

OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Lease: \$26.00 / SF, Full Service

Suite 212: ± 1,194 SF Available: 1.01.2027

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 (49,500 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

2026

1 Mile

3 Miles

5 Miles



Total Population

15,437

115,475

299,935



Total Households

8,561

55,985

130,255

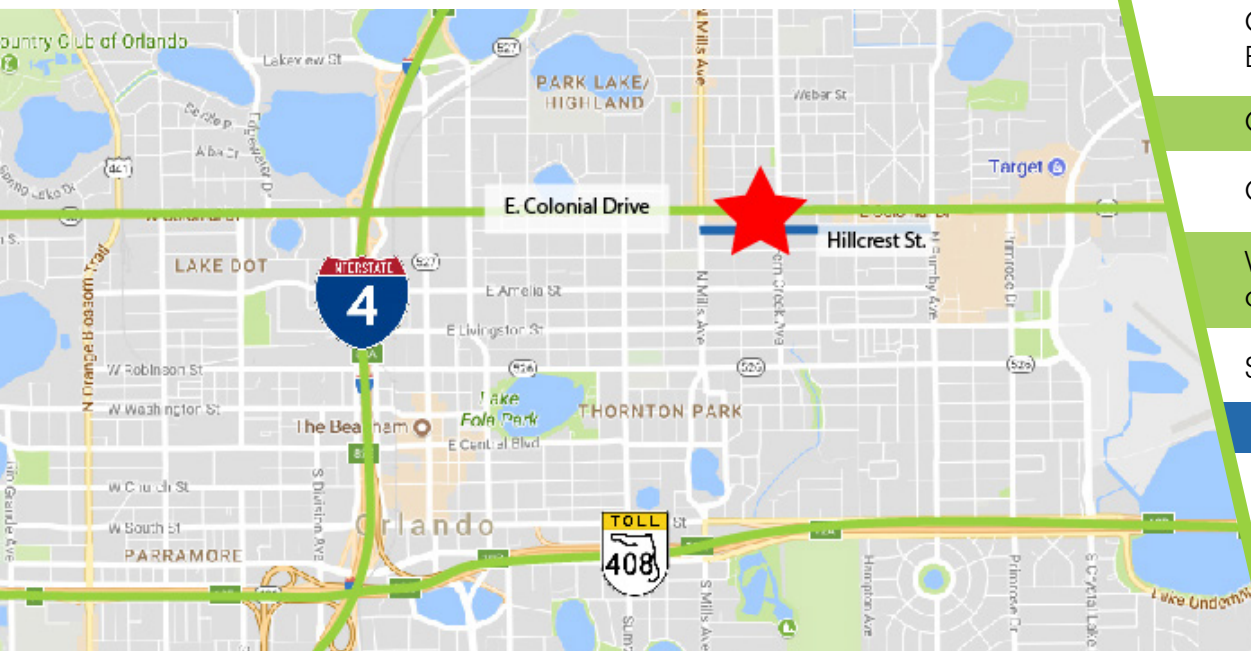


Average HH Income

\$167,413

\$142,810

\$123,107



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.



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

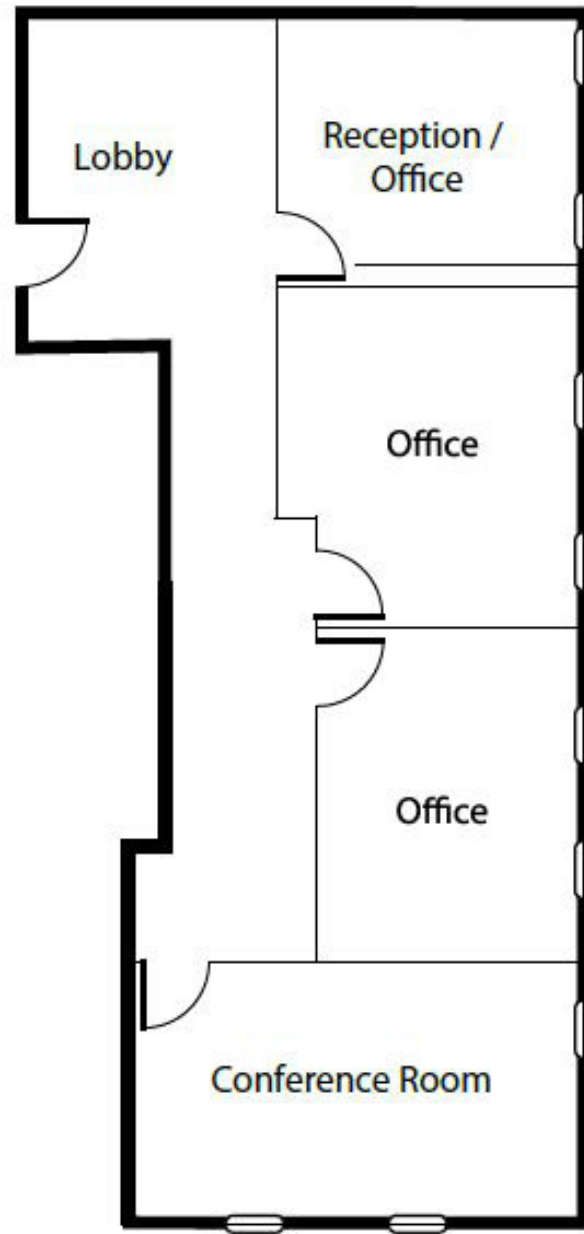
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



SUITE 212

AVAILABILITY

Suite 212: $\pm$ 1,194 RSF
Available 1.01.2027



■ 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.

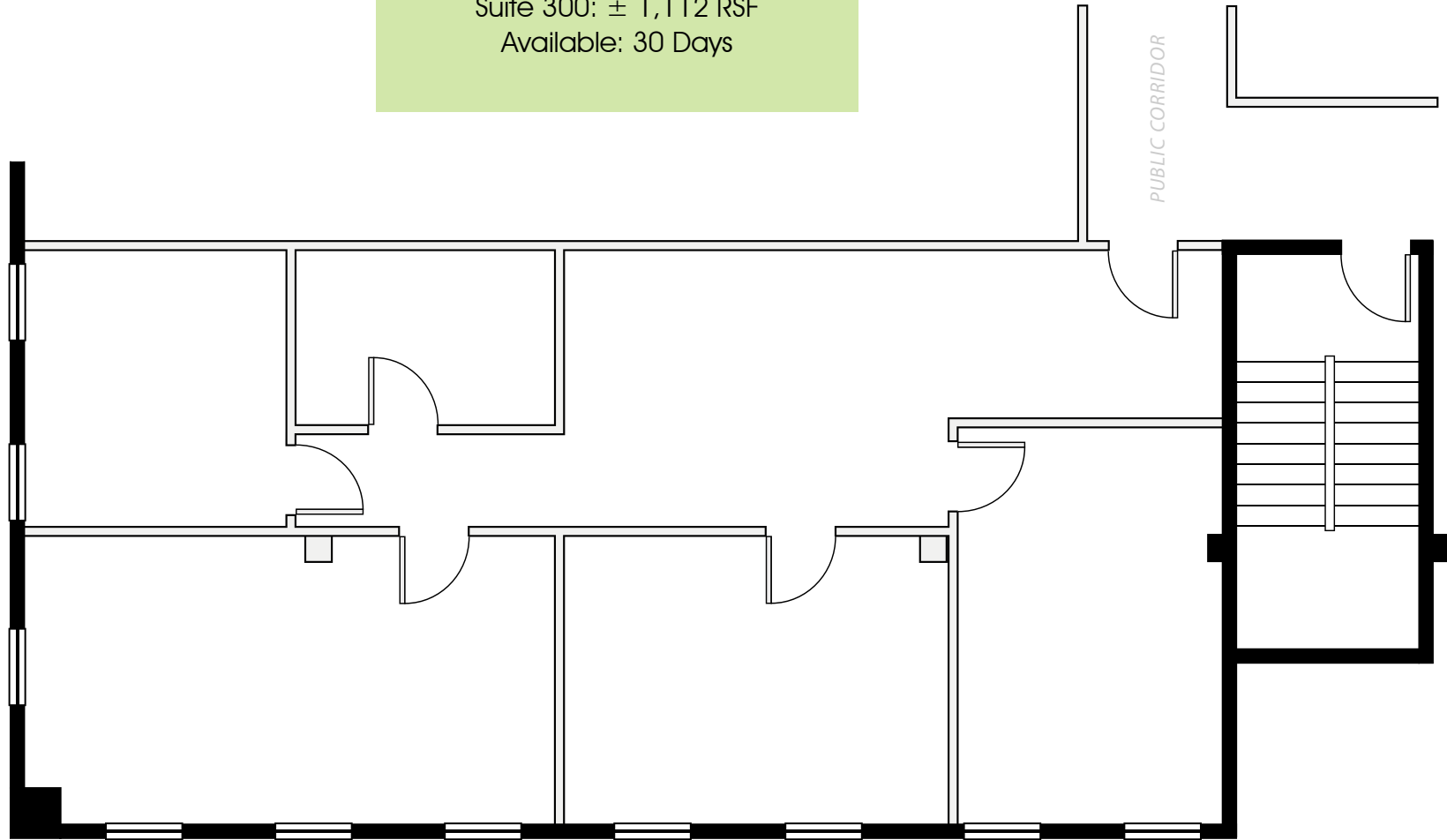


FIRST CAPITAL
Property Group
Commercial Real Estate Services

SUITE 300

AVAILABILITY

Suite 300: $\pm$ 1,112 RSF
Available: 30 Days



■ 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.