

# PROMINENT DOWNTOWN ORLANDO OFFICE

FOR SALE/LEASE



1501 WEST COLONIAL DRIVE, ORLANDO, FL 32804

## AMENITIES:

- Free-standing office building on hard corner adjacent to the Country Club of Orlando
- 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
- Subject office building in the middle of several redevelopments (see aerial)
- 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: ~~\$795,000~~ **\$695,000**, Lease Rate: **\$5,000/month**

## CONTACT:

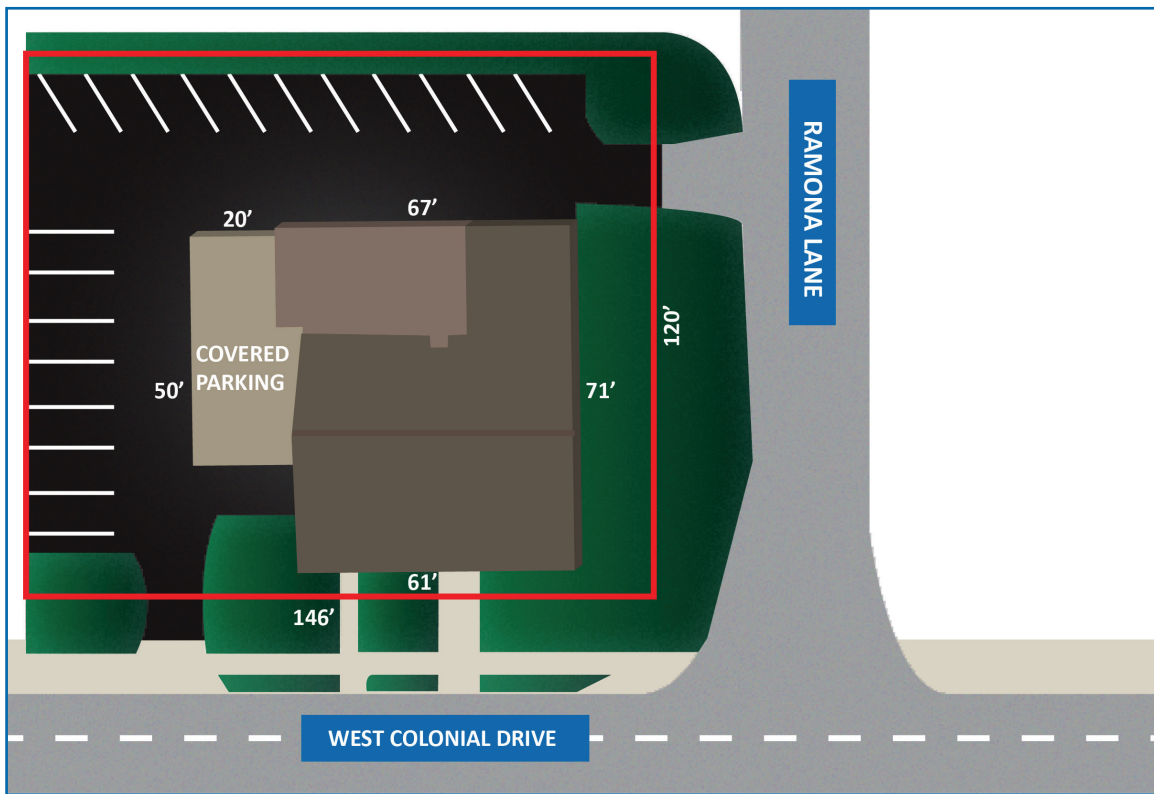
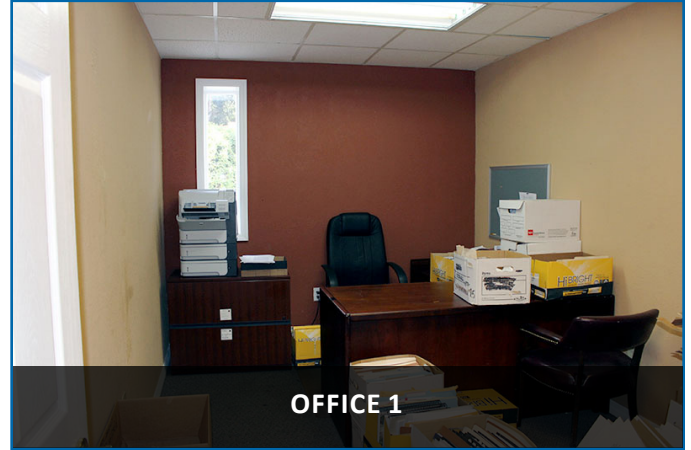
DARRYL DOTHEROW, CCIM  
Senior Vice President, Ext. 114  
drdotherow@realtycapitalfl.com



605 E. Robinson St., Suite 500 • Orlando, FL 32801  
P 407.843.7070 • F 407.843.2070 • [realtycapitalfl.com](http://realtycapitalfl.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

# PHOTOS/SITE PLAN



# PHOTOS



# LOCATION



**EXTERIOR COVERED PARKING**



**EXTERIOR SIDE VIEW**