



For Sale

437 N Magnolia Ave
Orlando, FL 32801

*Freestanding Office Building in Orlando Central
Business District*

Rafael Mendez, CCIM
Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Nejha Edwards
Senior Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

Colliers Orlando
255 Orange Ave, Suite 1300
Orlando, Florida 32801
+1 407 843 1723

Colliers



Freestanding Office Building

Orlando Central Business District

Located in the heart of Downtown Orlando's Central Business District, 437 N Magnolia Ave offers a rare opportunity to own a single-story office building directly across from the Orange County Courthouse. Spanning 5,036 square feet on a gated and fenced 0.27-acre lot, the property provides secure private parking—an uncommon amenity in the downtown core.

The building's functional layout features two spacious conference rooms, a welcoming reception and waiting area, multiple private offices, and open work areas that allow for flexible configurations. Its central location and direct proximity to the courthouse make it

an ideal choice for established law firms, as well as architectural practices, surveying companies, and other professional office users seeking a high-visibility, easily accessible location.

With convenient access to public transit, nearby parking garages, and a wide range of dining and retail options within walking distance, this property offers both practicality and prestige for an owner-user looking to establish or expand their presence in one of Orlando's most in-demand business districts.

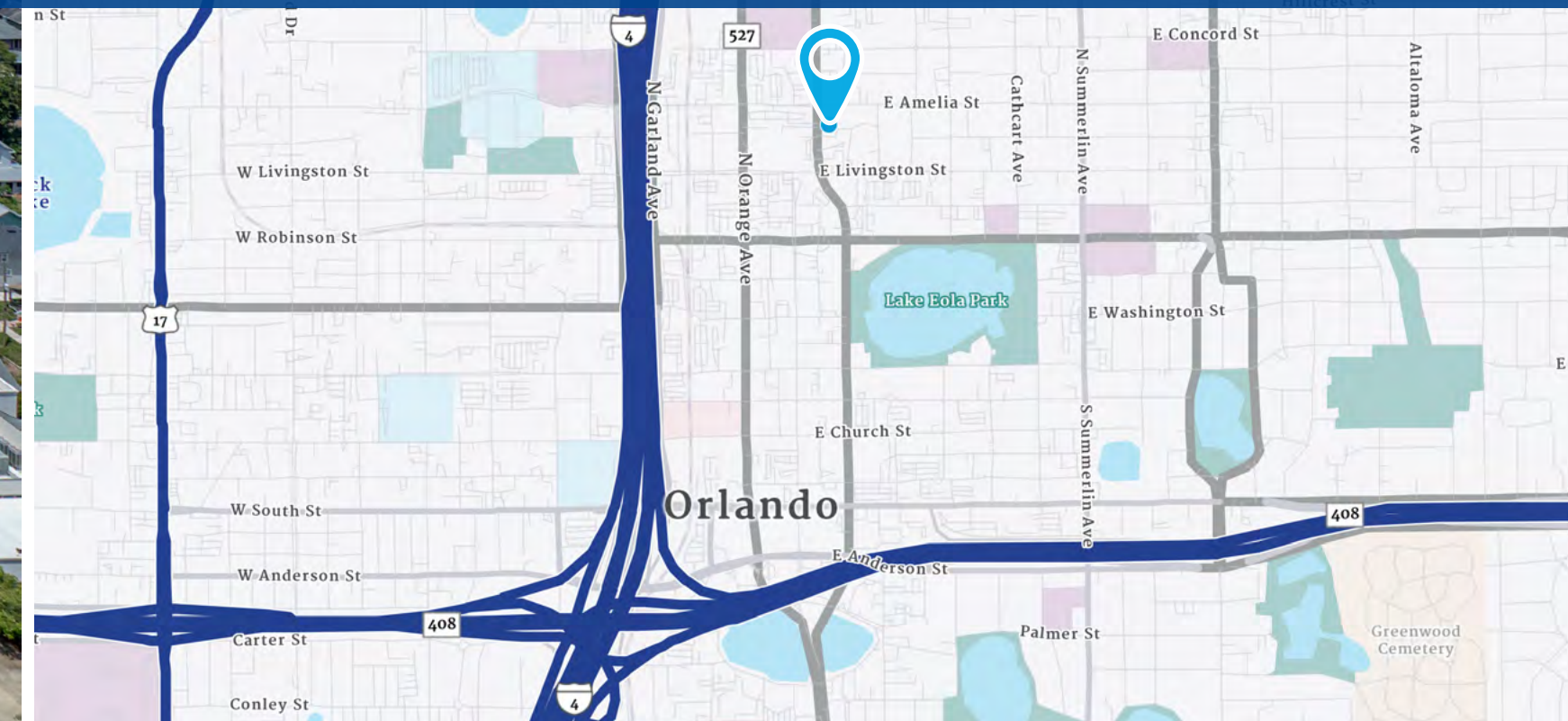
Located in the heart of Downtown Orlando's Central Business District, this freestanding office building at 437 N Magnolia Ave offers a highly visible and accessible presence in one of the city's most established business corridors.

The single-story property is positioned directly across from the Orange County Courthouse and benefits from its central CBD location, making it well suited for professional office users seeking convenience, credibility, and proximity to Orlando's legal, financial, and civic core. Surrounded by dining, retail, and public transit options, the building provides a strong opportunity for an owner-user or investor to establish a foothold in a premier downtown setting.

Downtown Visibility

Located in the heart of Downtown Orlando

- 5,036 SF single-story office building on 0.27-acre gated and fenced lot
- Directly across from Orange County Courthouse in Downtown Orlando's Central Business District
- Secure private parking with seven spaces plus street and public garage options nearby
- Two large conference rooms, reception area, open workspaces, and private offices
- Ideal for law firms, architectural firms, surveying companies, and other professional users
- Central location with excellent visibility and accessibility



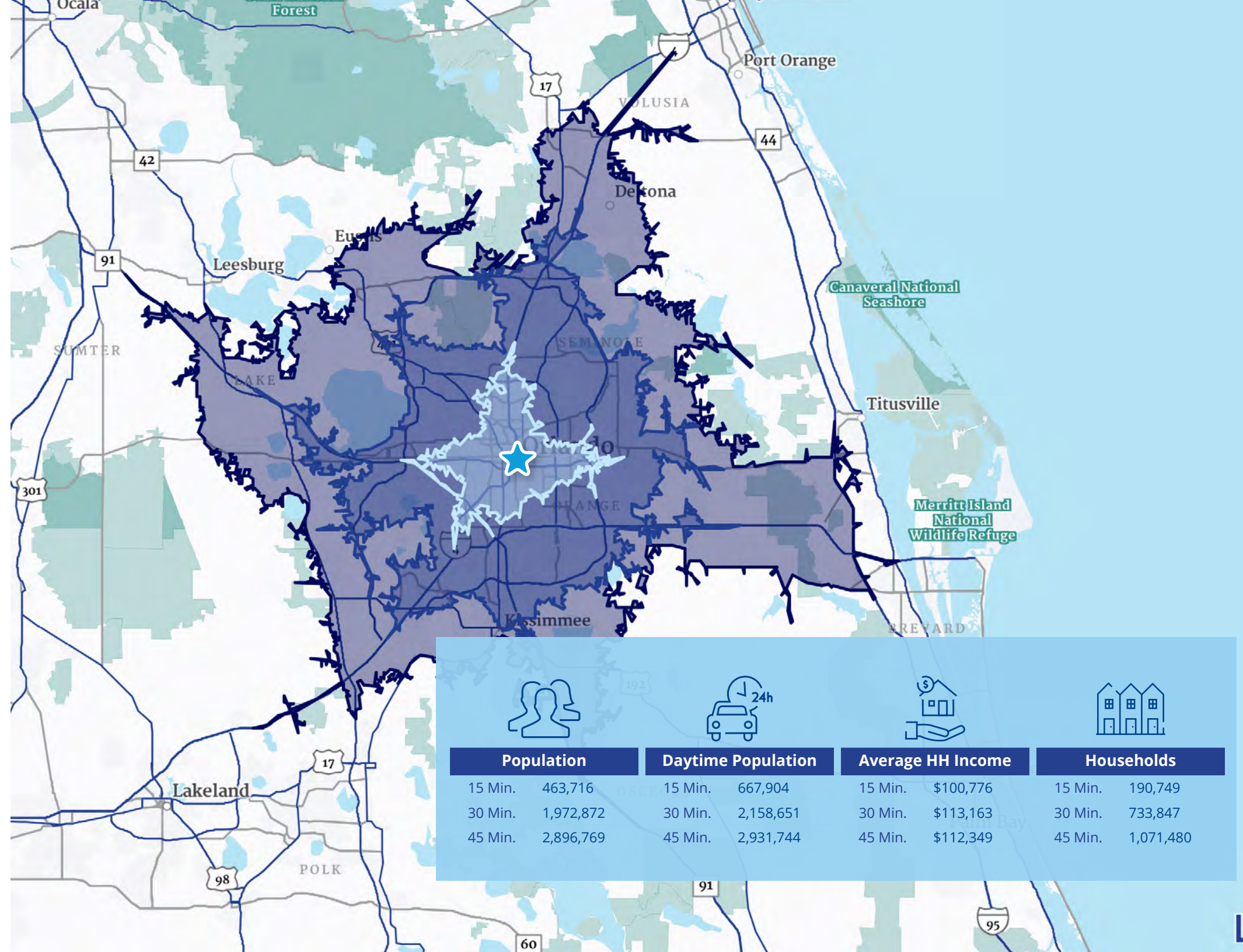


Property Summary

- **Reception and waiting area** with open work layout
- **Dedicated break room** and on-site storage
- **Fenced-in** private parking
- **Walkable to** dining, retail, coffee shops, and public transportation
- **Convenient access** to major roadways and transit routes

Building Size	5,036 SF
Lot Size:	0.27 acres
Year Built	1976
Zoning	O-3/T
Parking	(9) Private Spaces
Office(s)	(6) Private Offices , Open work areas
Conference Room(s)	3
Parcel	25-22-29-3552-00-611
Market	Orlando-Kissimmee-Sanford, FL

Sale Price
\$2,500,000 (\$496.43 PSF)



Orlando City Highlights



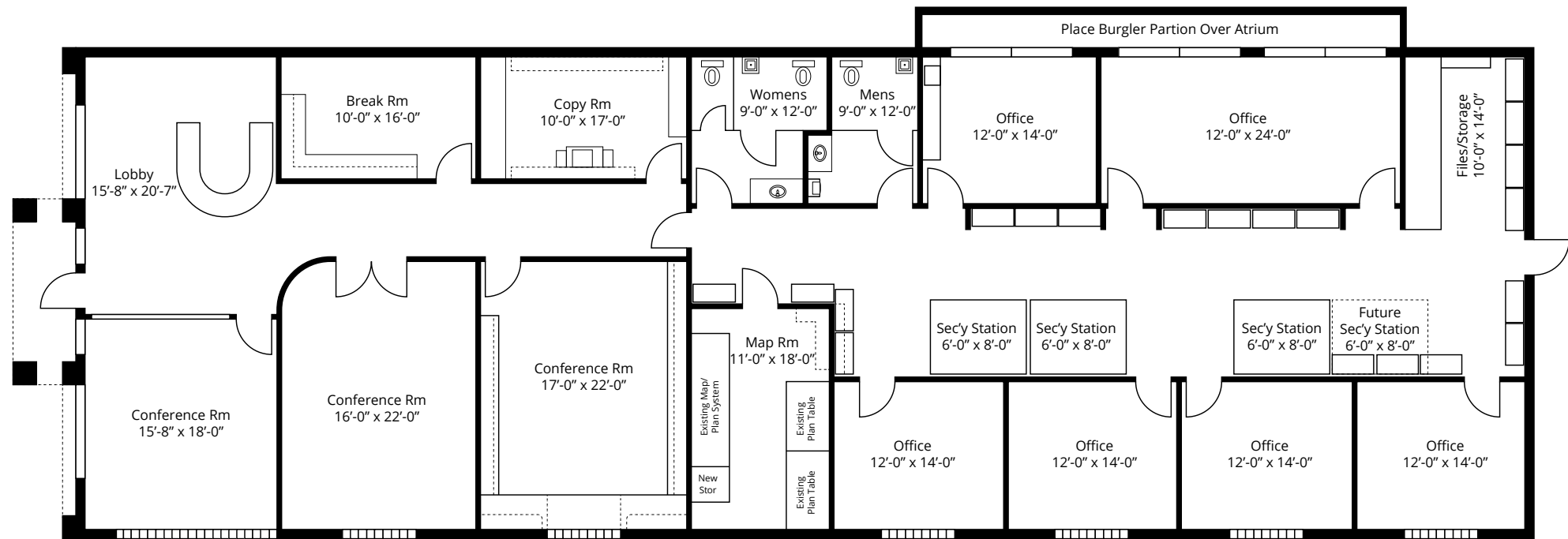
Retail & Entertainment

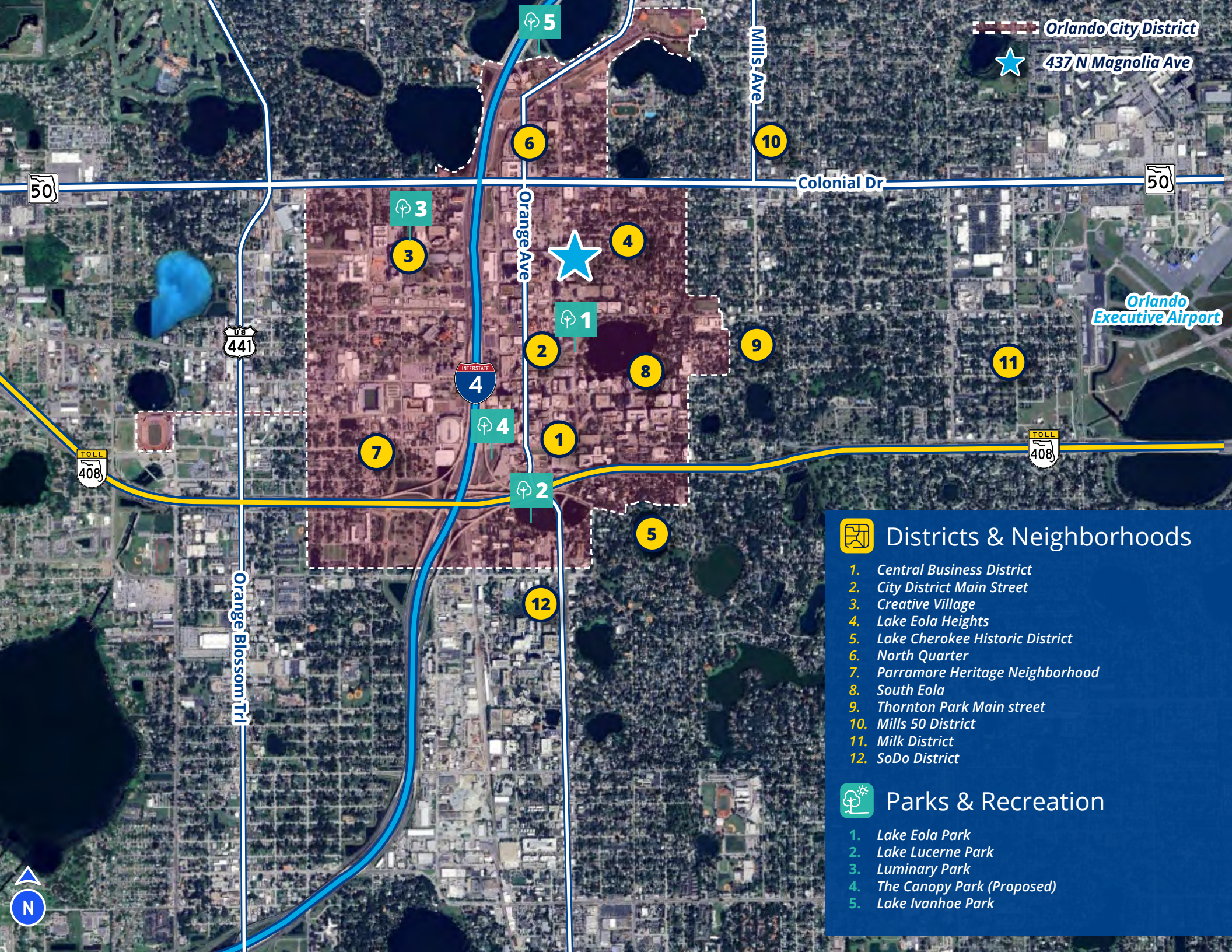
- The North Quarter*
F45, Reyes Mezcalaria, Shin Japanese Cuisine, Gravity, Unik Med Spa, The Pilates Loft
- Dunkin', Greenbeat, Planet Smoothie, Envy Nails, 7-11, Lynx Central Station*
- Starbucks, Subway, The Great Greek, Mediterranean Grill, The Drake, DingTea, Massage Now*
- Huey Magoo's, Stemma Craft Coffee, Craft & Common, KAVA Culture, Brow Wizard, FedEx, Acropolis Greek Taverna, Fratellis Italian Restaurant, Tacos El Rancho*
- Mecatos Bakery & Cafe, Tin & Taco, Embers, Tropical Smoothie Cafe, Insomnia Cookies, Planet Pizza, Gringo's Locos, Elixir Kitchen & Bar, Thrive Cocktail Lounge*
- Creative Village, The Monroe, Vera Asian, Share Bar, JDub's Dub Shack, Grilled Cheezus, Starbucks, Qcreate Coffee, Luminary Park, Valencia College, UCF Downtown Campus*
- Trophy Room, Taco Bell, Allure Restaurant and Lounge, Le Boulangerie, Napasorn Thai, Shakai Sushi Lounge, Harp & Celt, Cobb Plaza & Theatre, Super Rico's, Downtown Pourhouse, BENTO*
- Cucina Piza & Bar, The Bao Spot, Kres Chophouse, Solita Tacos & Margaritas, The Corner Pizza Bar, Citrus Club, Nature's Table, Latin Square Cuisine, Starbucks, Bosendorfer Lounge, Grand Bohemian Orlando*
- City Hall, CNL Towers, The Dr. Phillips Center, Aloft Orlando, Donwont Sunrail Station, Bumby Arcade, AC Sky Bar, AC Hotel*
- Kia Center, Westcourt (future), One80 Skytop Lounge, Orlando Magic Team Shop, AdventHealth Training Center, City View*
- Florida Dept. of Law Enforcement, Florida Agricultural & Mechanical University, US Middle District Court, Florida Dept. Children & Families*
- SoDo District, Orlando Health, Target, TJ Maxx, The Smoothie Room, LA Fitness, Jason's Deli, Planet Fitness, Taco Bell, Pollo Campero, Numero Uno Cuban Restaurant*

Central Florida Attractions

Universal Studios	10 Min.	Kennedy Space Center	40 Min.
International Dr	11 Min.	Daytona Int'l Speedway	52 Min.
SeaWorld	15 Min.	Daytona Beach	55 Min.
Walt Disney World	17 Min.	New Smyrna Beach	55 Min.
Blue Springs State Park	31 Min.	Port Canaveral	55 Min.

Floor Plan(s)





Orlando City District

★ 437 N Magnolia Ave

Orlando Executive Airport

Districts & Neighborhoods

1. Central Business District
2. City District Main Street
3. Creative Village
4. Lake Eola Heights
5. Lake Cherokee Historic District
6. North Quarter
7. Parramore Heritage Neighborhood
8. South Eola
9. Thornton Park Main street
10. Mills 50 District
11. Milk District
12. SoDo District

Parks & Recreation

1. Lake Eola Park
2. Lake Lucerne Park
3. Luminary Park
4. The Canopy Park (Proposed)
5. Lake Ivanhoe Park



Colliers Orlando

255 Orange Ave, Suite 1300
Orlando, Florida 32801
+1 407 843 1723

Rafael Mendez, CCIM
Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Nejha Edwards
Senior Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes and disavows all implied or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.