

PROMINENT DOWNTOWN ORLANDO OFFICE FOR SALE/LEASE



1501 WEST COLONIAL DRIVE, ORLANDO, FL 32804

AMENITIES:

- Free-standing office building on hard corner adjacent to Orlando Country Club
- 4,550 SF, constructed with brick over block in 1959
- Well appointed with high-end finishes - crown moulding, real wood floors, and professionally designed interior
- Eleven (11) private offices with three (3) conference rooms. Ideal for multiple tenants to offset operating cost
- Located 1.1 miles West of Interstate 4
- Covered parking for five (5) vehicles
- Twenty-four (24) total parking spaces or 5.27 spaces per 1,000 SF
- Ideal for law firm, CPA, real estate, mortgage, insurance, title firm or medical
- Offering Price: \$745,000, Lease Rate: [Negotiable](#)

CONTACT:

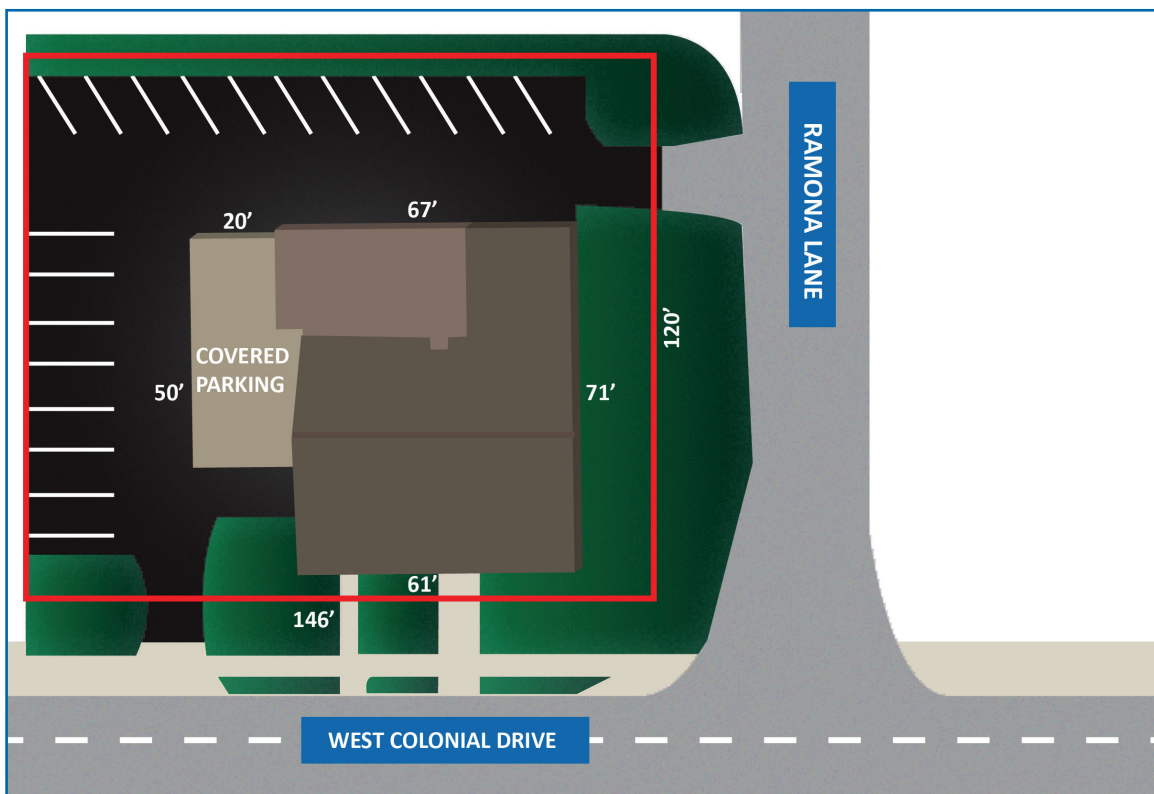
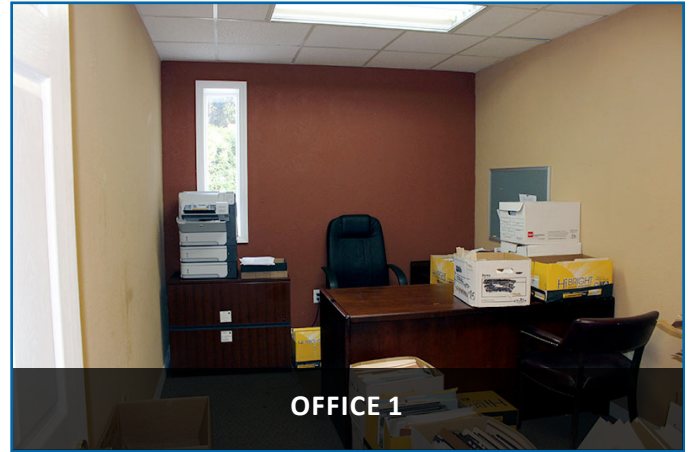
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PHOTOS/SITE PLAN



PHOTOS



HALLWAY 1



HALLWAY 2



RECEPTION 2



KITCHEN

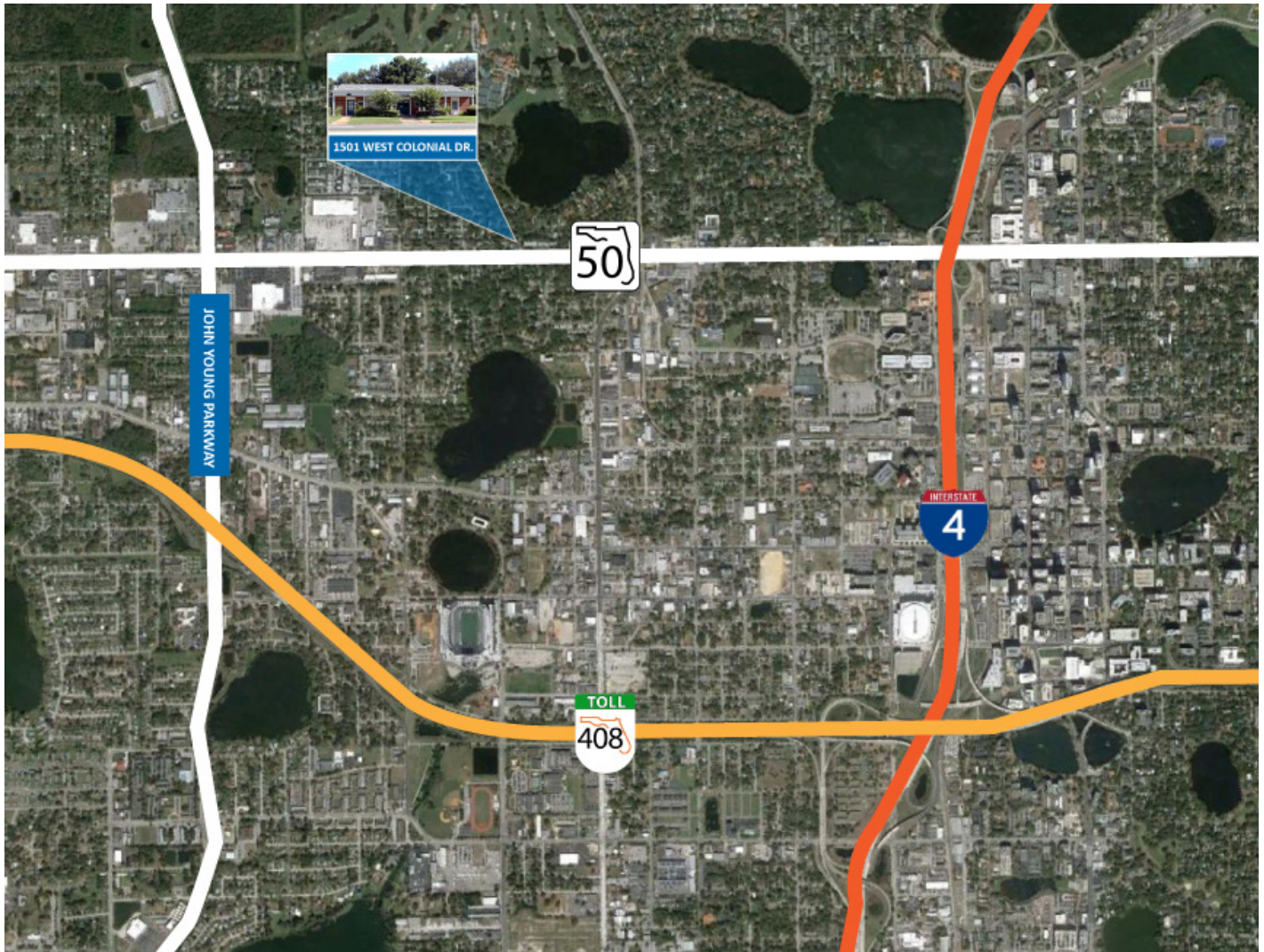


CONFERENCE ROOM 1



CONFERENCE ROOM 2

LOCATION



EXTERIOR COVERED PARKING



EXTERIOR SIDE VIEW