



**F C** FIRST CAPITAL  
**P G** Property Group  
Commercial Real Estate Services

# OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

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## For Lease: \$26.00 / SF, Full Service

Suite 108: ± 400 SF Available: 30 Days  
Suite 300: ± 1,112 SF Available: 30 Days

Located at the corner of Ferncreek Ave. & Hillcrest St. directly adjacent to the new Fern Creek Starbucks and Publix

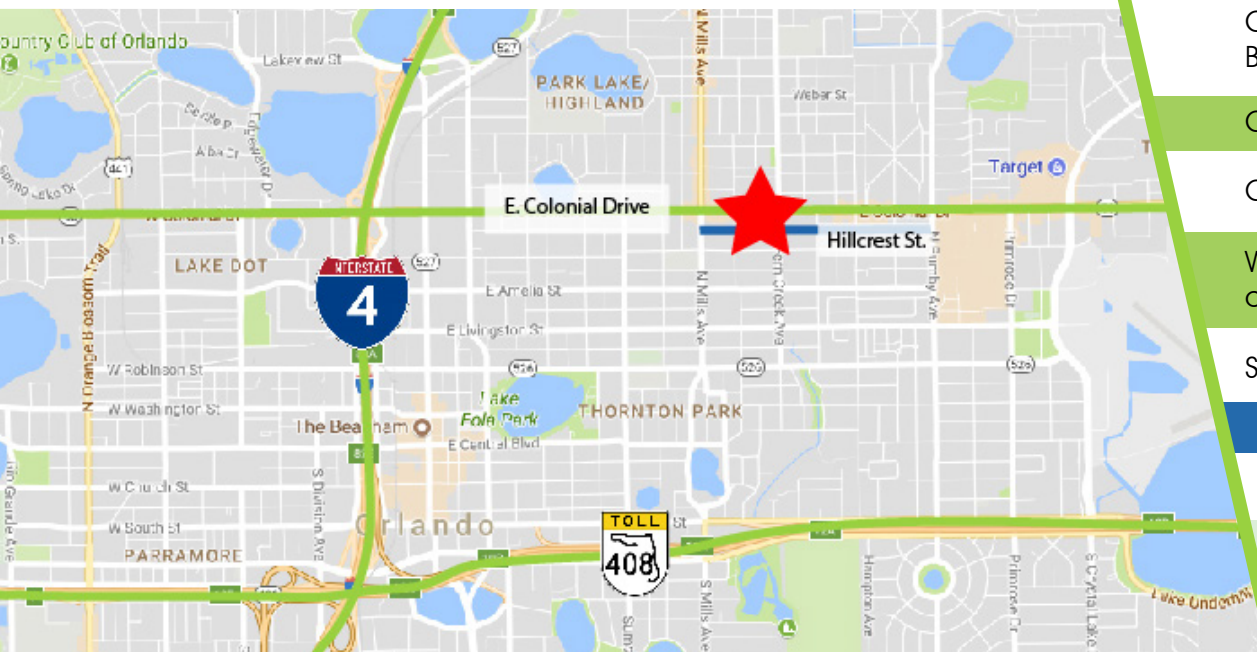
Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

One block South of high-traffic Colonial Drive (48,500 AADT)

On-site parking included at no additional charge

Walking distance from the Mills & 50 restaurant corridor within close proximity to Colonial Plaza & Orlando Executive Airport

Suites include private offices and open work areas



## DEMOGRAPHICS

2025

1 Mile

3 Miles

5 Miles



Total Population

15,046

113,855

298,445



Total Households

8,287

54,719

128,467



Average HH Income

\$154,798

\$134,988

\$116,839

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.

# RECENT CAPITAL IMPROVEMENTS

## April 2024

### NEW ROOF INSTALL COMPLETED

Roof repair completed.

## December 2024

### REPLACE COMMON AREA CARPET

Replaced on the second and third floor common areas.

## April 2025

### PAINT EXTERIOR OF BUILDING

Complete exterior paint updates.

## May 2025

### PAINT INTERIOR OF BUILDING

Complete interior common area paint updates.



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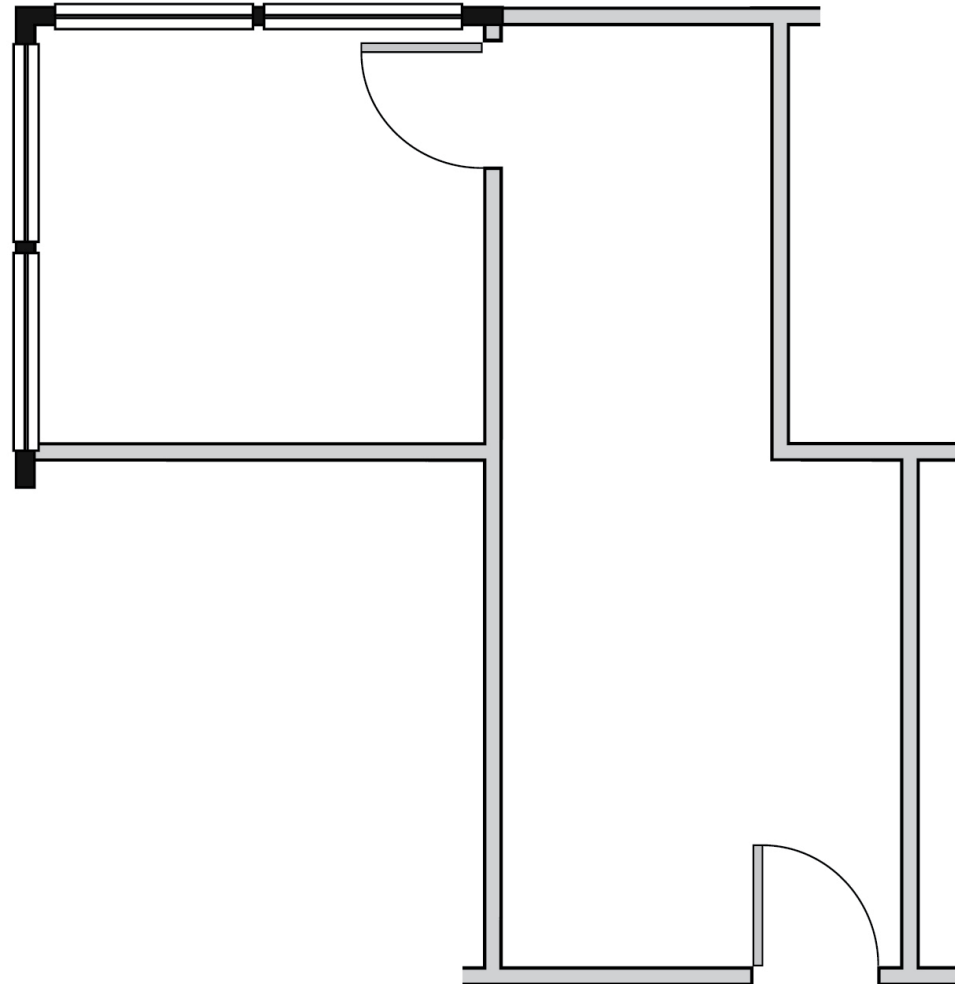
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# SUITE 108

## AVAILABILITY

Suite 108: ± 400 RSF  
Available: 30 Days



PUBLIC CORRIDOR

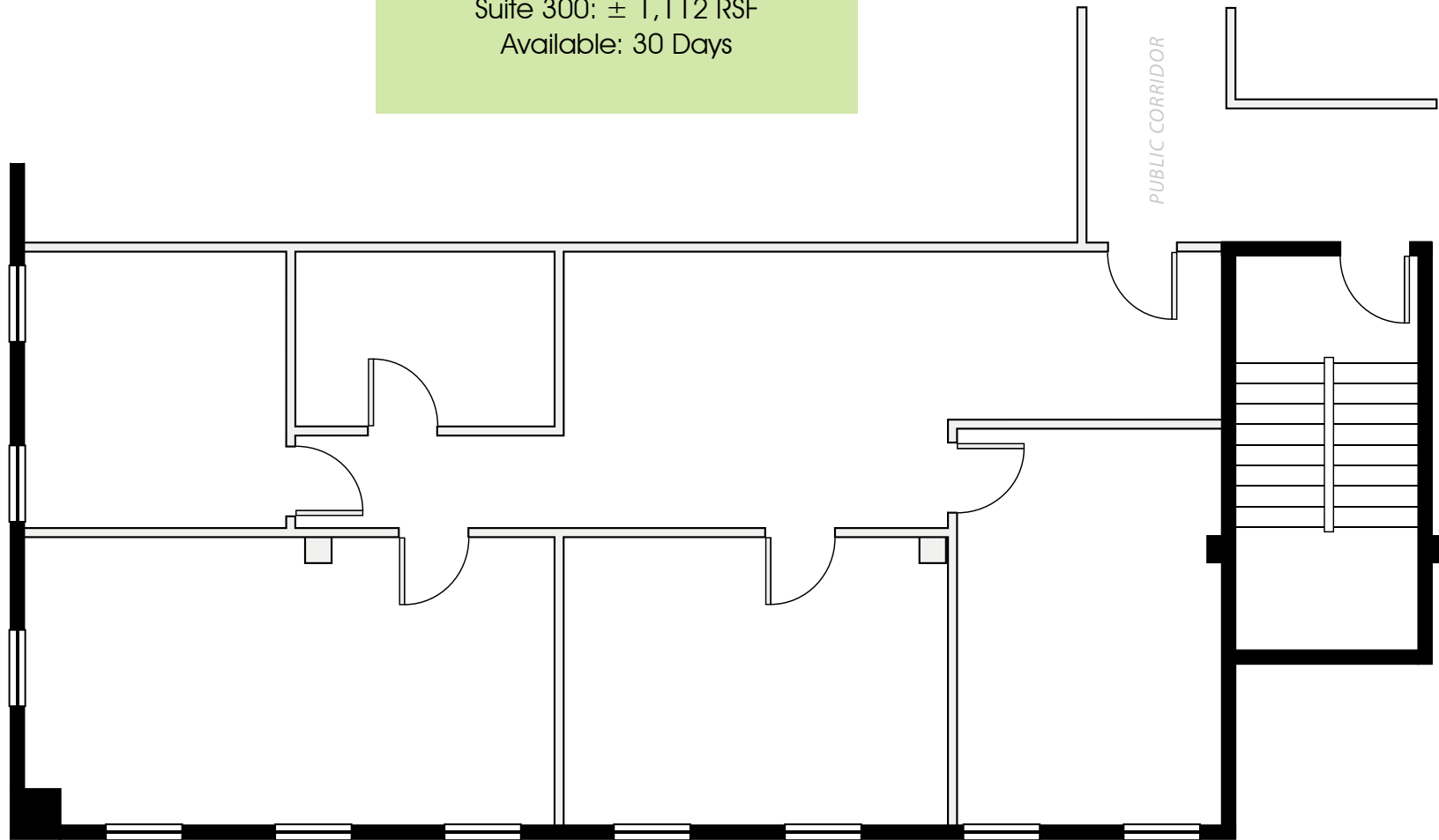
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# SUITE 300

## AVAILABILITY

Suite 300: ± 1,112 RSF  
Available: 30 Days



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