

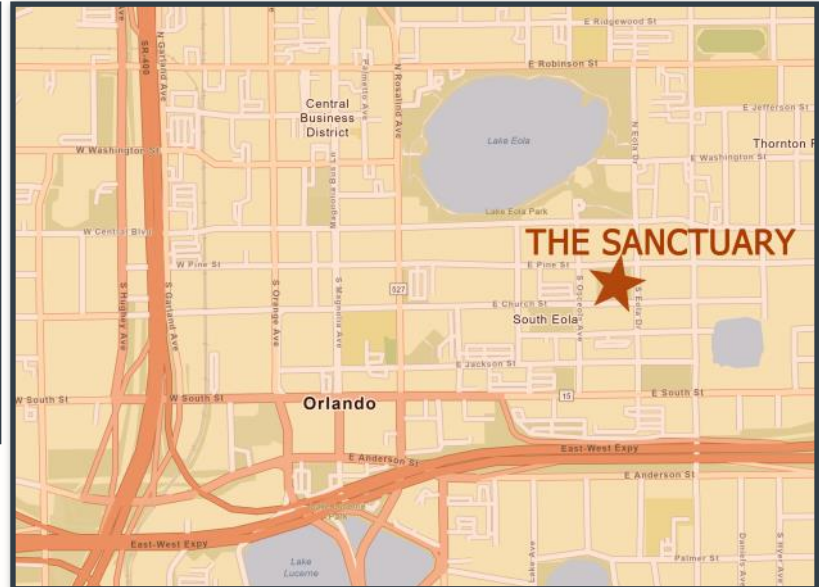
# FOR SALE – REDUCED!

## 13,432 ± SF COMMERCIAL/OFFICE CONDO

BACK ON THE MARKET  
& REDUCED TO \$3,550,000!



100 S. EOLA DR. SUITE 200, ORLANDO, FL 32801  
"THE SANCTUARY" THE ENTIRE 2ND FLOOR



- ◆ 13,432 ± SF TOTAL
- ◆ FIRST TIME ON THE MARKET
- ◆ 6,770 ± SQ FT CLASS-A OFFICES
- ◆ 6,662 ± SQ FT EVENT FACILITY "THE MEZZ"
- ◆ ORLANDO'S FINEST CLASS-A MIXED-USE HIGH RISE
- ◆ WALK-ABILITY SCORE OF 91 — WALKER'S PARADISE
- ◆ PLUG & PLAY, W/MULTIPLE DEMISING OPTIONS



**Contact:**  
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Scott@LloydCA.com | Cell: 407-963-7558  
100 S Eola Drive, Suite 200 | Orlando, FL 32801

COMMERCIAL  
**LLOYD**  
ADVISORS



# THE SANCTUARY: FOR SALE

## 13,432 ± SF COMMERCIAL/OFFICE CONDO

**DEDICATED 1ST FLOOR, COVERED PARKING, RECEPTION AREA & ELEVATOR**

**FIRST CLASS, MODERN FINISHES**

**ONLY COMMERCIAL TENANT ON THE 2ND FLOOR**

**MULTIPLE DEMISING OPTIONS**

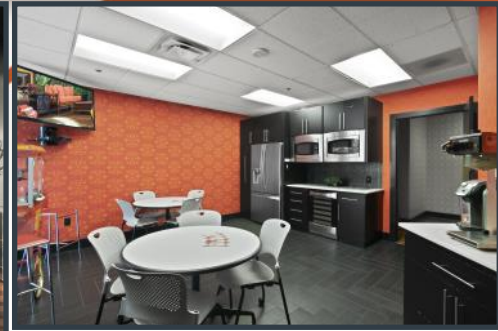
**18 FLOOR LUXURY HIGH-RISE W/173 RESIDENTIAL UNITS ON FLOORS 5-18**

**MULTIPLE SHORT-TERM LEASES IN-PLACE IN OFFICE AREA**

**FREE DAILY LYMMO BUS LOOP TO ORLANDO CBD**

**"THE MEZZ" EVENT OPERATION AVAILABLE FOR SALE SEPERATELY**

**FURNITURE AVAILABLE**

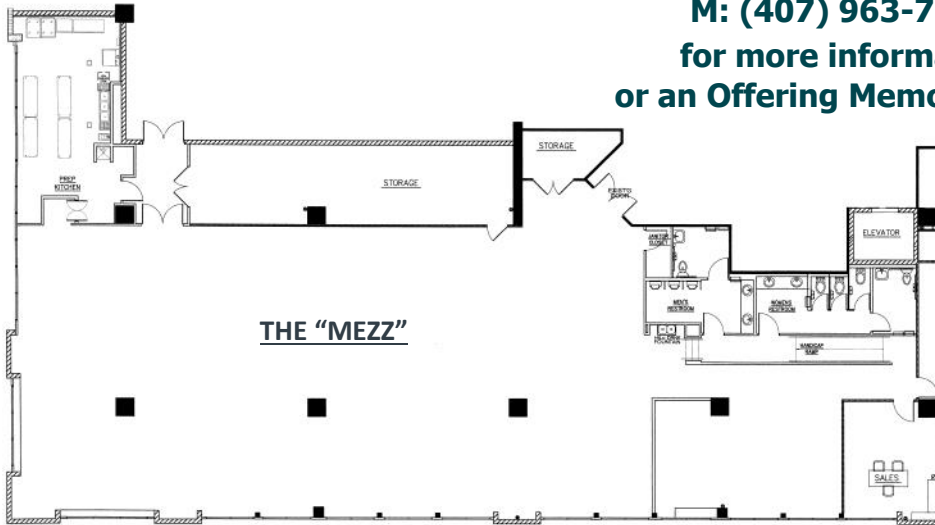


**REAL ESTATE  
(W/PARKING)  
REDUCED TO  
\$3,550,000!**

**Contact Scott Lloyd at  
[Scott@LloydCA.com](mailto:Scott@LloydCA.com)**

**M: (407) 963-7558**

**for more information  
or an Offering Memorandum**



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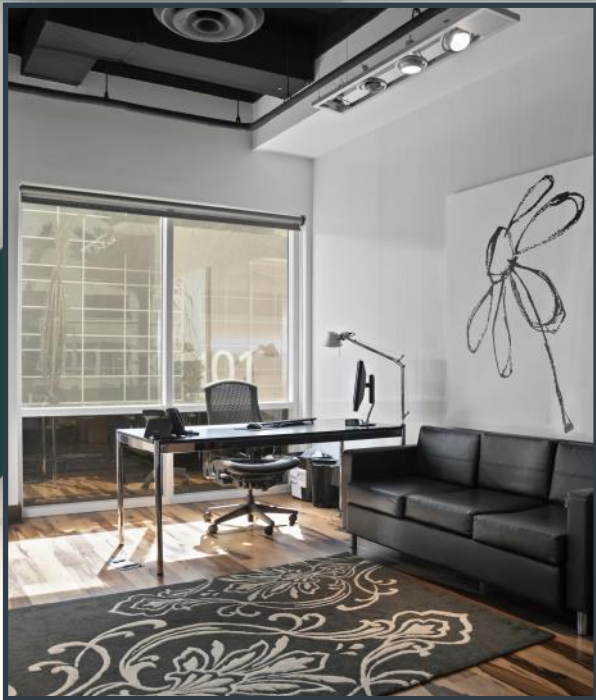
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# THE SANCTUARY: FOR SALE

## 13,432 ± SF COMMERCIAL/OFFICE CONDO



**EVENT SPACE KNOWN AS "THE MEZZ" WELL KNOWN FOR WEDDINGS, RECEPTIONS, PARTIES & FUNDRAISERS CAN BE SOLD SEPERATELY W/THE REAL ESTATE!**



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