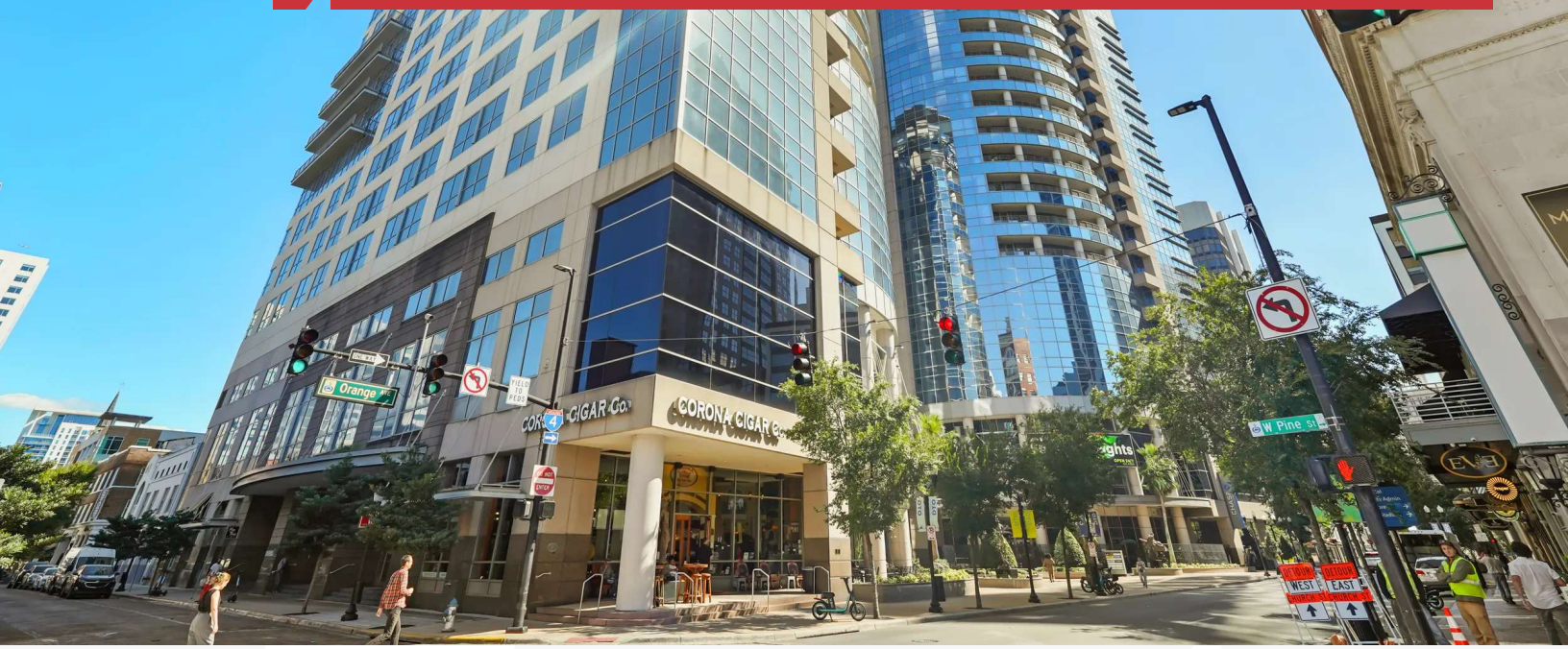
For Lease

Downtown Orlando Office in the Plaza

2,850 SF | $28 / SF | **Competitive Lease Rate!**



189 South Orange Ave, Suite 1270 S

Orlando, Florida 32801

Property Highlights

- 2,850± SF office space on the 12th floor in The Plaza South Tower
- Recently built out space with conference room, 9 private offices, IT room, break room, open work area and balcony
- Fantastic location at the corner of Church Street and Orange Avenue
- Great views with balcony overlooking Orange Avenue
- Walking distance to City Hall, Orange County Administration, Dr. Phillips Center, the Kia Center, both the Orange County Courthouse & US Middle District Court
- Immediate access to I-4 and SR 408 – convenient to entire Orlando MSA
- Steps from stops on the Green, Orange and Red Lymmo routes; 1 block from the Church Street SunRail station
- Onsite parking garage
- Office furniture, including cubicles, can be included



Below Market Lease Rate: $28 / SF Mod. Gross

For more information

Jeffrey Bloom, CCIM

O: 407 949 0709

jbloom@realvest.com

NAI Realvest

10.30.26

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350

Orlando, FL 32810

407 875 9989 tel

nairealvest.com

Suite 1270 S - 2,850± SF

Click for 3D Virtual Tour



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Property Photos









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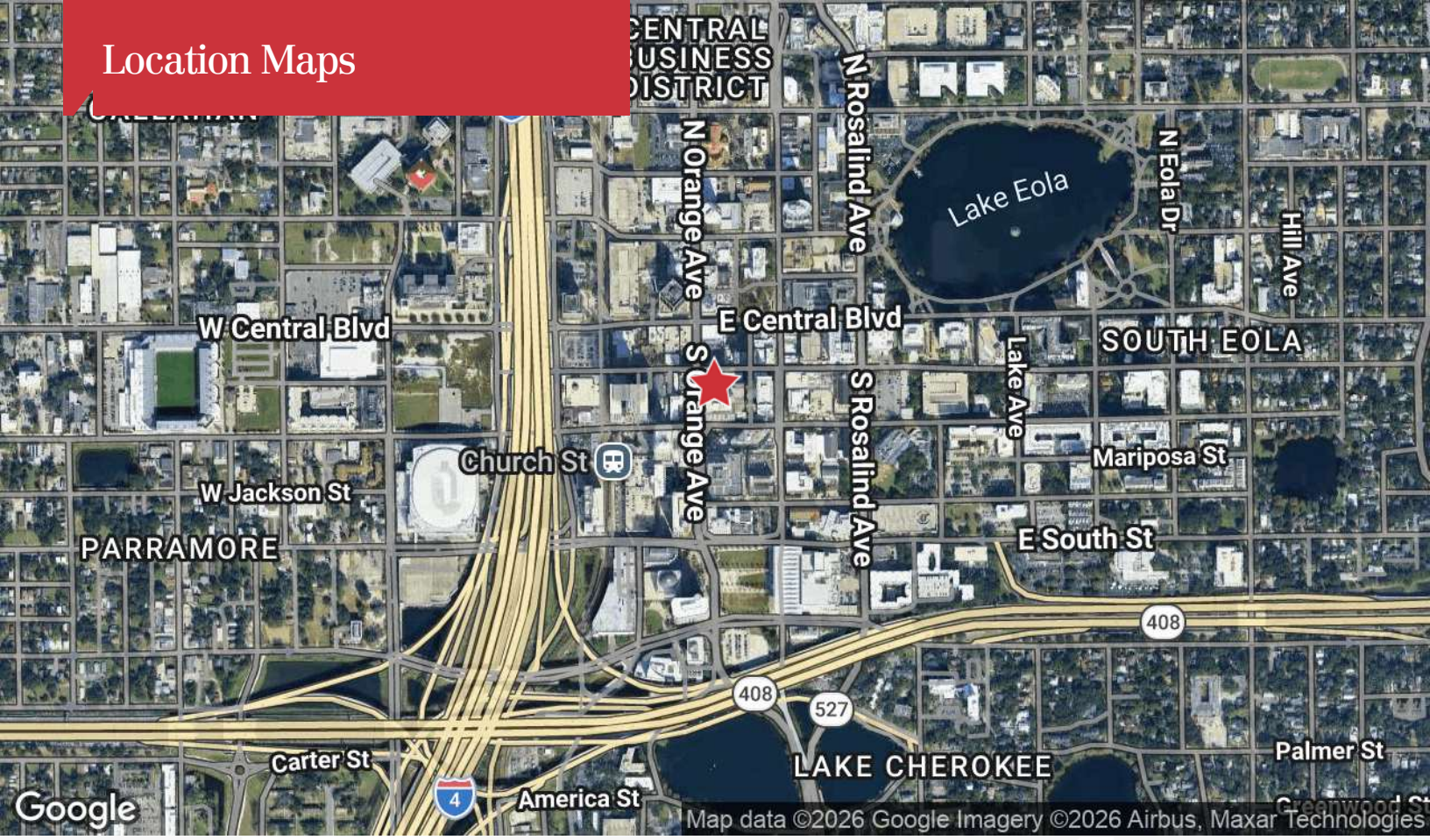


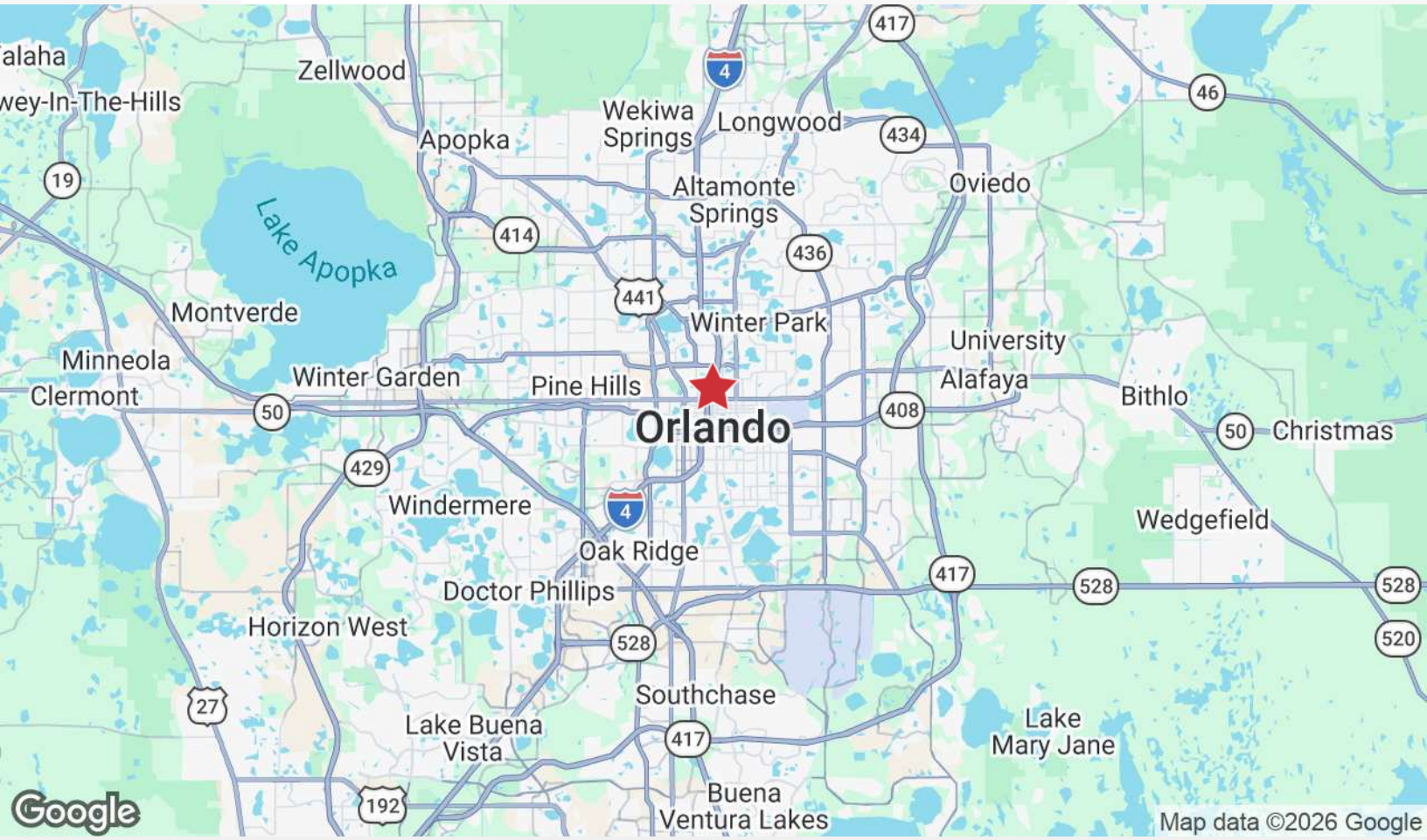
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Location Maps

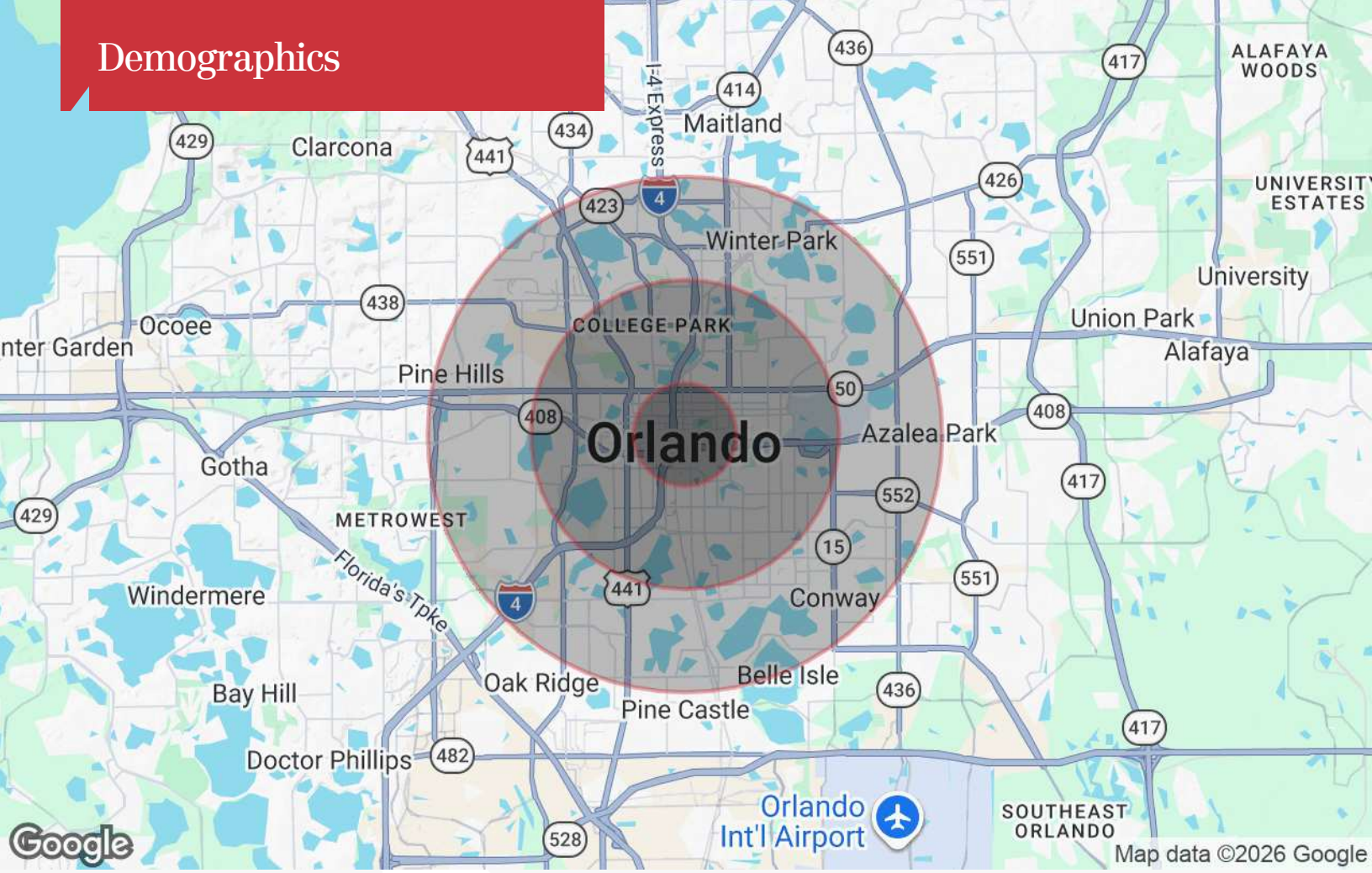




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Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	17,841	97,248	291,599
MEDIAN AGE	41.2	40.8	38.8
MEDIAN AGE (MALE)	42.8	40.2	37.3
MEDIAN AGE (FEMALE)	43.2	41.0	39.8

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	10,940	46,005	119,076
# OF PERSONS PER HH	1.6	2.1	2.4
AVERAGE HH INCOME	$121,344	$120,111	$105,433
AVERAGE HOUSE VALUE	$474,702	$474,053	$425,859

** Demographic data derived from 2020 ACS - US Census*

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