

**FOR
LEASE**

496 DELANEY AVE

ORLANDO, FL 32801

DOWNTOWN OFFICE SPACE WITH AMPLE PARKING



CONTACT

Vincent F. Wolle, CCIM, SIOR

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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 408: 2,267 SF (1st Floor)

End Cap Unit, lots of windows for natural light

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

Option to expand for an additional 3,084 SF to total 5,234 SF which is the entire 2nd floor in early 2027 (see broker for details)

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

5 Year Minimum Terms

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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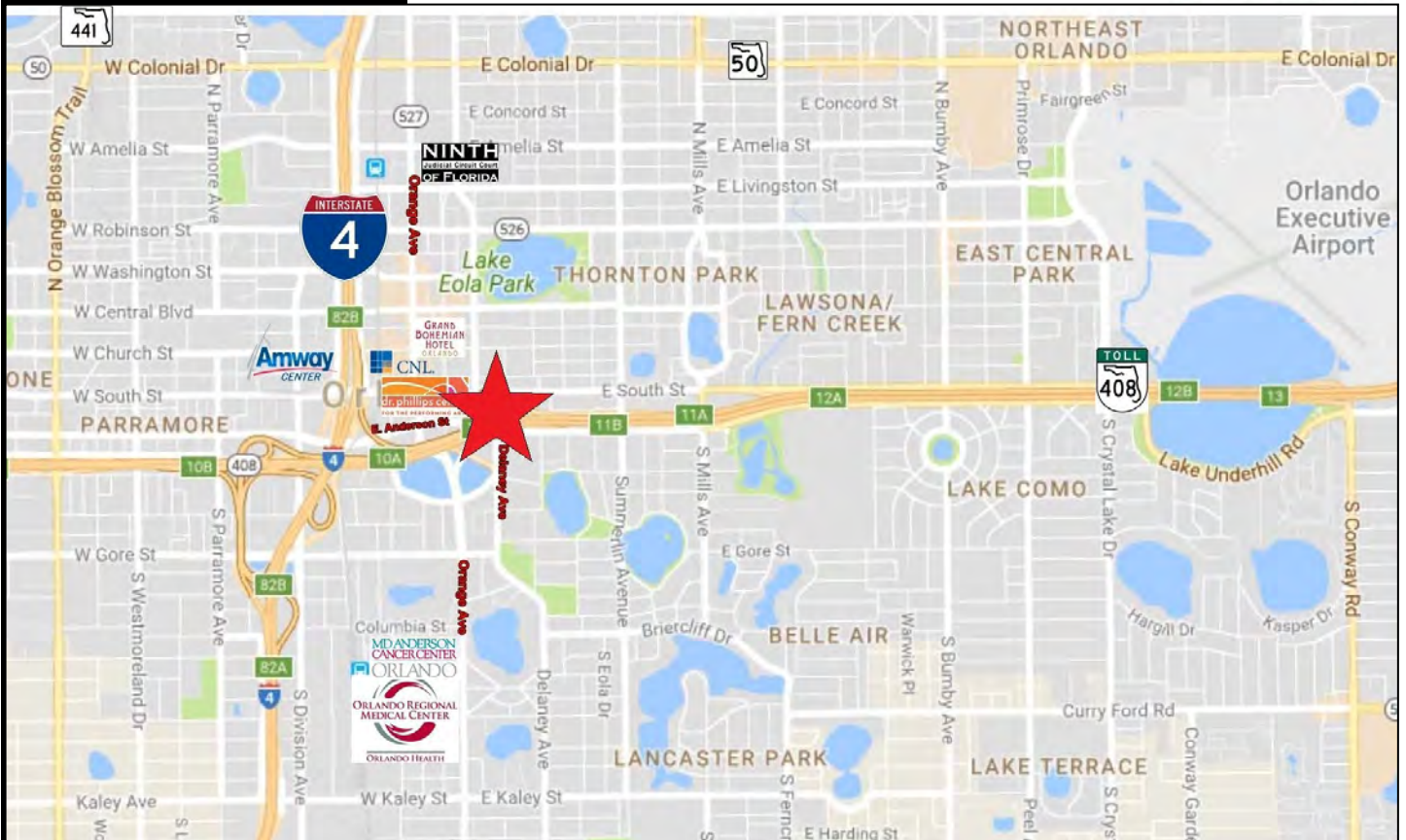
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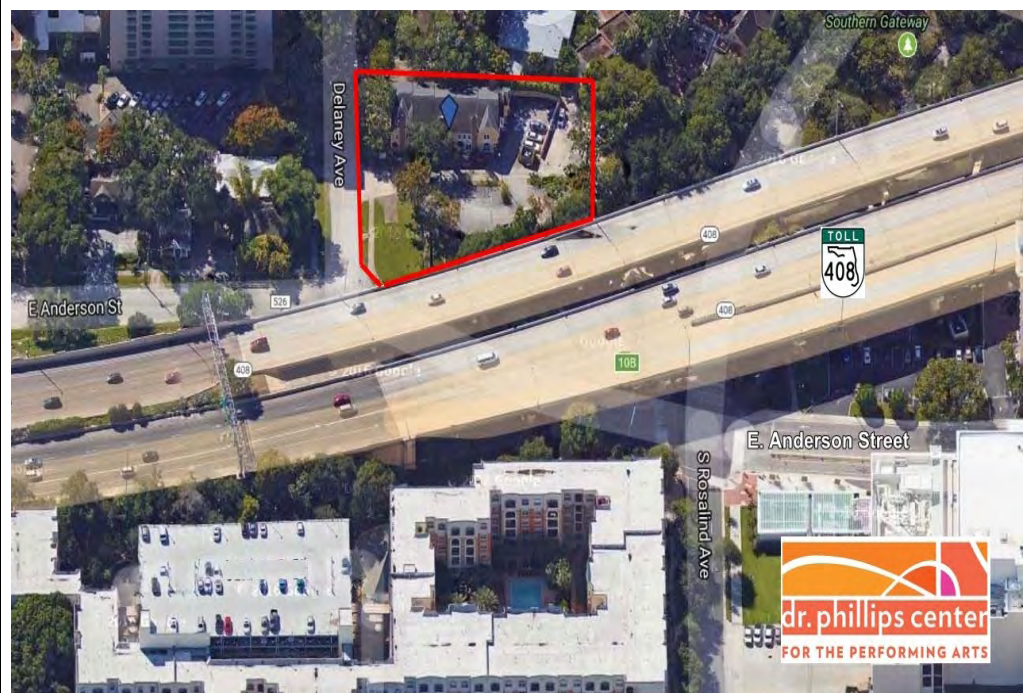
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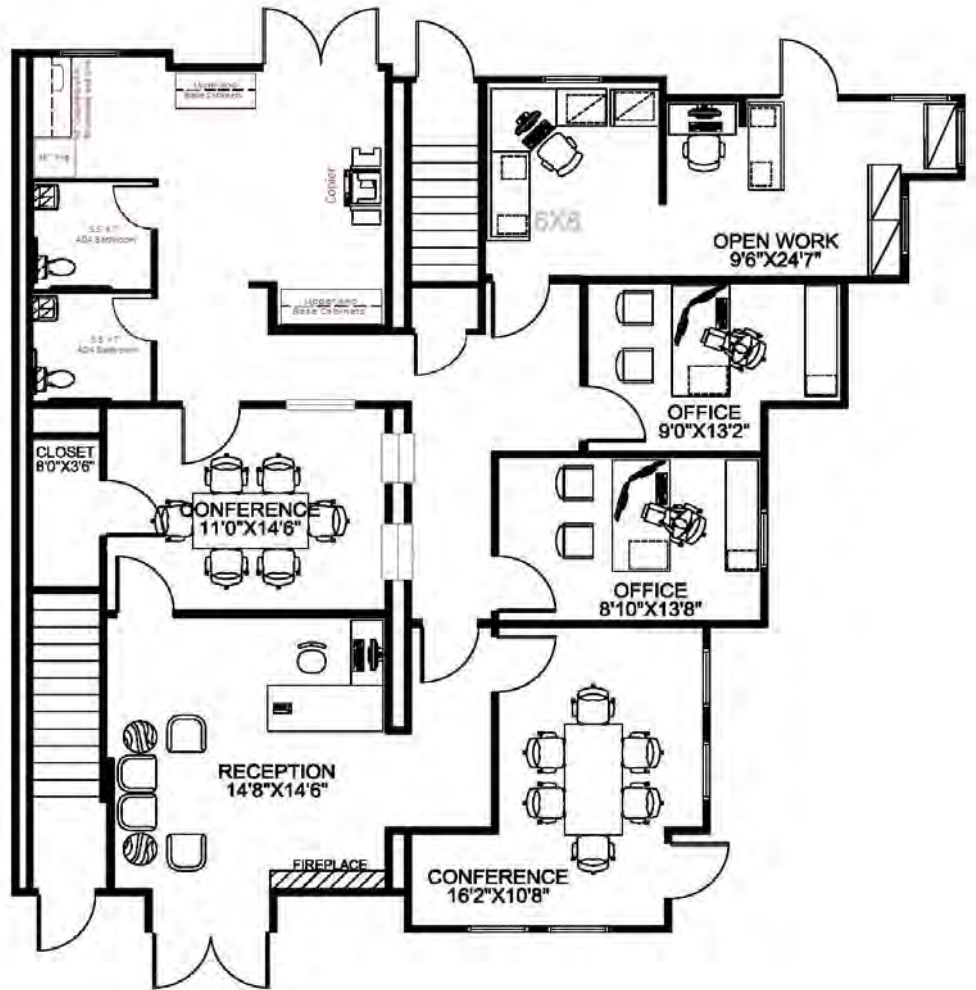
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Suite 408-410 (1st Floor)



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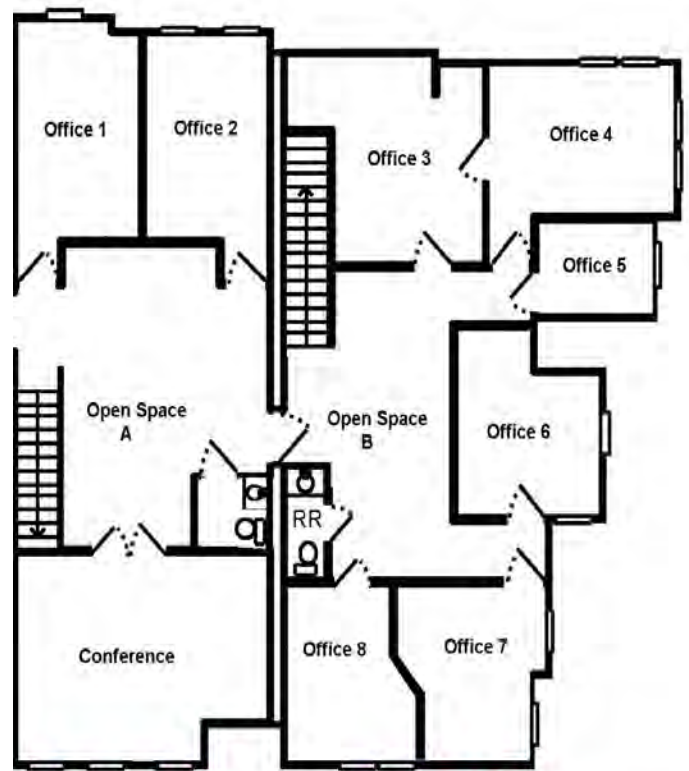
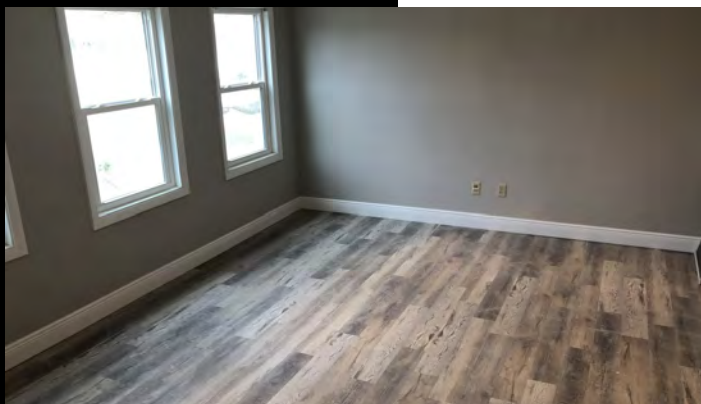
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Suite 508

Suite 510

Suite 508-510 (2nd Floor)

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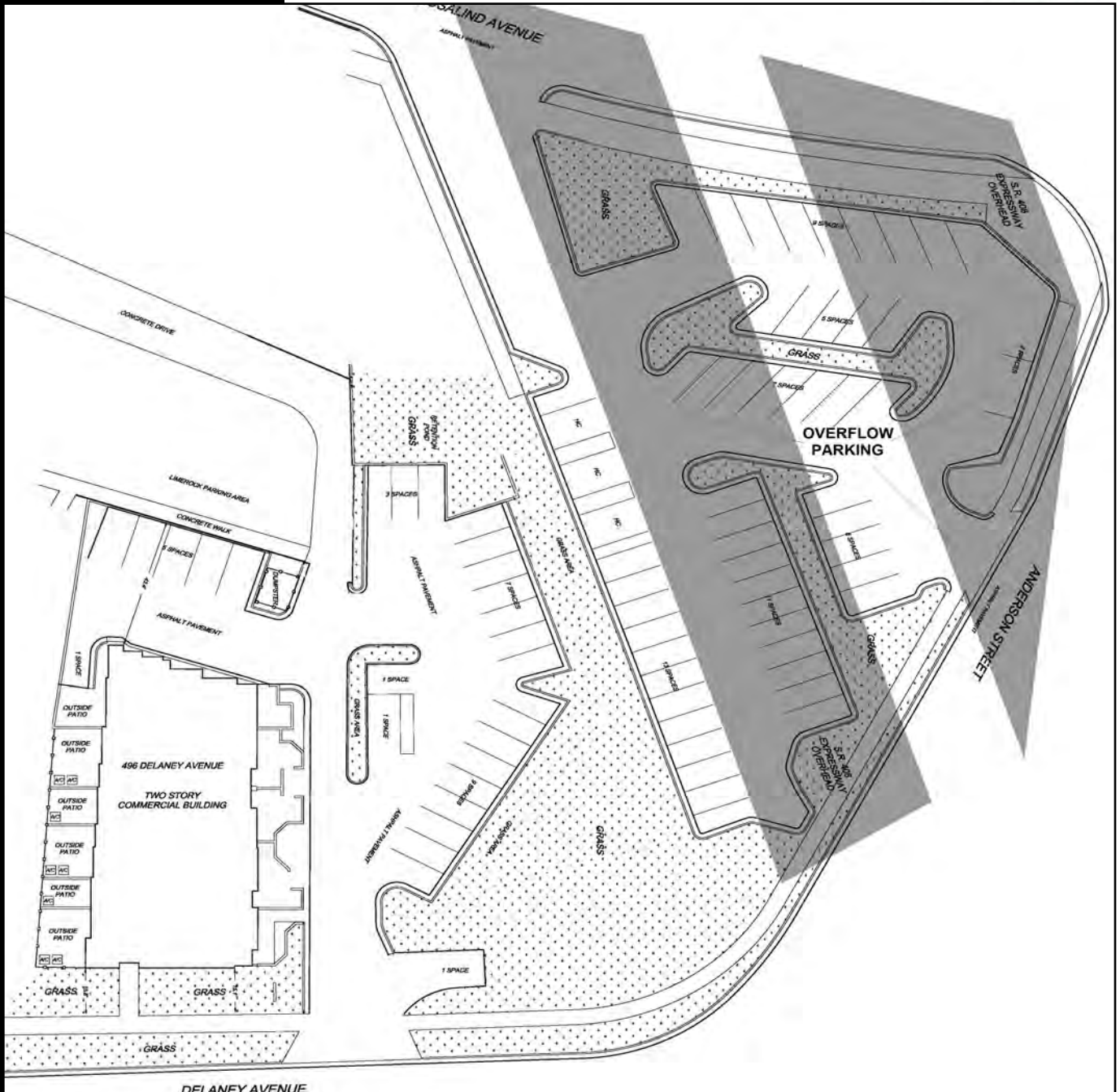
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