



AVAILABLE | SUB-LEASE

860 North Orange Avenue, Suite 135

860 NORTH ORANGE AVENUE, SUITE 135

Orlando, FL 32801

PRESENTED BY:

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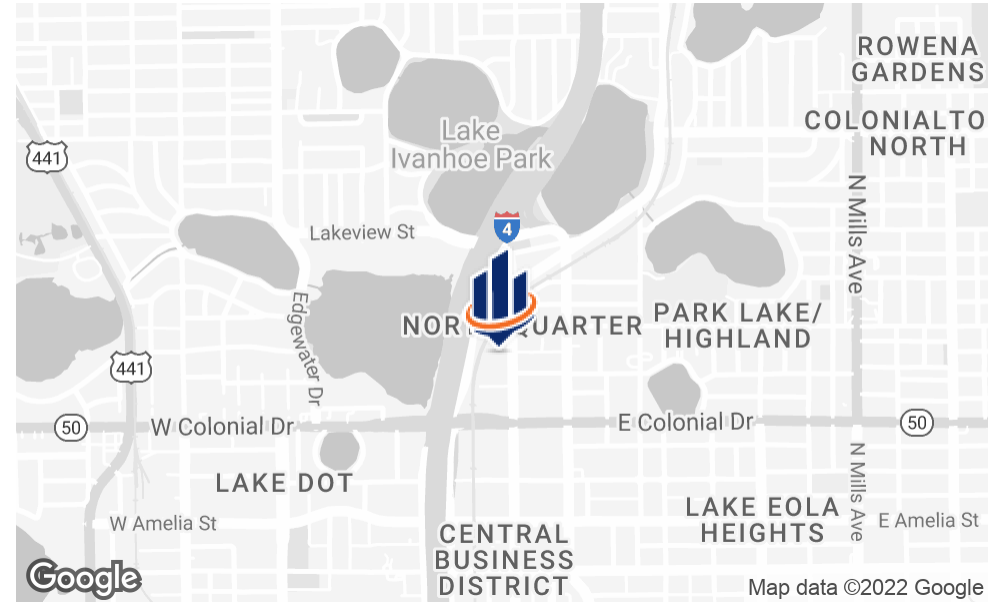
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SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,000 p/month
BUILDING SIZE:	1,575 ± SF
AVAILABLE SPACE:	4 Private Offices
ZONING:	AC-3A/T
MARKET:	Orlando MSA
SUBMARKET:	Orlando CBD

PROPERTY OVERVIEW

Ground-level fully furnished executive office suites in the heart of Downtown Orlando with designated parking included with a 6-month or 12-month lease. The lease also includes access to the conference room, kitchenette, gym, business center (with reservation), and building networking events.

LOCATION OVERVIEW

Park North at Cheney Place offers tenants a vibrant location in the northern segment of Orlando's Central Business District. Located in one of Orlando's most active, high-growth business and residential communities along Orange Avenue. The neighborhood features a diverse array of restaurants, from take-out to white tablecloth cuisine. Housing options are plentiful, with a high concentration of new units available both for sale or lease. Between entertainment attractions, retail, and service establishments in the area, it makes it easy to work, live, and play in the area. Additionally, access to I-4, 408, Orange Ave., and East Colonial Dr offer easy access for commuting through Orlando and Central Florida as a whole.

COMPLETE HIGHLIGHTS



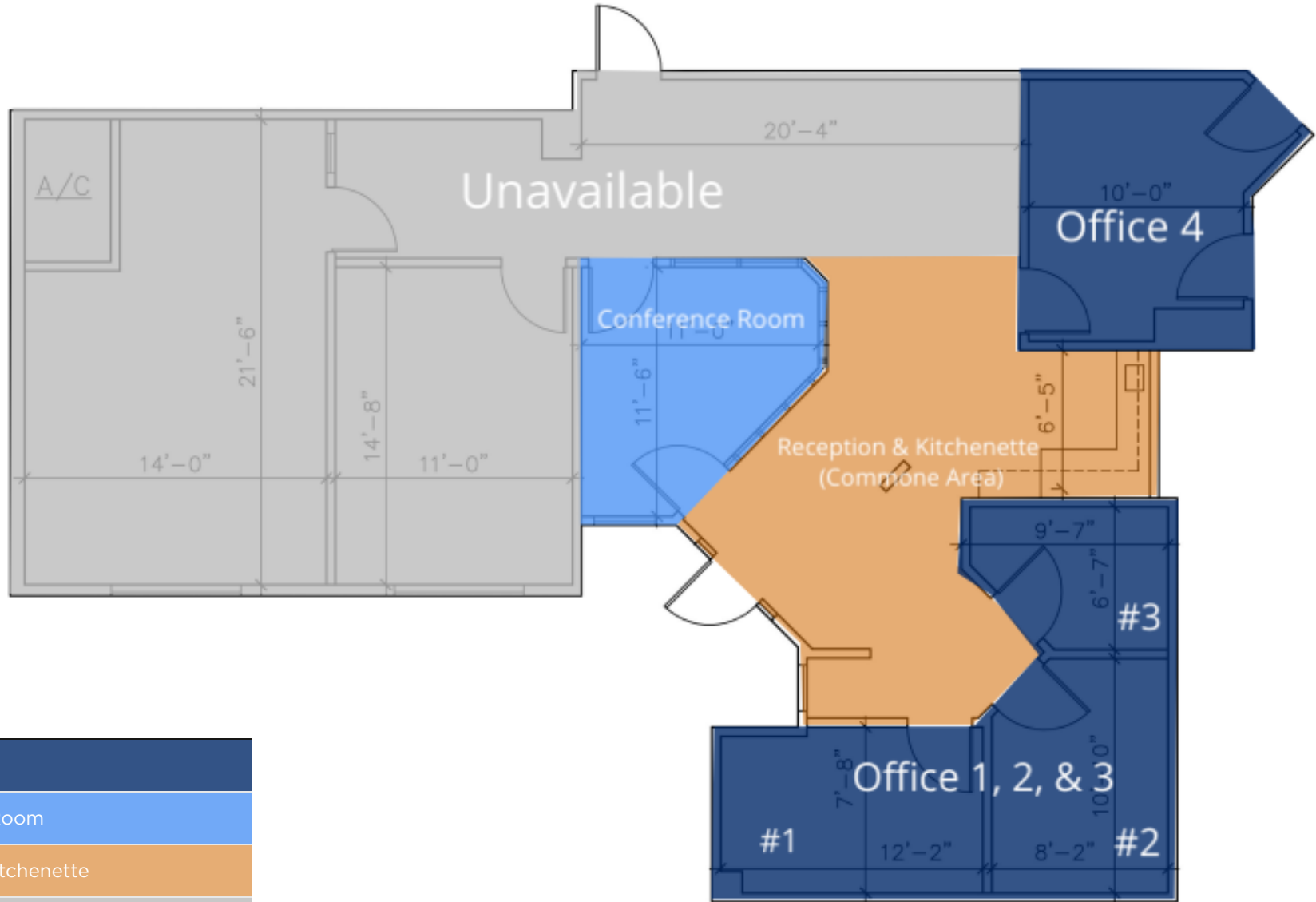
UNIT INFORMATION

UNIT SIZE	1,575 ± SF
BUILDING CLASS	A
TENANCY	Single
NUMBER OF OFFICES	4
CEILING HEIGHT	8-9'
NUMBER OF FLOORS	1
CONSTRUCTION STATUS	Existing
FREE STANDING	No

PROPERTY HIGHLIGHTS

- FULLY FURNISHED EXECUTIVE SUITES
- COVERED PARKING
- RESTAURANTS & RETAIL
- GYM
- ACCESS TO I-4, 408, AND E. COLONIAL DR.

PLANS



LEGEND

Available
Conference Room
Reception/Kitchenette
Unavailable

ADDITIONAL PHOTOS



Main Building



Fountain



Reception



Reception + Conference Room Alternate View

ADDITIONAL PHOTOS



Office 1



Office 2



Office 3



Office 4

ADDITIONAL PHOTOS



Reception + Conference Room Alternate View



Kitchenette



Conference Room View 1



Conference Room View 2

ADDITIONAL PHOTOS



Gym 1



Gym 2



Pool

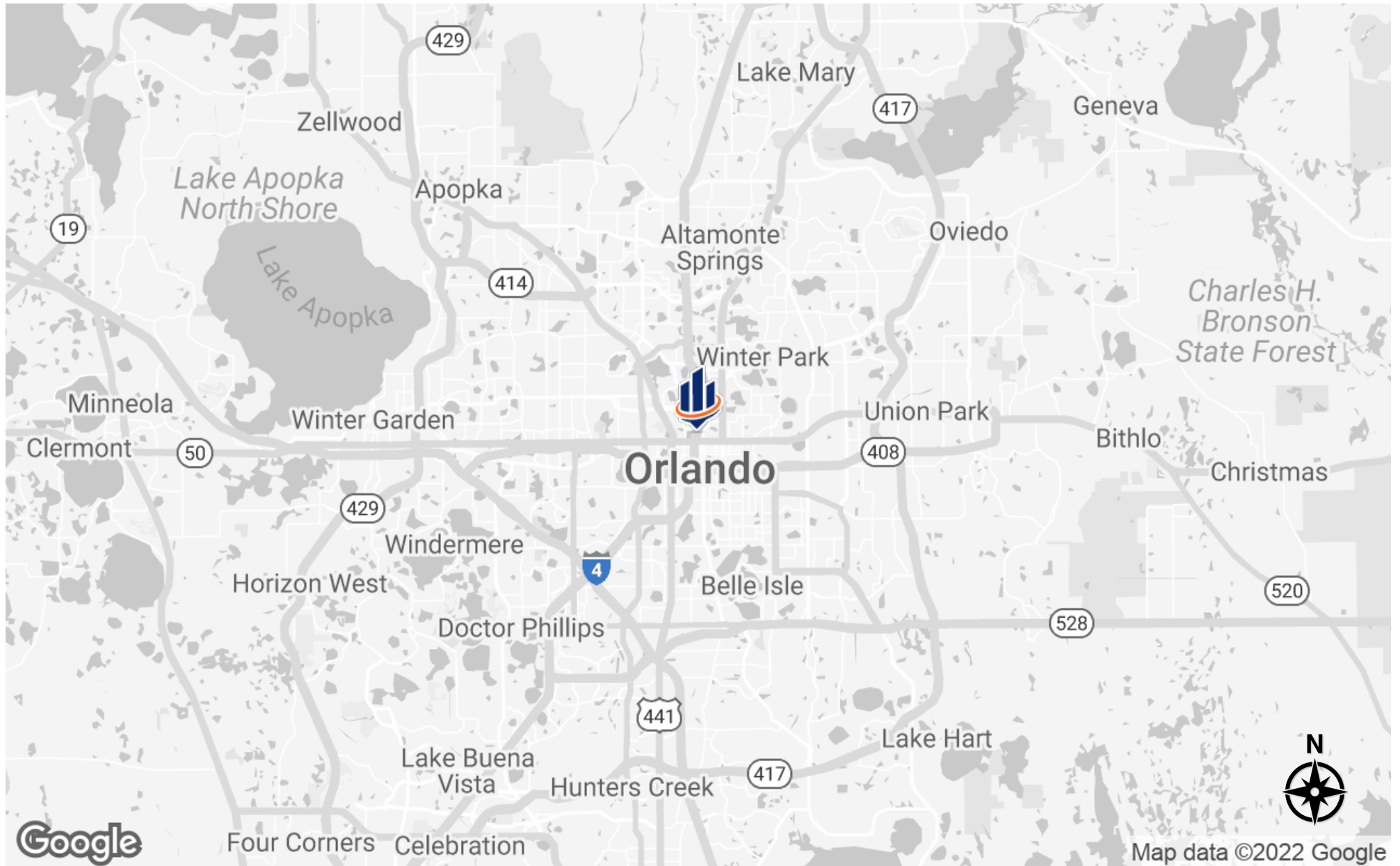


Covered Parking

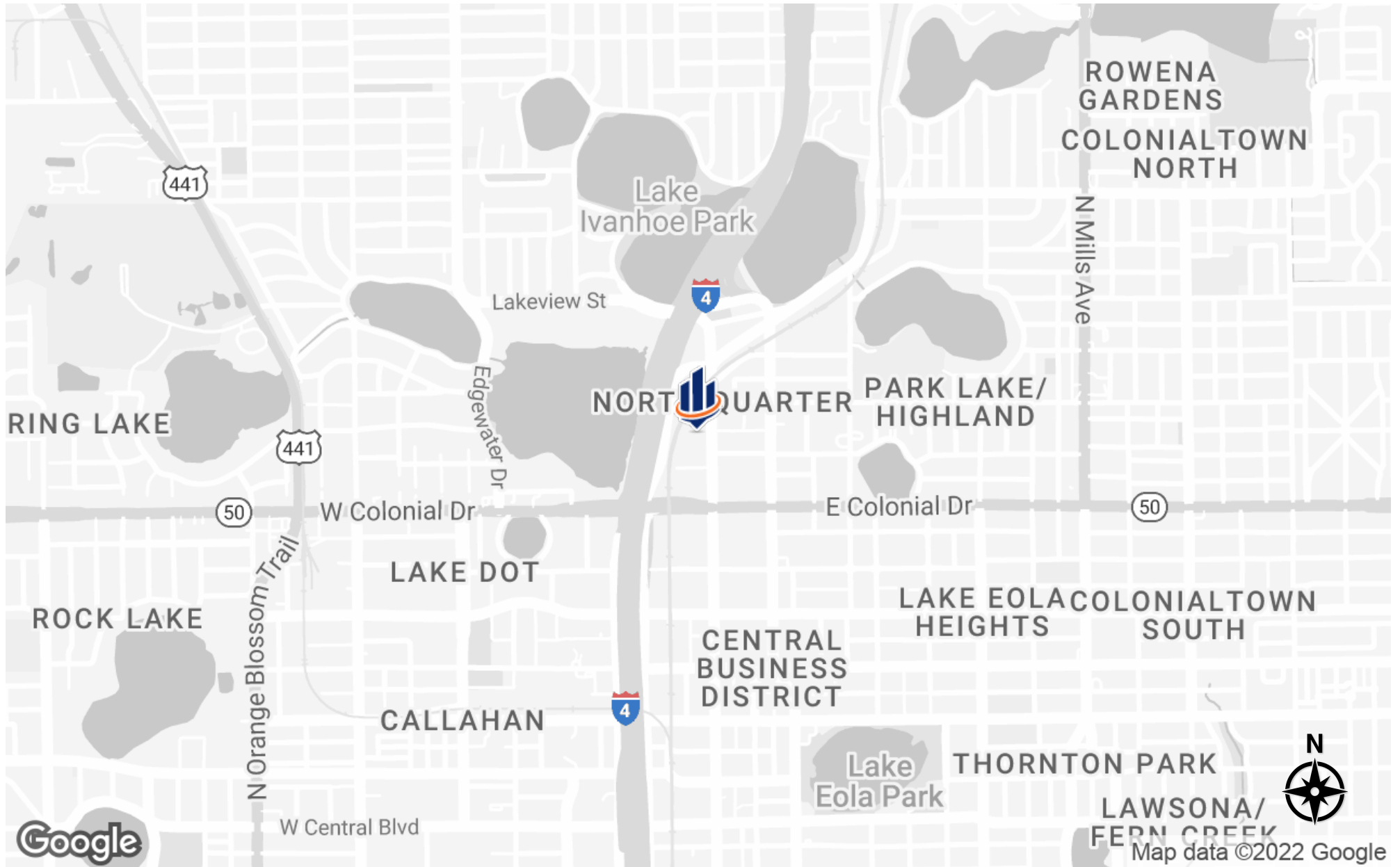


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

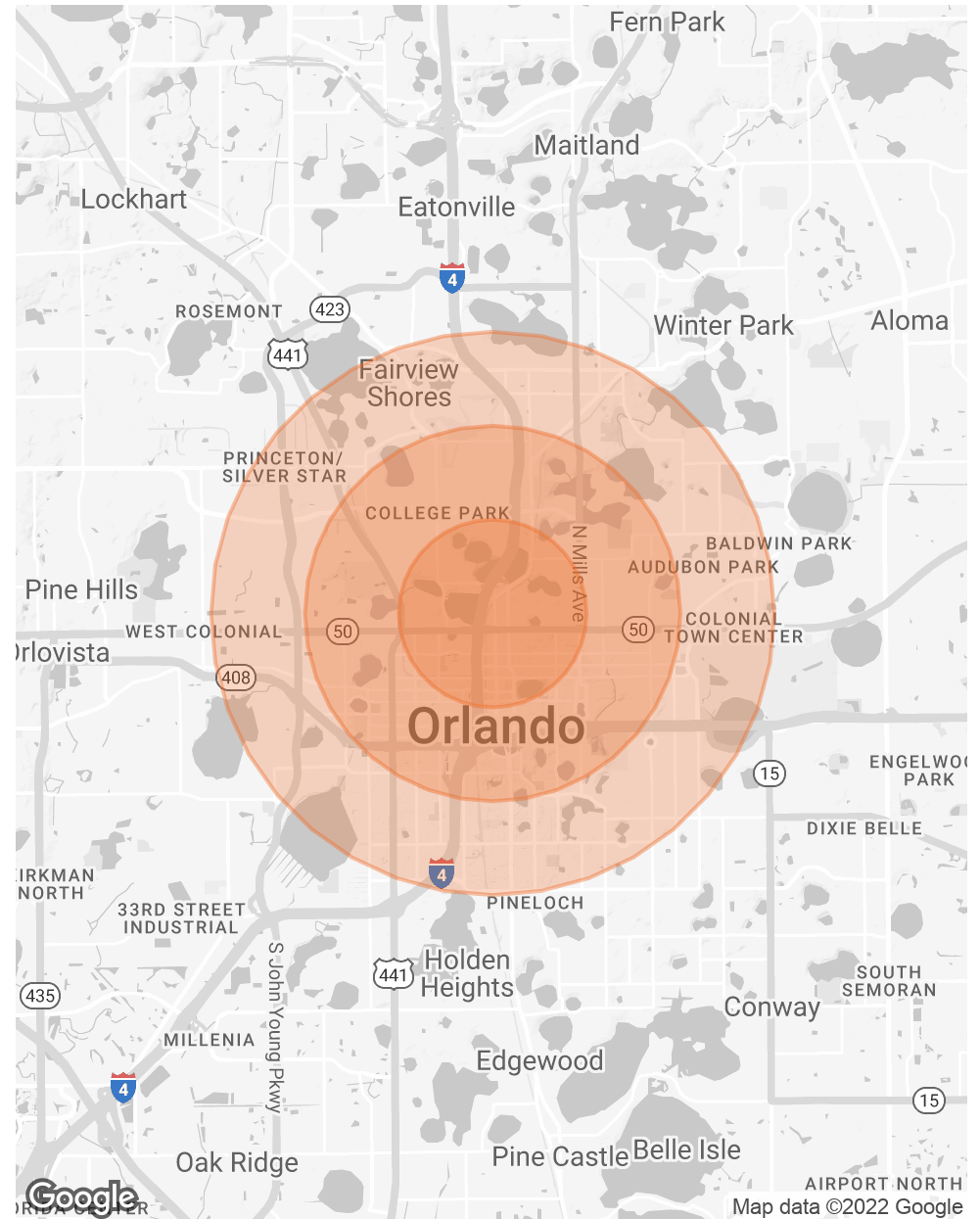
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	11,944	43,357	82,317
AVERAGE AGE	37.5	36.6	37.2
AVERAGE AGE (MALE)	37.5	35.9	36.1
AVERAGE AGE (FEMALE)	36.8	37.0	38.1

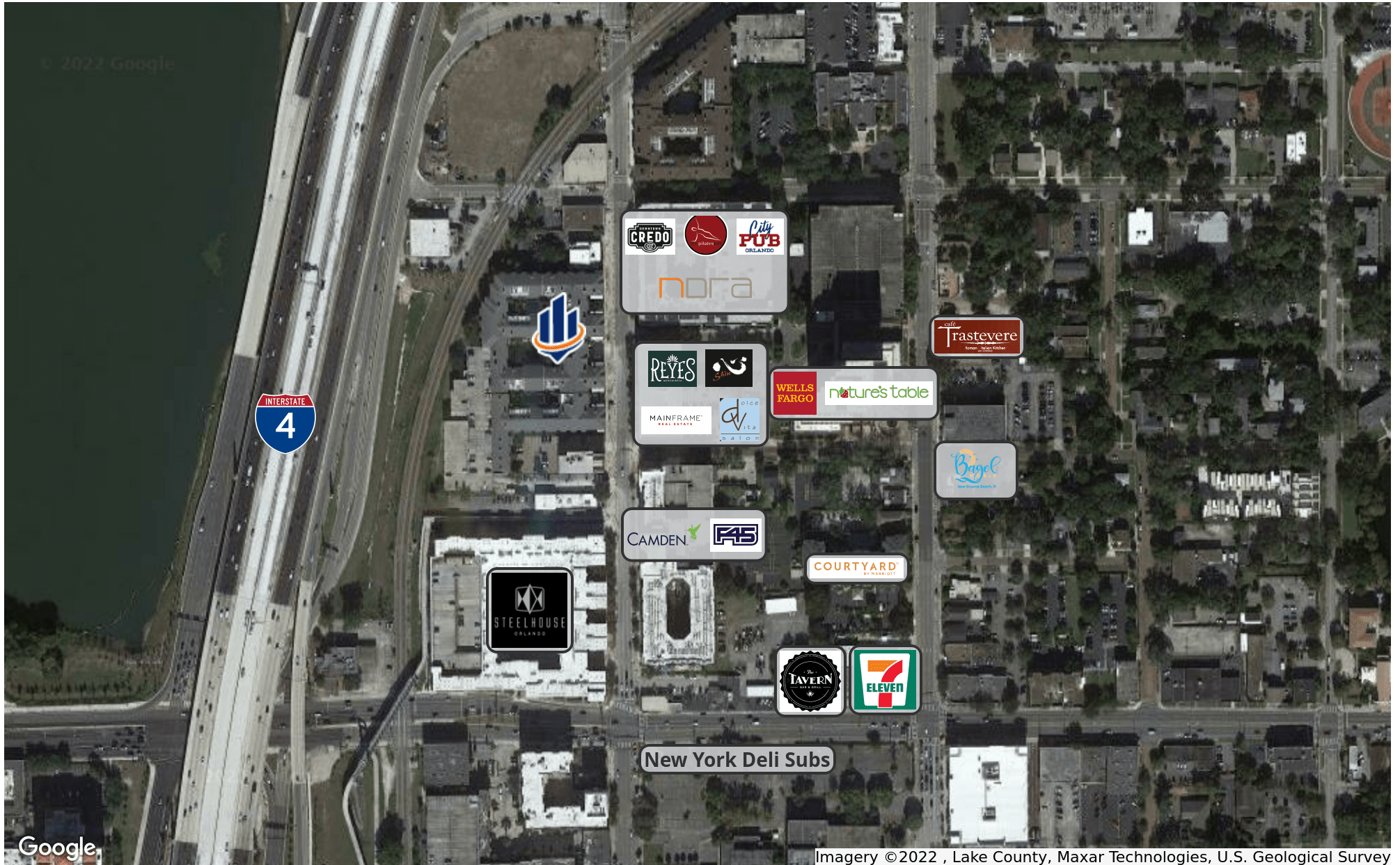
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,717	20,586	37,497
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$70,258	\$71,352	\$72,001
AVERAGE HOUSE VALUE	\$346,291	\$352,793	\$363,857

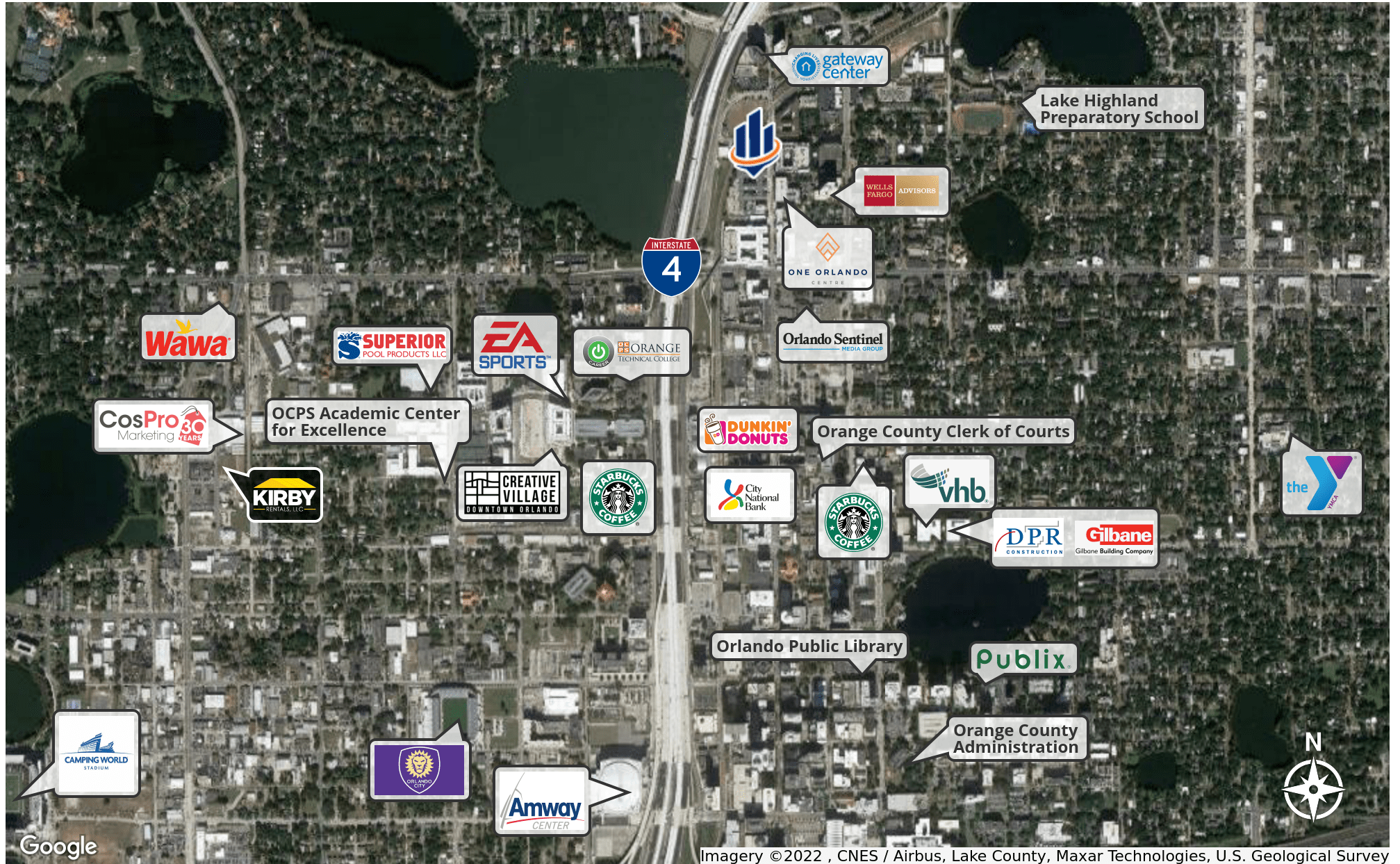
* Demographic data derived from 2020 ACS - US Census



RETAILER MAP



MARKET AREA MAP





SECTION 3

Company And Advisor Info

MEET RAFAEL



RAFAEL MENDEZ

Advisor

rafael.mendez@svn.com

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PROFESSIONAL BACKGROUND

Rafael Mendez, Advisor / Commercial REALTOR® at SVN| Saunders, Ralston, Dantzer, focuses on industrial and office properties as well as special-use properties such as daycares and churches for investors, property owners, and businesses. Rafael provides commercial real estate services throughout the Greater Orlando Area that includes the following: investment analysis, needs analysis, market analysis, financial analysis, and site analysis.

Using these models, Rafael helps his clients with facilitating and identifying the best opportunities when making decisions regarding commercial real estate. Rafael's drive and attitude for lifelong learning is accredited to his upbringing overseas and watching his uncle build and grow a successful commercial real estate investment business. Rafael began his real estate career in 2015 assisting investors, buyers, and sellers in residential real estate and later transitioned into commercial real estate in 2017. His focus on the details and a "client-centric" business models are what have catapulted his success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his High School sweetheart with three children. He is involved in his community and volunteers with Habitat for Humanity Building Homes, Special Olympics, and serves on the board of directors for Commonsense Childbirth a Non-Profit Organization.

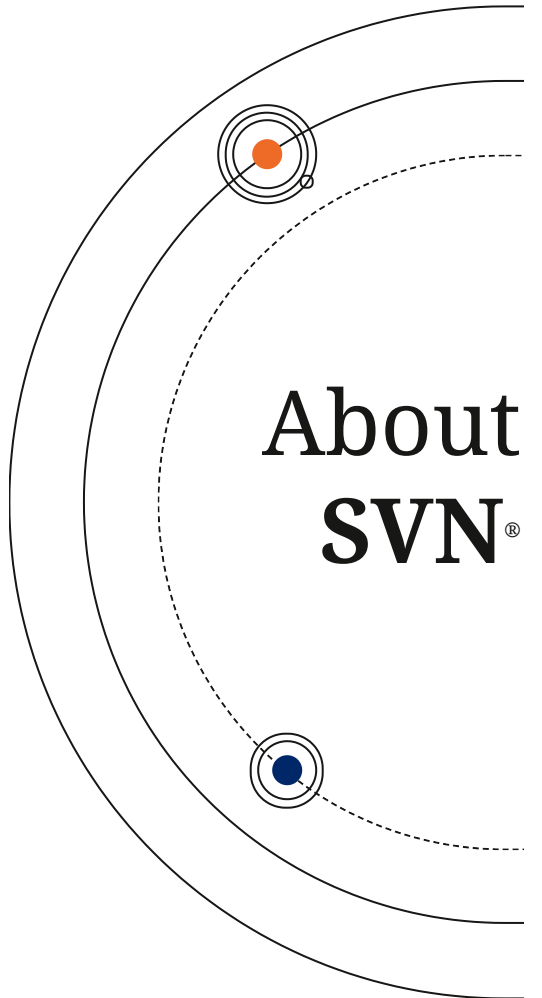
MEMBERSHIPS

- Florida CCIM Chapter Central District Board Member
- Florida CCIM Young Professional Network
- National Association of REALTORS®
- Florida Association of REALTORS®
- National Association of Industrial and Office Properties (NAIOP)

RECENT TRANSACTIONS

- Lease | 301 E Pine St Suite 275, Orlando | 1,682SF
- Lease | 1500 Park Center Dr. 1st Floor, Orlando | 10,800 SF
- Lease | 1685 Lee Rd. Suite 210, Winter Park | 2,300 SF
- Lease | 4201 34th Street, Orlando | 10,000 SF
- Lease | 1503 S Orange Ave, Orlando | 1,300 SF
- Lease | 1118 S. Orange Ave., Orlando | 2,100 SF
- Sale | 7751 Kingspointe Pkwy Suite 104, Orlando | 2,400 SF
- Sale | 7751 Kingspointe Pkwy Suite 105, Orlando | 2,400 SF
- Sale | 3300 S Hiawasse Rd. Suite 104-105, Orlando | 4,388 SF
- Sale | 6401 N. Rio Grande, Orlando | 2,785 SF
- Sale | 240 Lookout Place, Maitland | 5,212 SF

ABOUT SVN



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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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