



FOR LEASE

1,000 TO 20,000 SF
Available for Retail, Medical or Office

- ◆ Ground floor space for lease in new nine-story mixed-use project
- ◆ Highly visible building situated in Lake Ivanhoe district
- ◆ Provides access from desirable neighborhoods - Ivanhoe Village and College Park

CONTACT:

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KAYLYNN KISSENBERTH

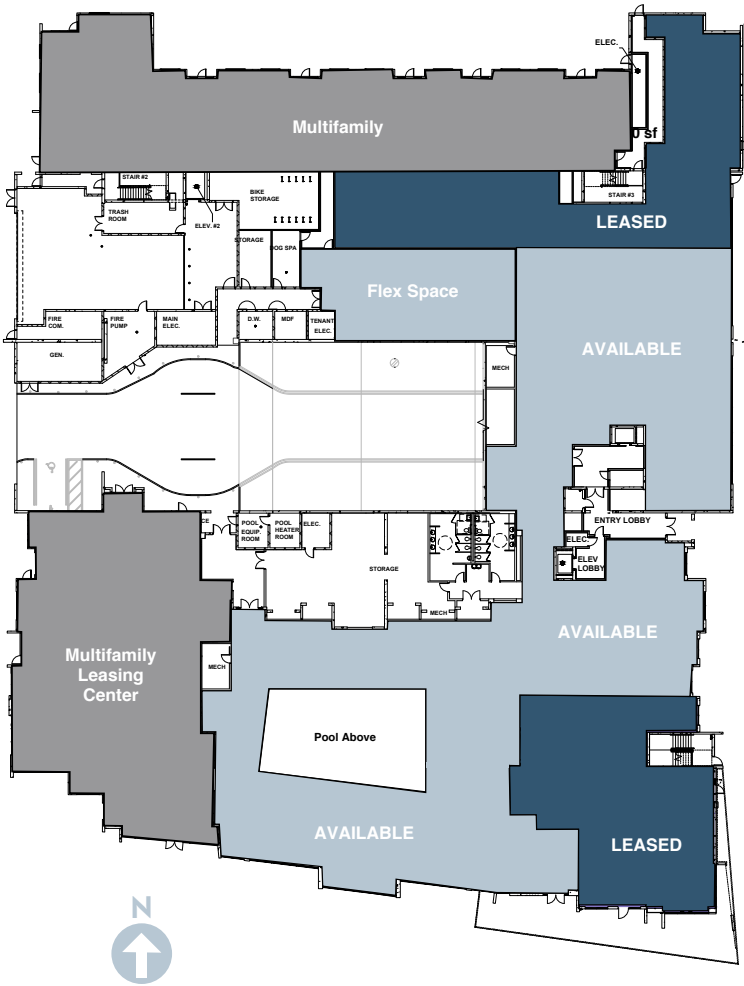
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295 NE IVANHOE BLVD.
ORLANDO, FL 32804



PROPERTY HIGHLIGHTS

- ◆ Recently built nine-story mixed-use project with 252 residential units
- ◆ Located in the heart of Ivanhoe village, with easy access from College Park, Downtown Orlando and Winter Park
- ◆ Highly visible from I-4 and N. Orange Ave
- ◆ Home to one of Orlando’s top rated new restaurants, The Pinery
- ◆ Structured attached parking garage with ample parking, on-street parking is also available at no additional cost

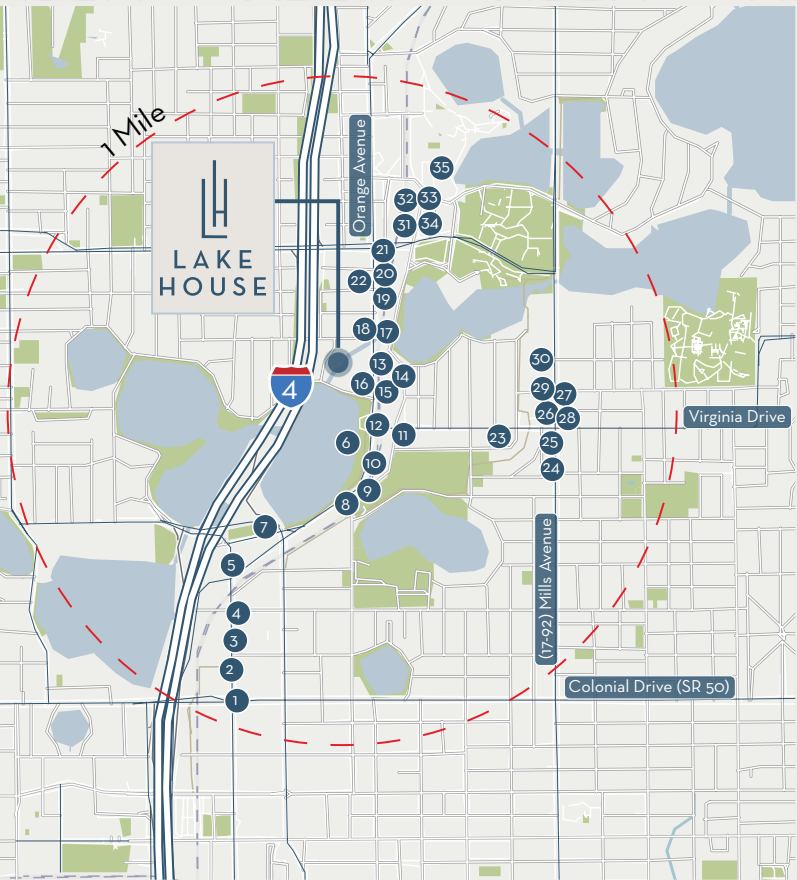


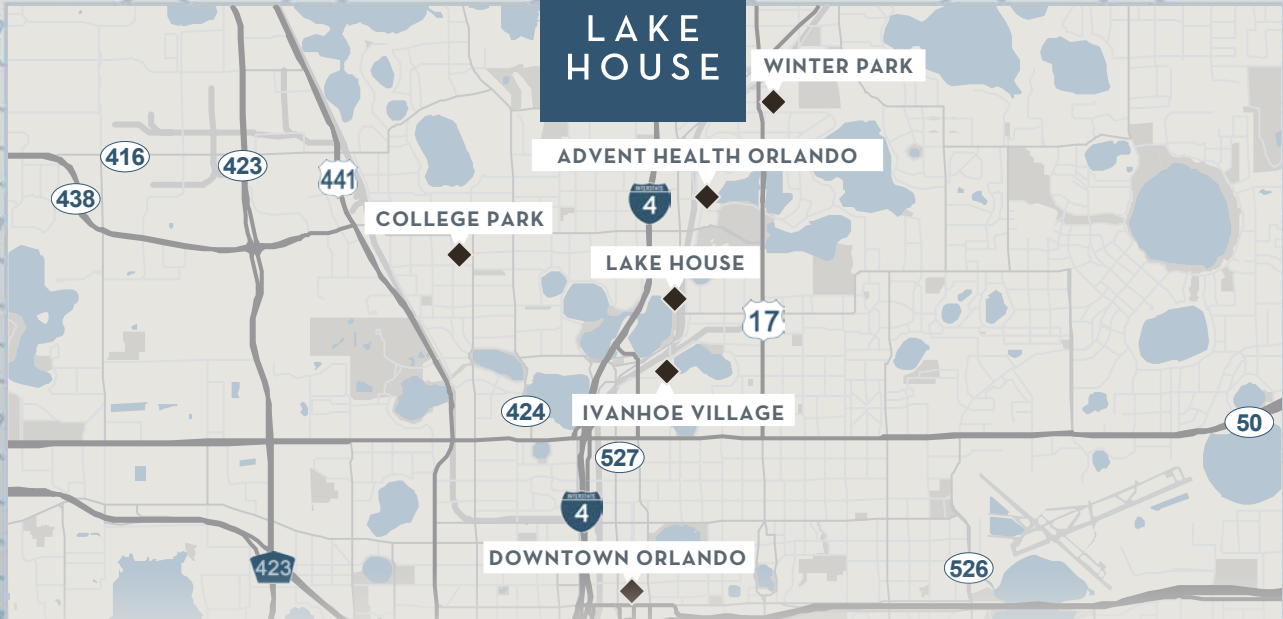
SPACE FEATURES

- ◆ Ideal for retail, medical and office
- ◆ 1,000 - 20,000 SF available
- ◆ Ground floor
- ◆ High ceilings and unique clear spans for flexible layouts

LOCAL AMENITIES

- | | |
|----------------------------------|-----------------------------------|
| 1. Shin Japanese Cuisine | 21. Better Than Sex Desserts |
| 2. Reyes Mezcaleria | 22. M Lounge |
| 3. City PUB | 23. Santiago's Bodega |
| 4. Downtown CREDO | 24. Pig Floyds Urban Barbakoa |
| 5. Double Tree Hotel | 25. 7-eleven |
| 6. Lake Ivanhoe Park | 26. First Watch |
| 7. Orlando Boat Rentals | 27. Papa John's Pizza |
| 8. German Backhaus | 28. Octopus Carwash |
| 9. Tim's Wine Market | 29. Firebirds Wood Fired Grill |
| 10. The Hammered Lamb | 30. The Brass Tap |
| 11. Ivanhoe Park Brewing Company | 31. 7-eleven |
| 12. SETTE Italian | 32. Wendy's |
| 13. The Lucky Lure | 33. Panera Bread |
| 14. The Florida Room | 34. Advent Health Sunrail Station |
| 15. The Yard | 35. Advent Health Orlando |
| 16. The Greek Corner | |
| 17. Equilibre Takeout | |
| 18. Imperial Wine Bar | |
| 19. Caboose Takeout | |
| 20. White Wolf Cafe | |





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