

OFFICE SPACE FOR LEASE

924 & 934 N. MAGNOLIA AVENUE, ORLANDO, FL 32803

Contact: Wm. Brady McGill
Executive Vice President

E: Brady@FCPG.com
P: 407.872.0177 ext. 129

For Lease: \$28.00 - \$33.00 SF / Full Service

Availability: 150 RSF to 1,100 RSF

Parking Ratio: 4 / 1,000

**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: <https://fcpg.com/n-magnolia-matterport>

Executive office suite available located between Downtown Orlando and Ivanhoe Village

Walking distance to Lake Ivanhoe Park and Ivanhoe Village Shops and Restaurants

High parking ratio with 135 total spaces for building

Recently Improved directory signage

Easy access to and from I4 and Downtown Orlando

Ideal for attorneys, CPA Firms and other professional office users

2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

	Total Population	Total Households	Average HH Income
1 Mile	18,492	9,798	\$126,174
3 Miles	102,410	49,268	\$136,081
5 Miles	290,643	123,608	\$115,366

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.