

**SALE OR LEASE**



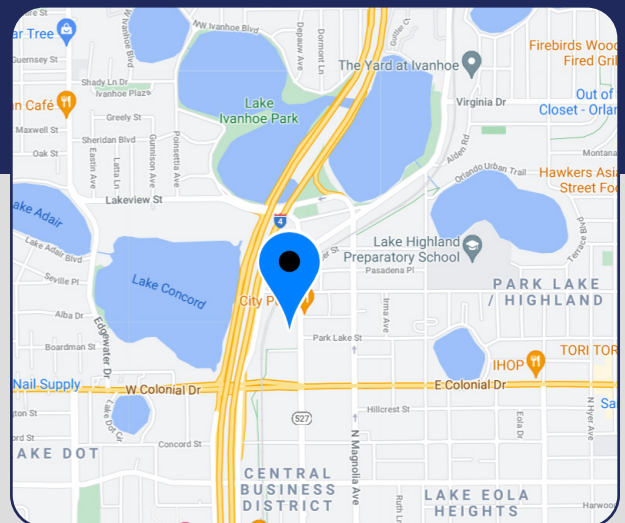
## OFFICE CONDOMINIUM

860 N Orange Avenue, Unit 135, Orlando, FL 32801

**SALE PRICE: \$470,000**

**LEASE RATE: \$3,100/MONTH  
(FULL SERVICE, FURNISHED)**

- > 1,575 SF office space available in Unit 135
- > \$500/month condo fee includes power and water (included with lease)
- > Ground floor, walk-in unit
- > 8 reserved parking spaces, 6 covered, 2 at entrance
- > Built in 2000
- > High traffic count of 10,000 cars per day
- > RE taxes (2021) - \$3,900
- > Located in Downtown Orlando on main thoroughfare, within walking distance of restaurants and retail
- > Minutes from Ivanhoe Village and Antique Row
- > Easy access to Interstate 4 (I-4), East-West Expressway (SR 408), and Colonial Drive



**Bill Bywater, CCIM**

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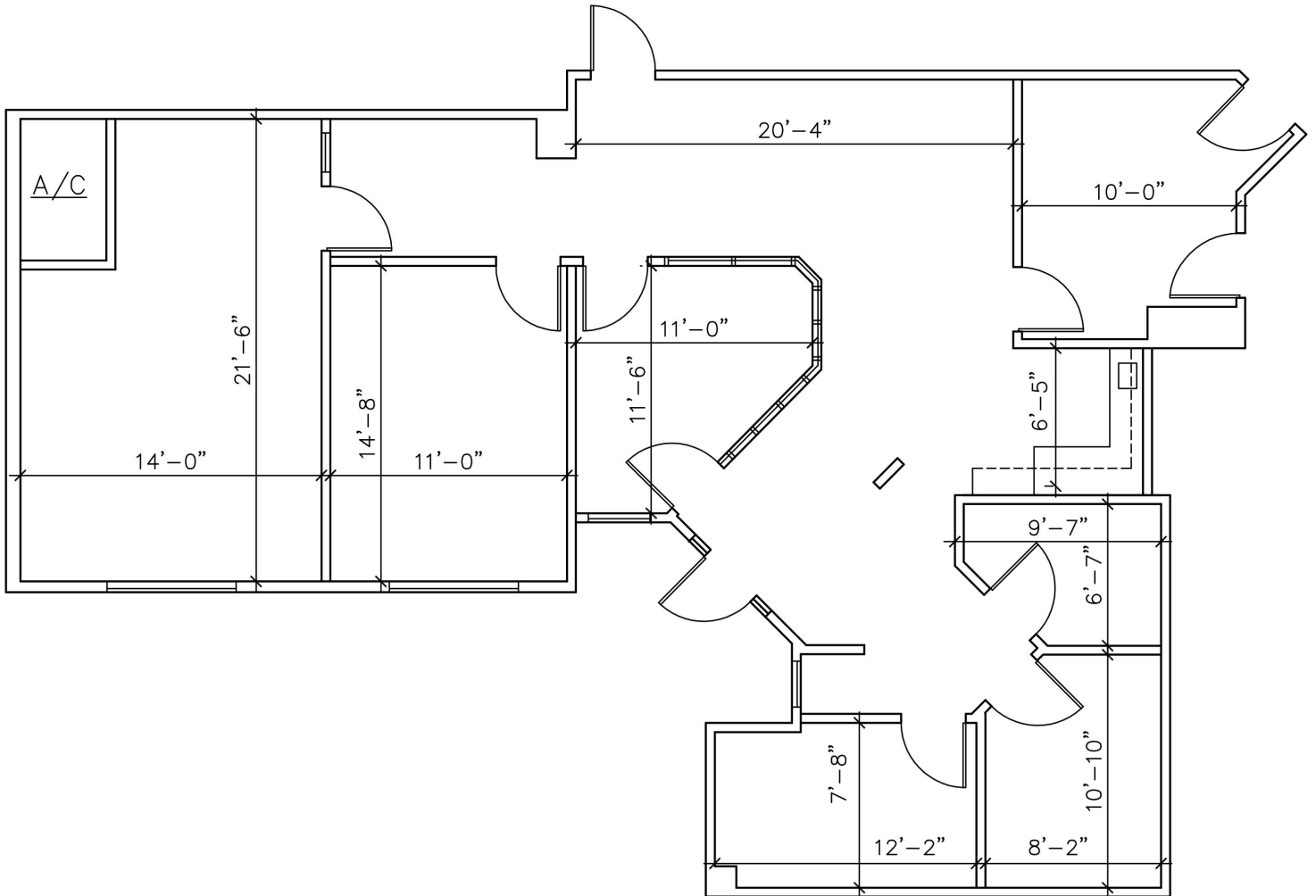


105 E Robinson Street  
Suite 200  
Orlando, FL 32801  
407.206.7300 Main  
www.bywater.com

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## FLOORPLAN



105 E Robinson Street, Suite 200 | Orlando, FL 32801 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

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