

FOR SALE

17 E PINE STREET | ORLANDO, FL 32801

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**VINTAGE BUILDING
DOWNTOWN ORLANDO**

4,731 SF

CONTACT:

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PROPERTY HIGHLIGHTS

ADDRESS: 17 E Pine Street
Orlando, FL 32801

SIZE: ±4,731 SF

STORIES: Three (3)

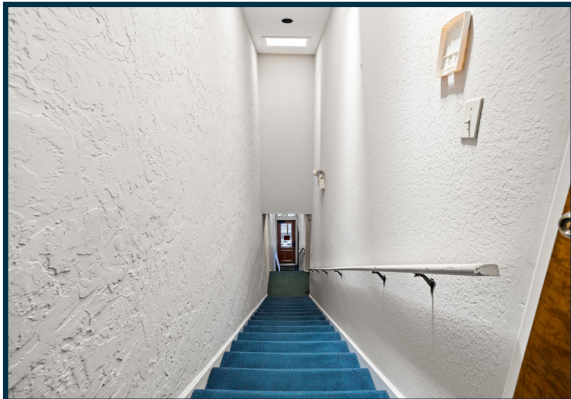
ZONING: AC - 3A/T/HP

YEAR BUILT: 1910

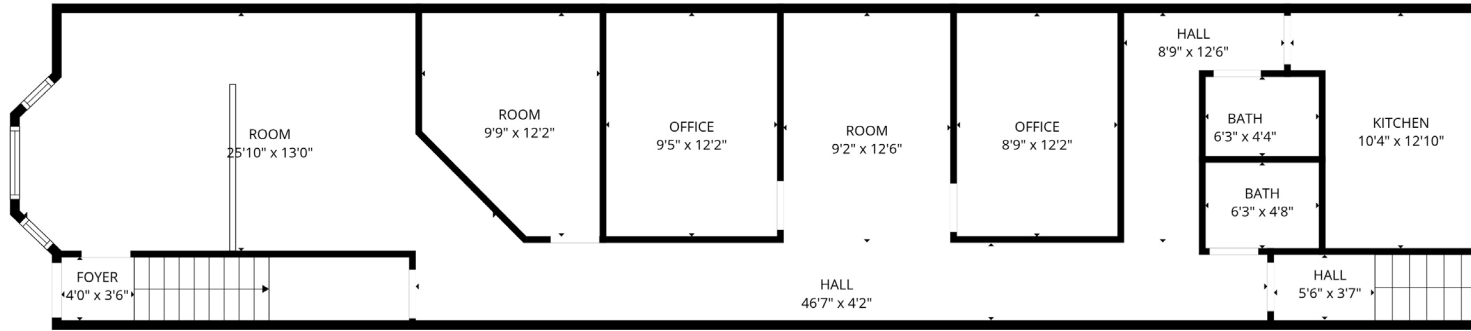
PARKING: Parking is not included with the sale of the property. However, ample parking options are available within walking distance, including both street and nearby indoor facilities.

PRICE: \$1,450,000

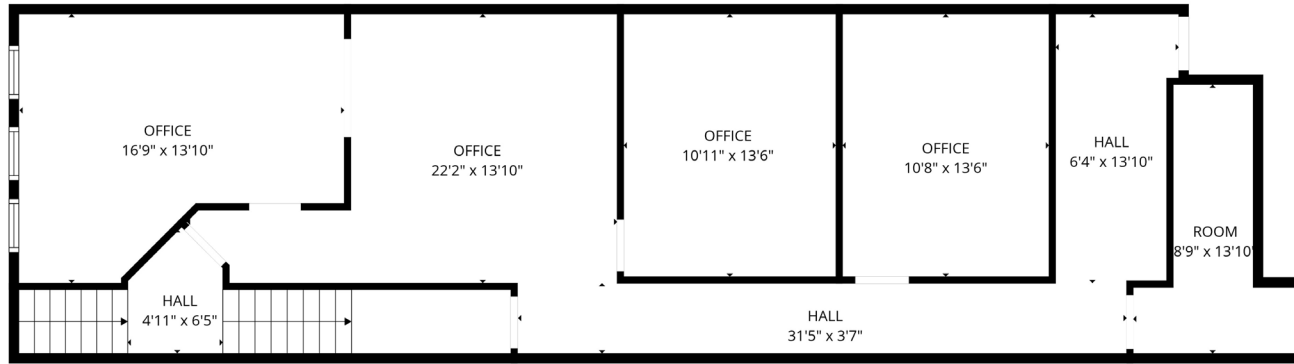




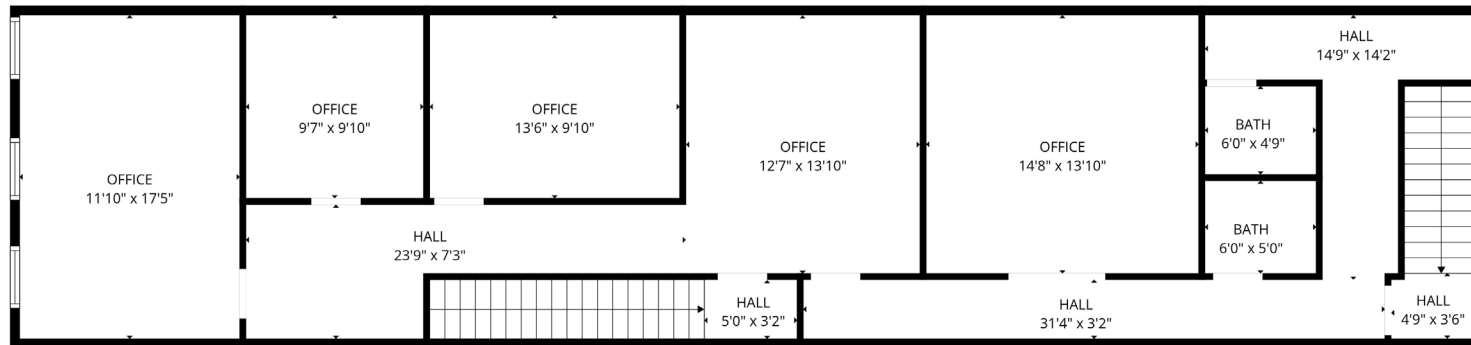
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



CLICK
HERE
FOR A
VIRTUAL
TOUR



PREMIER DOWNTOWN POSITION “MAIN & MAIN”

- Located just steps from the signalized intersection of Orange Avenue & Pine Street, one of the most heavily trafficked and visible corners in Downtown Orlando’s Business District

IMMEDIATE ACCESS TO PRIMARY ARTERIALS

- Direct frontage near Orange Avenue
- One block proximity to Central Boulevard & Robinson Street
- Minutes to Colonial Drive (SR 50) east-west thoroughfare

WALKABLE ACCESS TO LEGAL & GOVERNMENT INSTITUTIONS

- Close proximity to the Orange County Courthouse and City Hall along Orange Avenue

HIGH TRAFFICE & VISIBILITY CORRIDOR

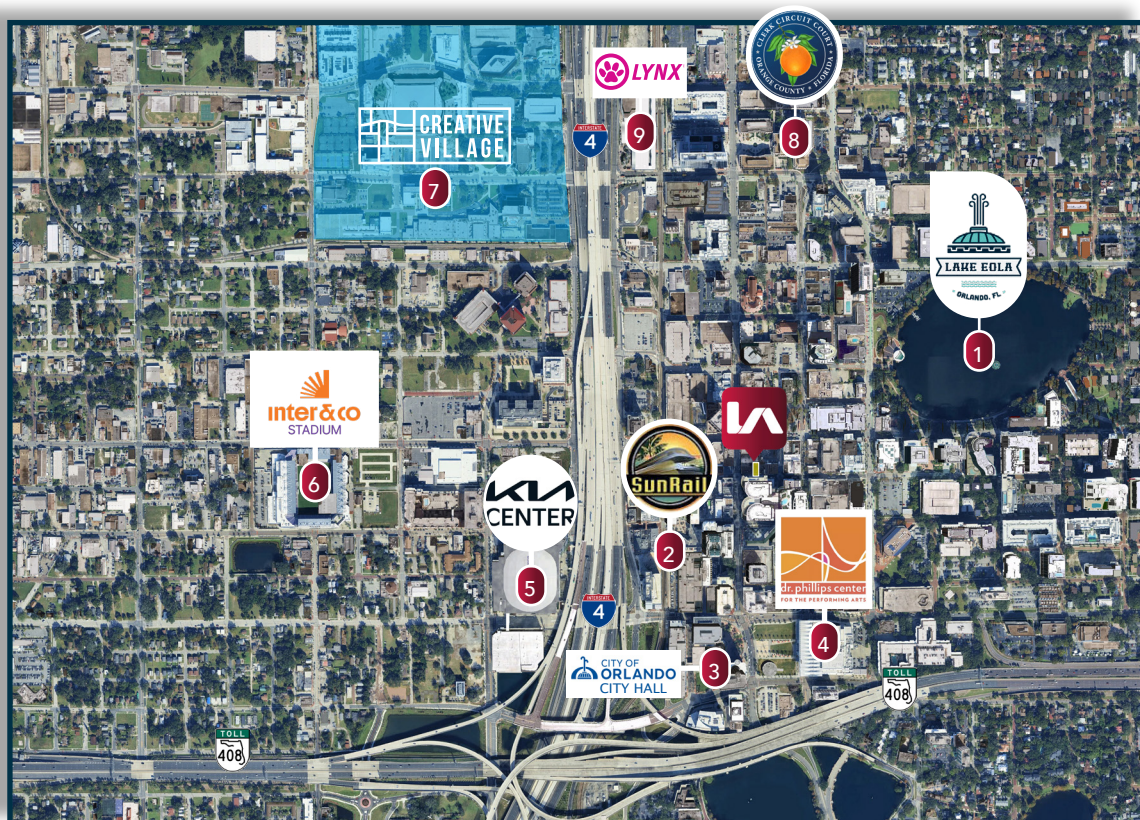
- Strong pedestrian counts driven by nearby office, retail, and entertainment
- Immediate access to dining, hospitality, and client-facing meeting venues through the CBD

ACCESS TO DOWNTOWN TRANSIT & MOBILITY OPTIONS

- Served by robust public transit and circulator systems within downtown

REGIONAL CONNECTIVITY

- Quick access to I-4 linking Tampa and Daytona Beach
- Immediate access

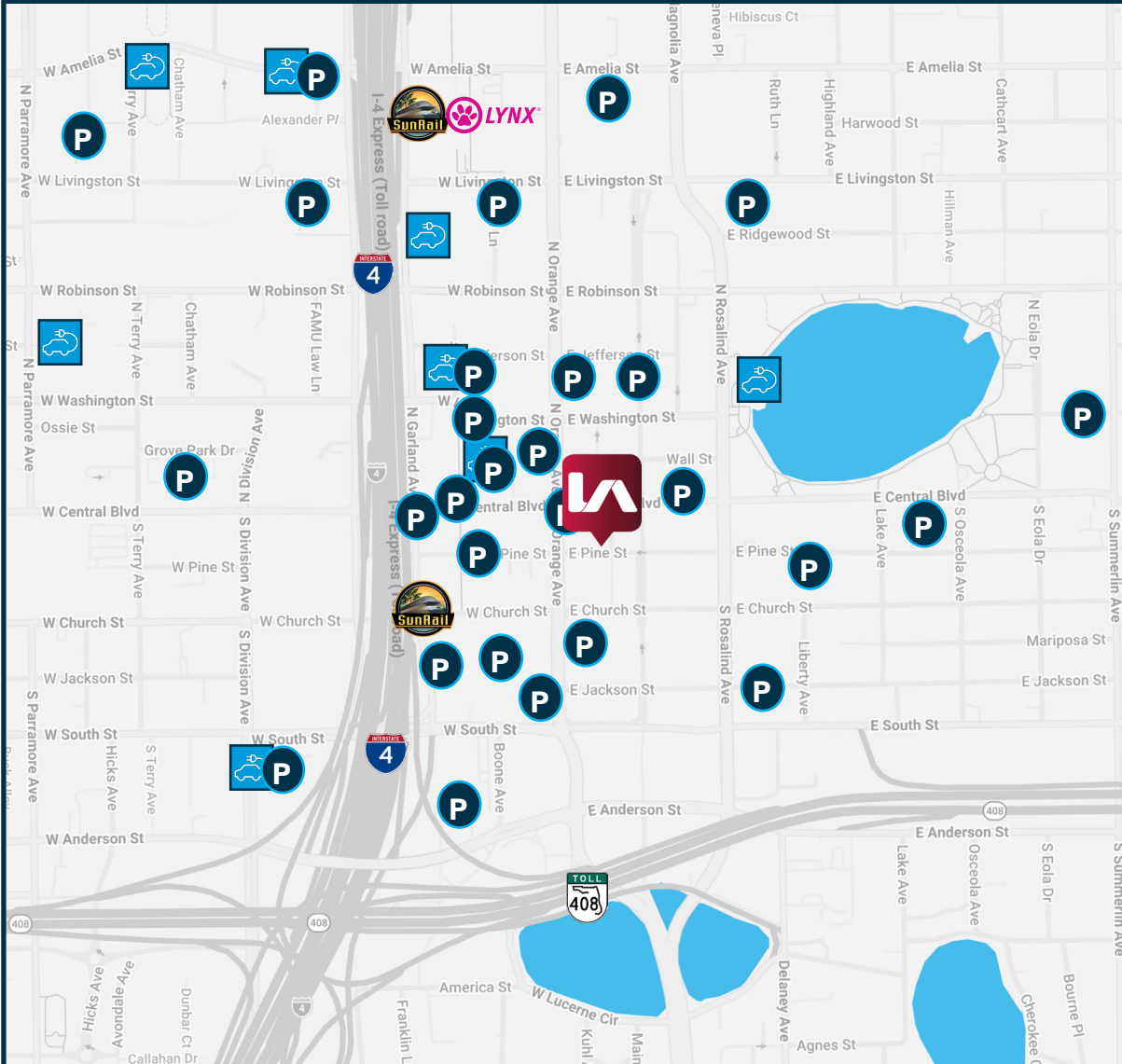


DISTANCE SUMMARY

1	Lake Eola Park 0.2 Miles 5 Minute Walk
2	Sunrail Station 0.3 Miles 6 Minute Walk
3	Orlando City Hall (City of Orlando) 0.3 Miles 6 Minute Walk
4	Dr. Phillips Center of Performing Arts 0.3 Miles 6 Minute Walk
5	Kia Center 0.4 Miles 9 Minute Walk
6	Inter & Co Stadium 0.6 Miles 13 Minute Walk
7	Creative Village 0.6 Miles 14 Minute Walk
8	Orange County Courthouse 0.7 Miles 16 Minute Walk
9	Lynx Central Station Terminal 0.7 Miles 15 Minute Walk

CONNECT. COMMUTE. CONVENIENCE

Downtown Orlando offers a fully integrated transportation ecosystem making it one of Central Florida's most accessible and commuter-friendly urban cores.



PRIME DOWNTOWN PARKING GARAGES

- Multiple public and private parking garages strategically located throughout Downtown Orlando
- Immediate access to business core, government offices, and entertainment districts
- Daily, monthly, and event parking options available
- Walkable to major employers, retail, and dining destinations
- Ideal for office users, employees, and visitors

SUNRAIL COMMUTER RAIL ACCESS

- Two Downtown Orlando stations: Church Street and Lynx Central Station
- Serves Volusia, Seminole, Orange and Osceola County
- Efficient alternative to I-4 traffic for daily commuters

REGIONAL LYNX BUS NETWORK

- Over 70 routes connecting the greater Orlando area
- Integrated with SunRail and LYMMO for seamless multimodal access
- Free Downtown Lymmo Bus Service
- High-frequency downtown circulator (every few minutes)
- **Park Once, Ride Free**



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