

OFFICE SPACE FOR LEASE

615 E. Colonial Drive, Orlando, FL 32803

Contact: Wm. Brady McGill, CPM
Executive Vice President

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For Lease: \$28.50 / RSF, Full Service

Move-In Ready Multilevel Suite Available:

Suite 615: ± 9,360 RSF

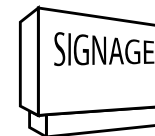
9,360 RSF multilevel suite located directly along East Colonial Drive with high AADT of 49,500, with ± 196 ft frontage

Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

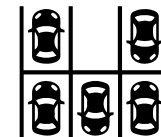
Monument & building signage available along East Colonial Drive

50 shared parking spaces with additional street-side parking

Walking distance to Lazy Moon and Lineage Coffee and close proximity from the Mills & 50 restaurant corridor



**MONUMENT
SIGNAGE
AVAILABLE**



**SHARED
PARKING LOT**



**LARGE CONERENCE
ROOM**



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LOCATION

Average Annual Daily Trips

2025

East Colonial Drive	49,500
N Mills Ave	26,500

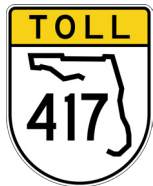
Drive Times & Traffic Counts



2 minutes (0.7 miles)



5 minutes (1.5 miles)



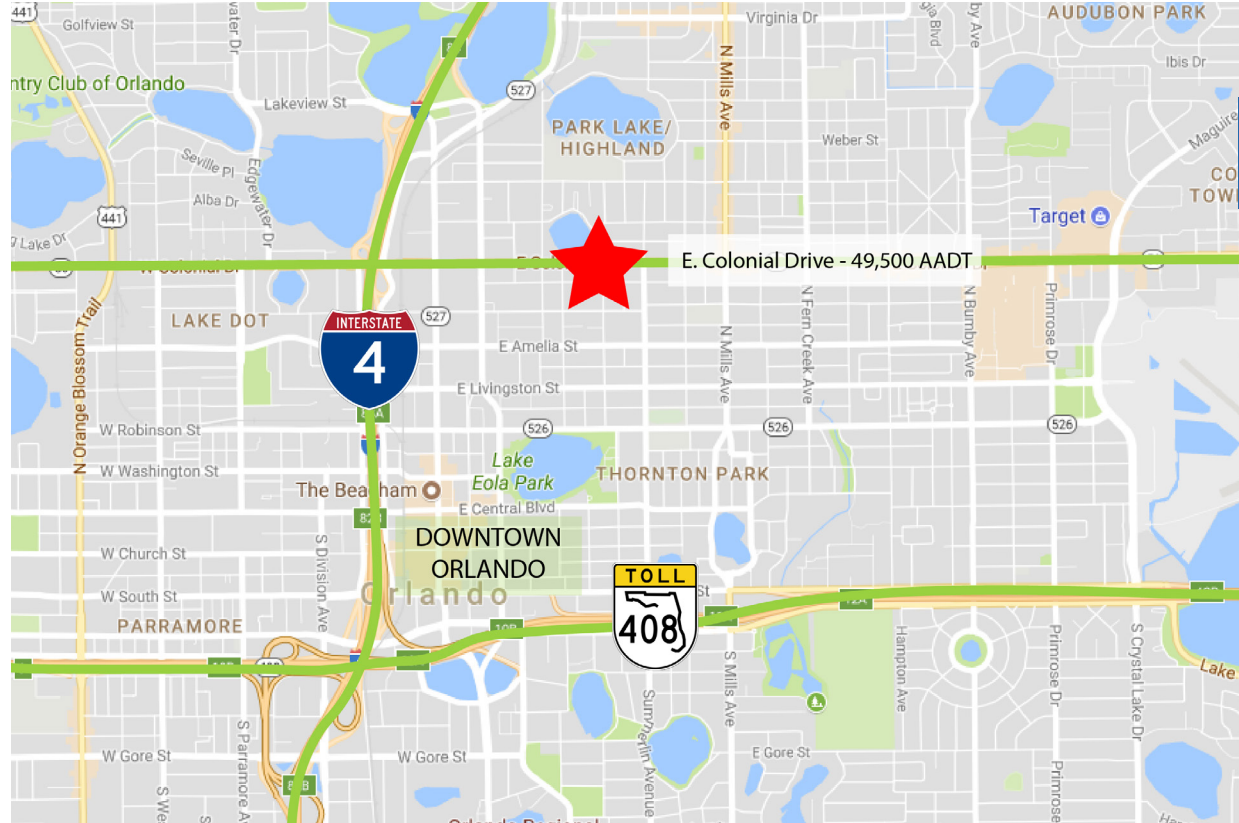
11 minutes (6.6 miles)



13 minutes (11.2 miles)



Less than 1.2 miles



DEMOGRAPHICS

2026

1 Mile

3 Miles

5 Miles



Total Population

7,747

115,078

287,453



Total Households

2,856

39,417

101,269



Average HH Income

\$94,279

\$93,254

\$102,106

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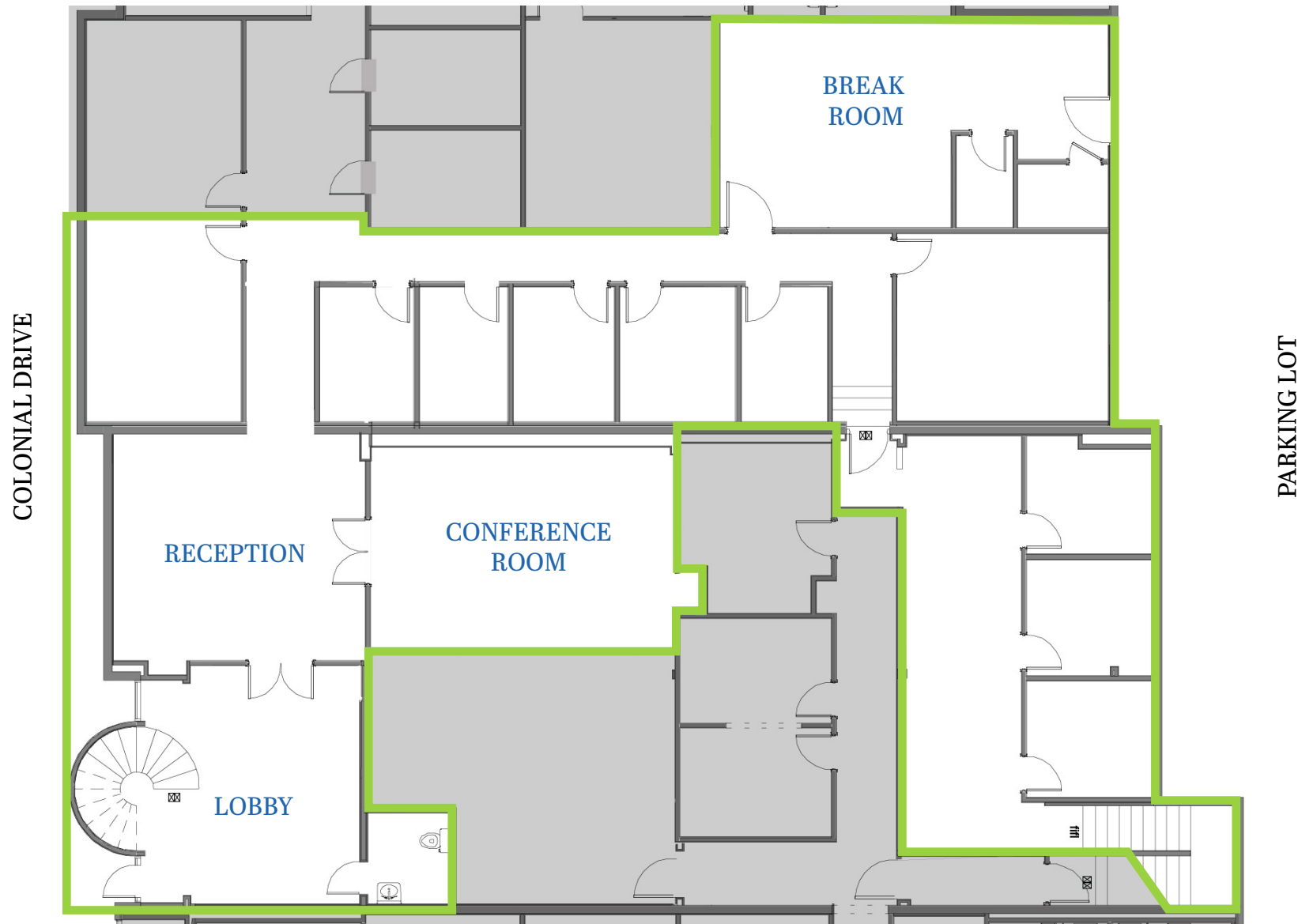
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FIRST CAPITAL
Property Group

Commercial Real Estate Services

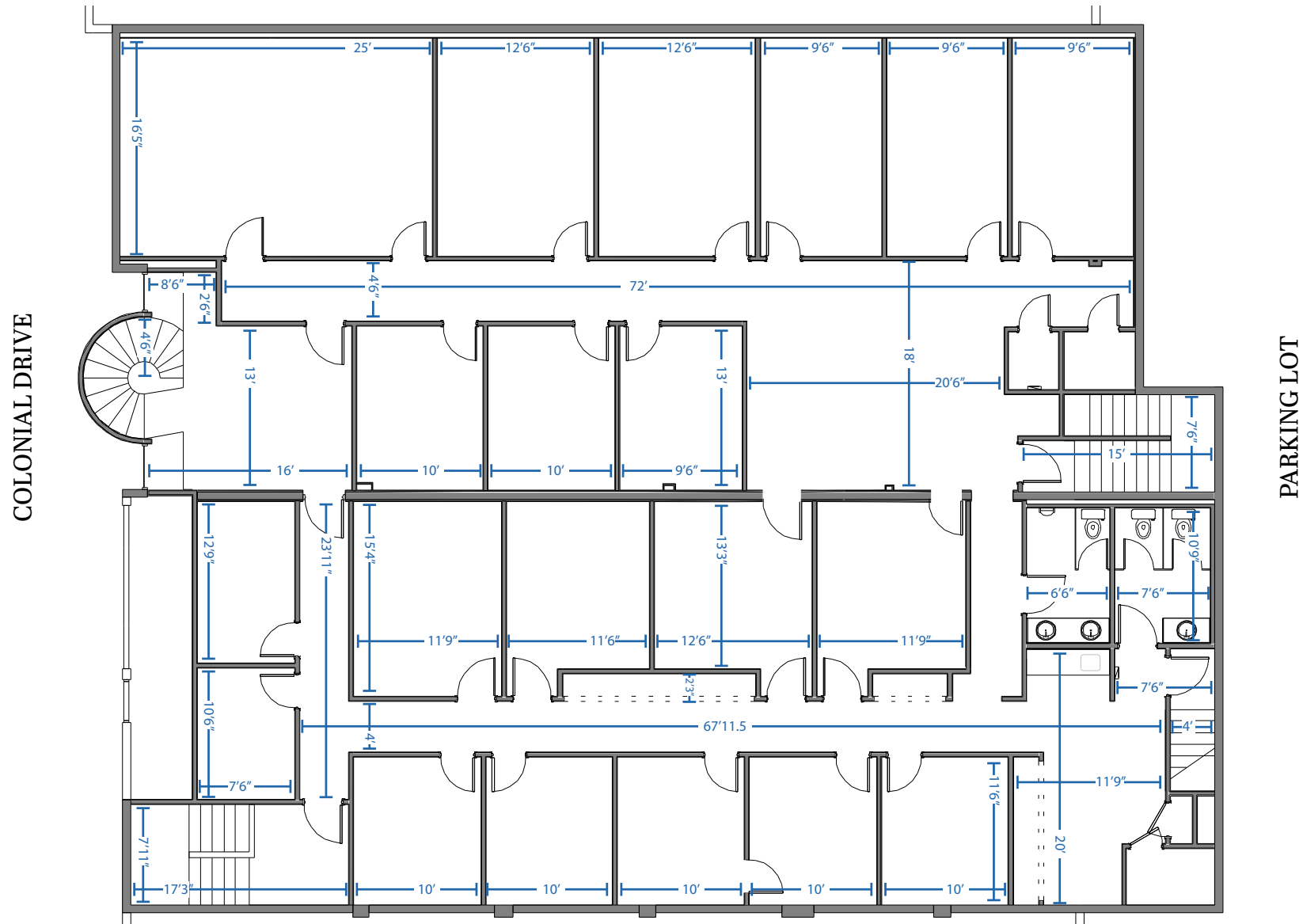
1ST FLOOR FLOORPLAN



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2ND FLOOR FLOORPLAN



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