



OFFICE SPACE FOR LEASE

1011 East Colonial Drive, Orlando, FL 32803

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 Vice President of Brokerage Services

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For Lease: \$28.00 / SF, MG

Availability: $\pm$ 1,967 - 4,305 SF

Suite 502: $\pm$ 1,967 SF

Suite 503: $\pm$ 2,338 SF

Contiguous: $\pm$ 4,305 SF



**2026 DAYTIME
 POPULATION**
 455,604 (5 MILES)

Options from $\pm$ 1,967 SF up to $\pm$ 4,305 SF, ideal for professional, creative, boutique, or medical users

Located within a $\pm$ 40,744 SF mixed-use building, with top-floor availability providing panoramic views of Downtown Orlando

Steps from Mills 50's diverse mix of restaurants, coffee shops, breweries, retail, and fitness studios

Situated between Downtown Orlando, Ivanhoe Park, and the Mills 50 District, offering access to Orlando's most eclectic dining, retail, and cultural scenes

Prominent high-visibility signage opportunities along East Colonial Drive (49,500 AADT), one of Orlando's busiest corridors

Conveniently located near I-4, SR 408, and Downtown Orlando, with on-site and nearby parking available

Access to 110,639 residents within 3 miles, with an average household income of \$143,951, and a strong daytime population of 455,604 within 5 miles



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

LOCATION

DEMOGRAPHICS

2026

1 Mile

3 Miles

5 Miles

Total Population	19,613	110,639	294,594
Total Households	11,690	53,638	127,695
Average HH Income	\$158,970	\$143,951	\$123,292

Average Annual Daily Trips

2026

East Colonial Drive 49,500

North Mills Ave 26,500



AVG. HH INCOME
\$143,951 (3 MILES)

Drive Times & Traffic Counts



2 minutes (0.2 miles)



6 minutes (1.4 miles)



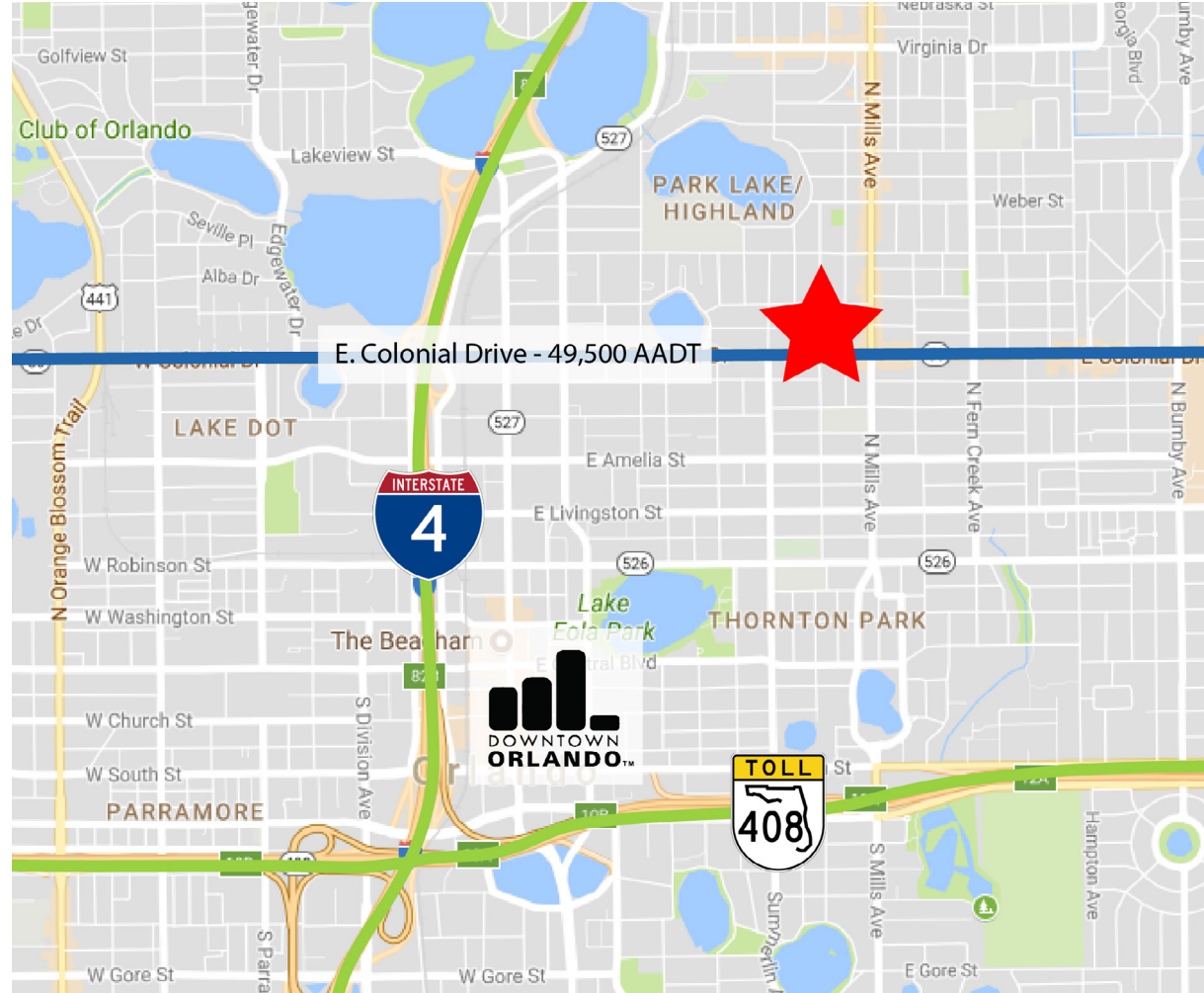
6 minutes (1.9 miles)



9 minutes (6.3 miles)



10 minutes (8.1 miles)



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NEIGHBORHOOD MAP



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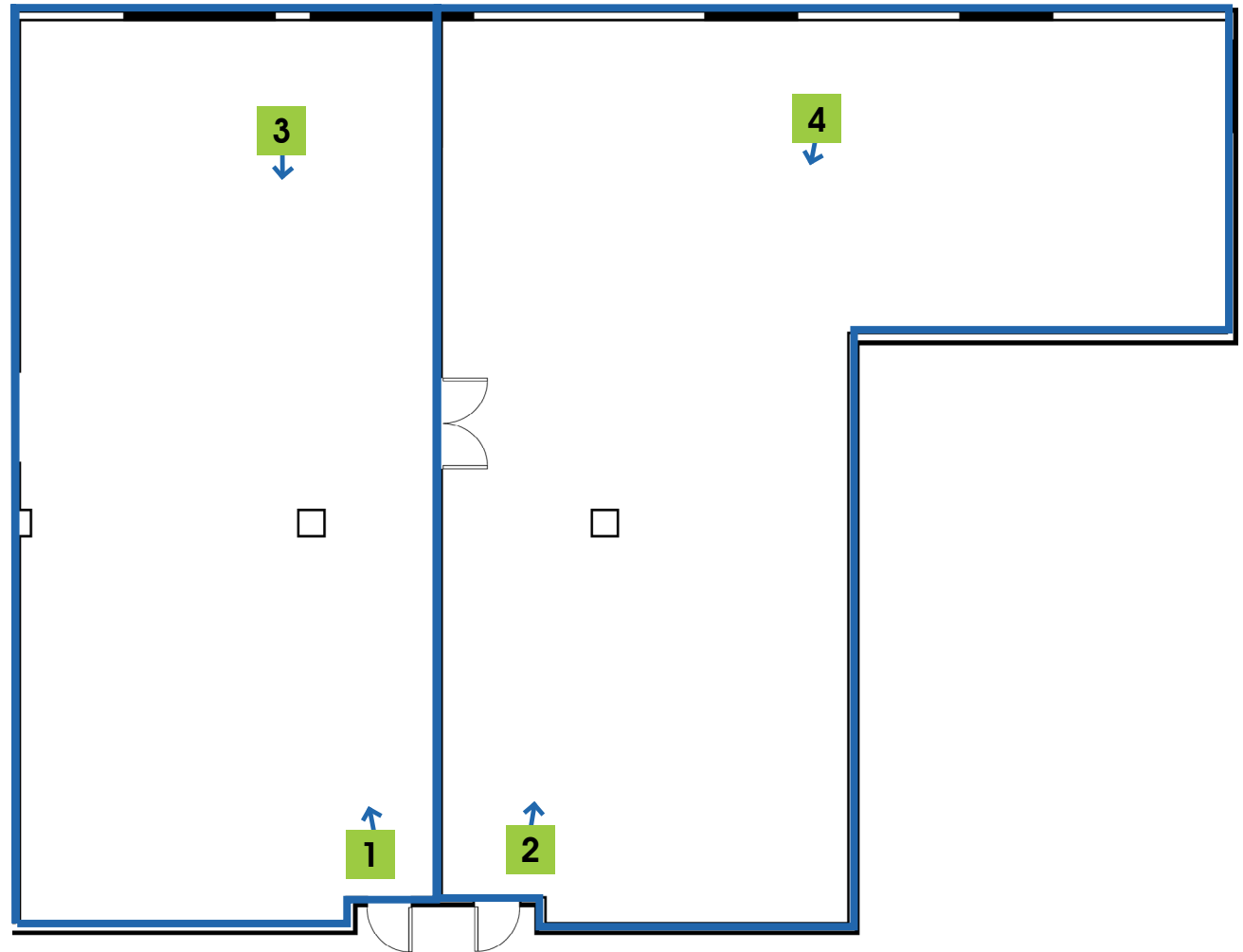
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FLOORPLAN

**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: [https://FCPG.com/
1011-E-Colonial/](https://FCPG.com/1011-E-Colonial/)



Suite 502

Suite 503

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IMAGES



1



2



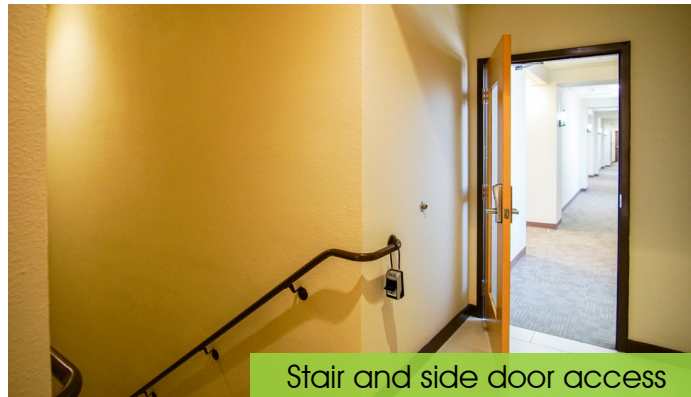
3



4



Elevator access



Stair and side door access



Private Restrooms

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