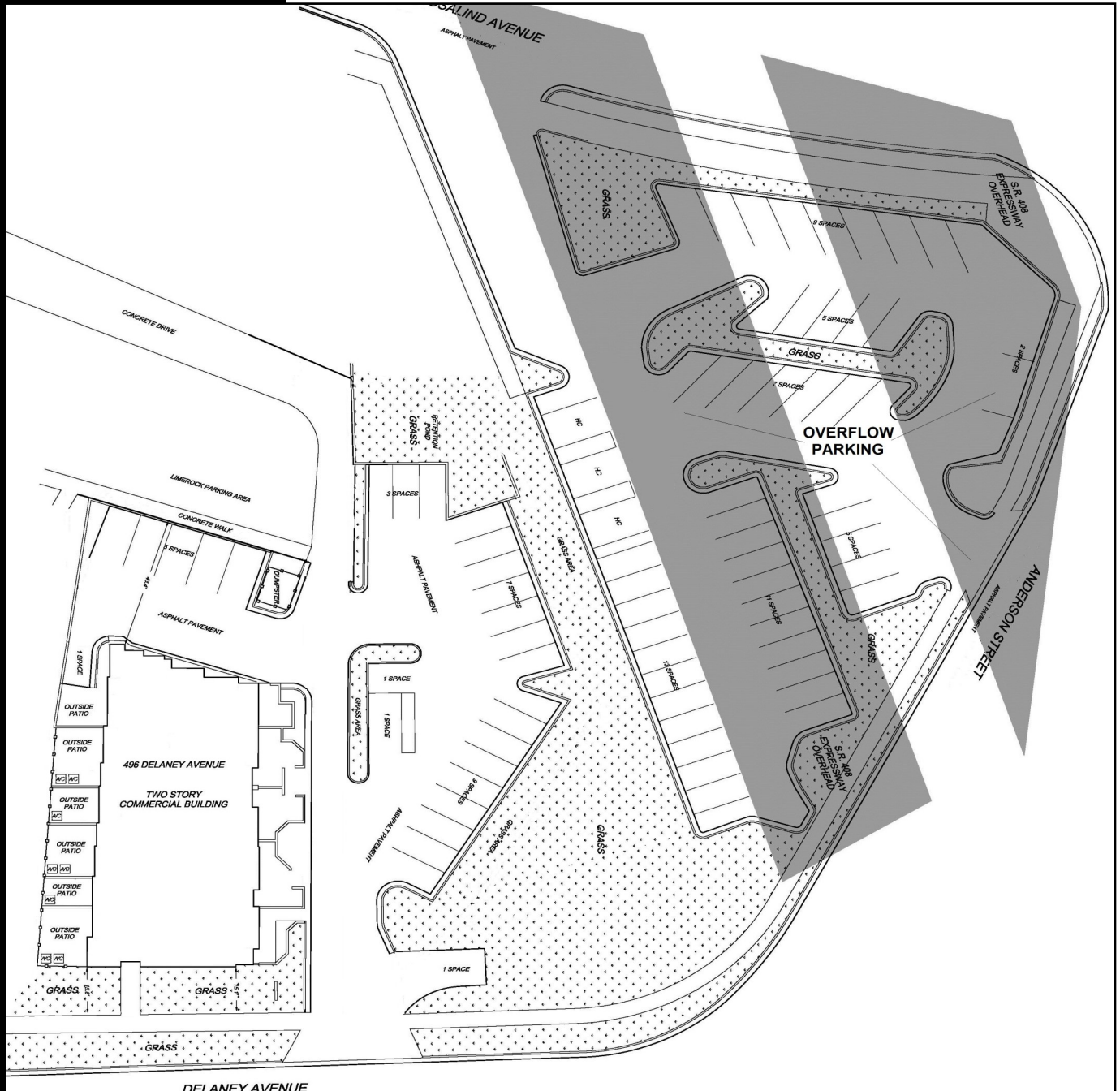
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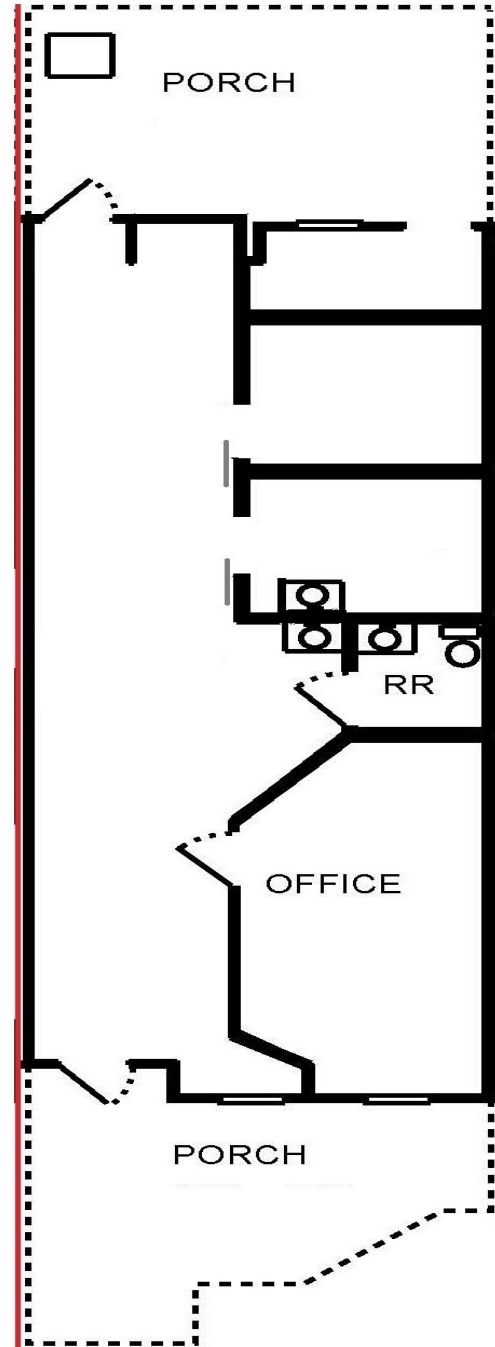
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Suite 404 (1st Floor, Former Spa)



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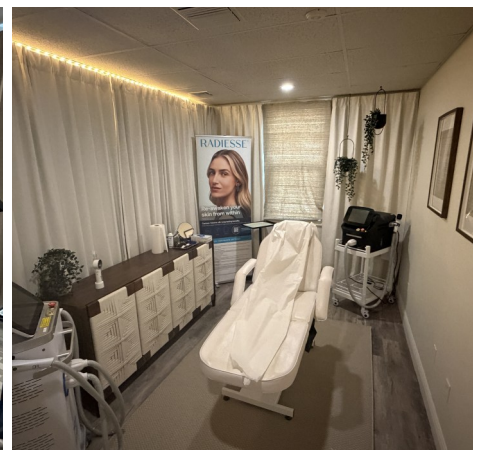
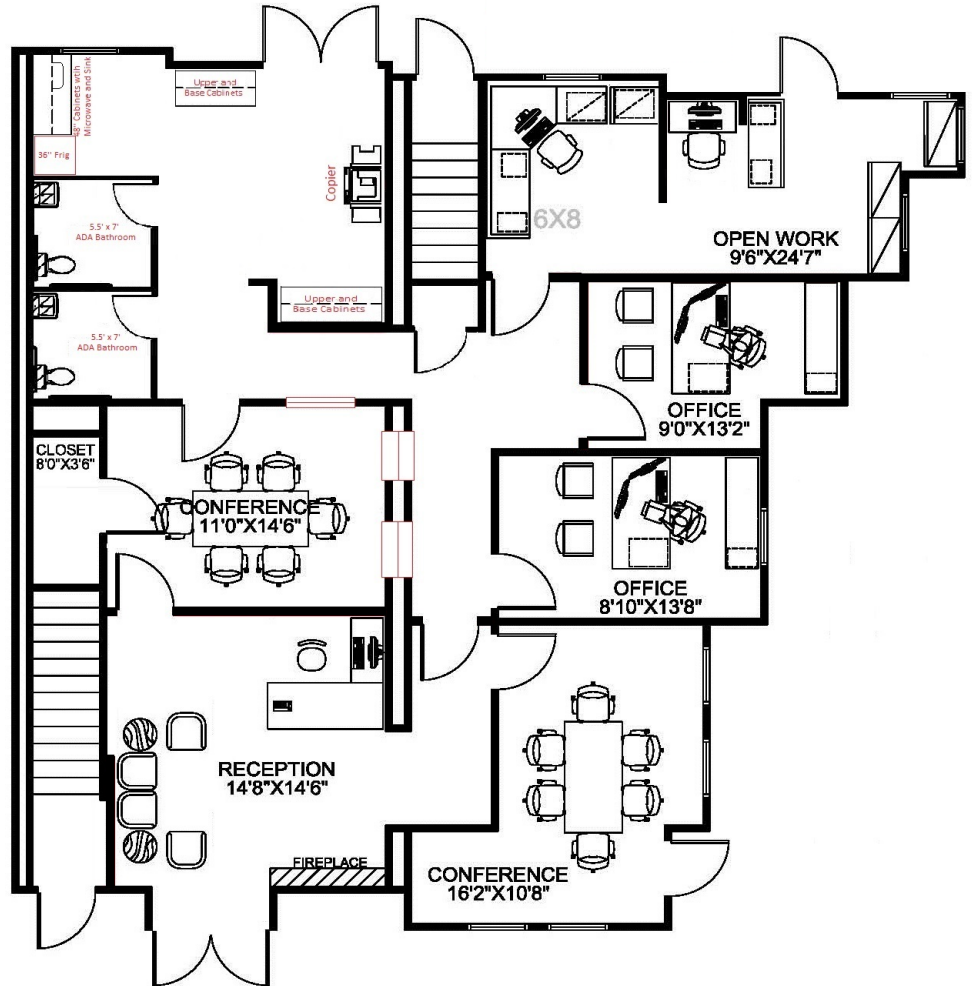
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DOWNTOWN OFFICE SPACE



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Suite 408-410 (1st Floor)



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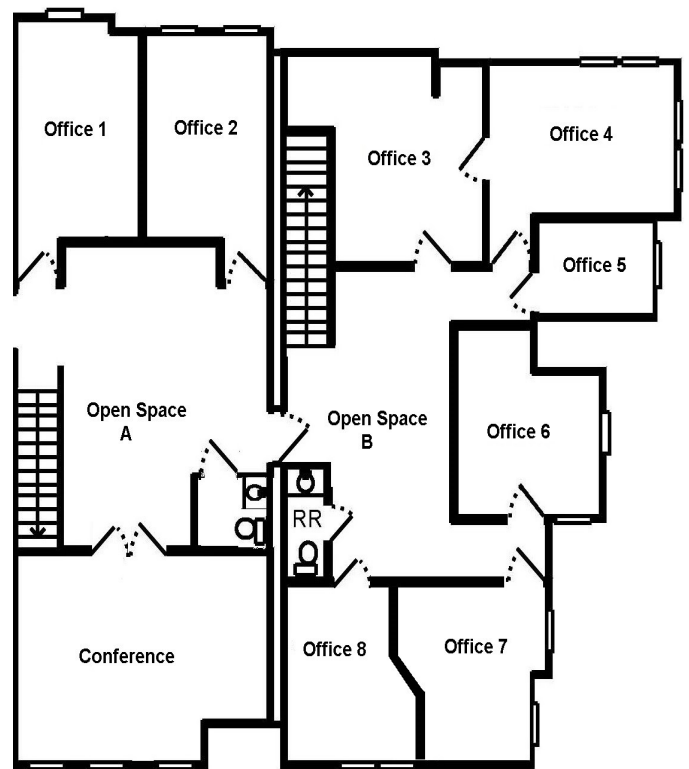
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RESULTS
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Suite 508

Suite 510

Suite 508-510 (2nd Floor)

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