



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

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**295 NE IVANHOE BLVD.
ORLANDO, FL 32804**



- ◆ 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

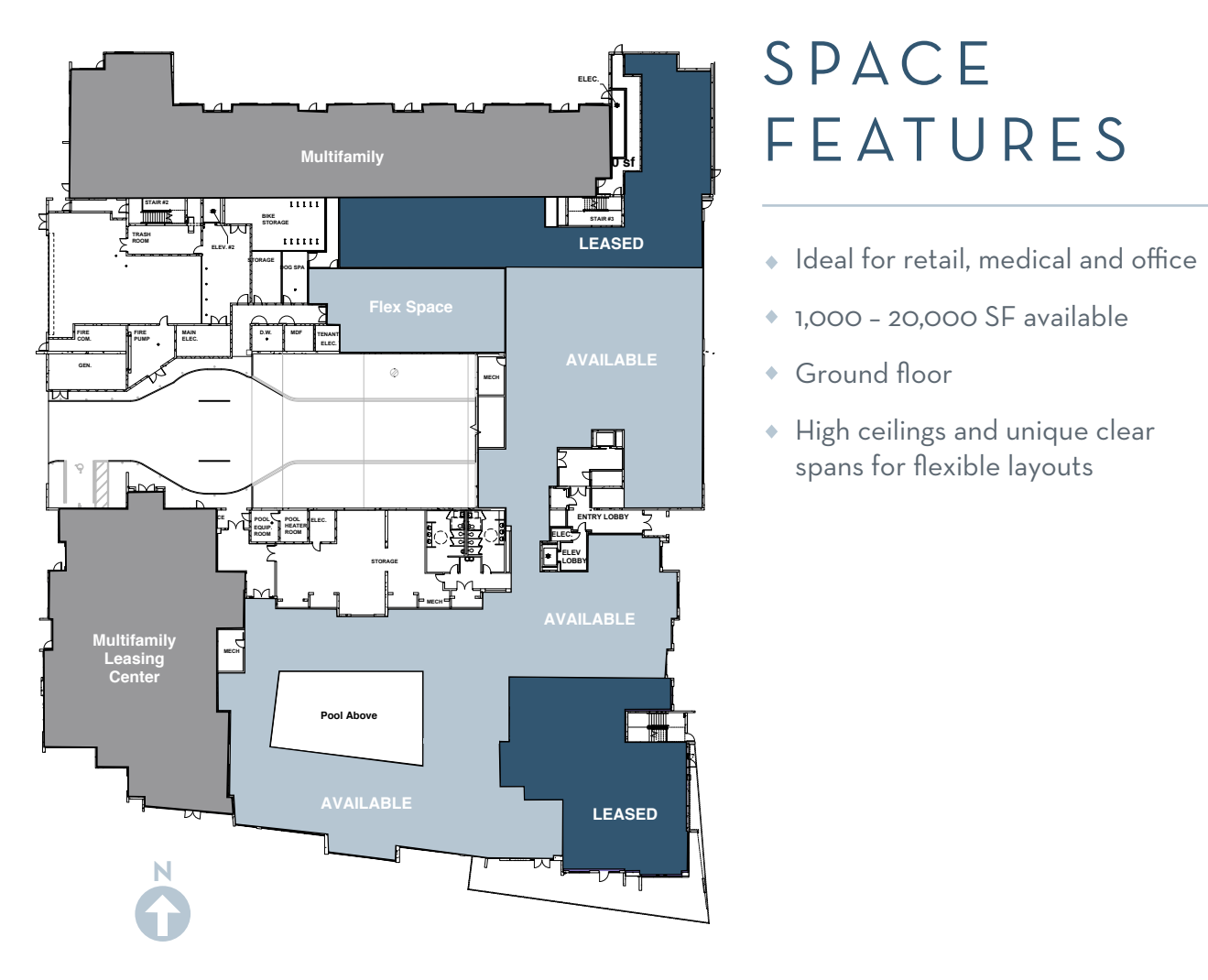
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The floor plan illustrates the layout of the 10000 West 10th Avenue building. It features several distinct areas:

- Multifamily:** Located at the top left, this area is shaded in grey.
- Multifamily Leasing Center:** Situated at the bottom left, also shaded in grey.
- Flex Space:** A large, light blue rectangular area in the center.
- AVAILABLE:** Three large, light blue areas are designated as available for lease, located on the right side and bottom center of the plan.
- LEASED:** Two dark blue areas are marked as leased, one at the top right and another at the bottom right.
- Pool Above:** A white rectangular area is labeled "Pool Above" within one of the available spaces.
- ENTRY LOBBY:** A small area near the center-right is labeled "ENTRY LOBBY".
- Other Features:** The plan includes numerous smaller rooms and utility spaces such as "STAIR #1", "STAIR #2", "STAIR #3", "TRASH ROOM", "ELEV. #1", "ELEV. #2", "ELEV. #3", "GEN.", "FIRE PUMP", "FIRE CDR.", "MECH.", "STORAGE", "POOL EQUIP. ROOM", "POOL HEATER ROOM", "ELEC.", "TENNANT ELEC.", "MECH. #1", "MECH. #2", "MECH. #3", "MECH. #4", "MECH. #5", "MECH. #6", "MECH. #7", "MECH. #8", "MECH. #9", "MECH. #10", "MECH. #11", "MECH. #12", "MECH. #13", "MECH. #14", "MECH. #15", "MECH. #16", "MECH. #17", "MECH. #18", "MECH. #19", "MECH. #20", "MECH. #21", "MECH. #22", "MECH. #23", "MECH. #24", "MECH. #25", "MECH. #26", "MECH. #27", "MECH. #28", "MECH. #29", "MECH. #30", "MECH. #31", "MECH. #32", "MECH. #33", "MECH. #34", "MECH. #35", "MECH. #36", "MECH. #37", "MECH. #38", "MECH. #39", "MECH. #40", "MECH. #41", "MECH. #42", "MECH. #43", "MECH. #44", "MECH. #45", "MECH. #46", "MECH. #47", "MECH. #48", "MECH. #49", "MECH. #50", "MECH. #51", "MECH. #52", "MECH. #53", "MECH. #54", "MECH. #55", "MECH. #56", "MECH. #57", "MECH. #58", "MECH. #59", "MECH. #60", "MECH. #61", "MECH. #62", "MECH. #63", "MECH. #64", "MECH. #65", "MECH. #66", "MECH. #67", "MECH. #68", "MECH. #69", "MECH. #70", "MECH. #71", "MECH. #72", "MECH. #73", "MECH. 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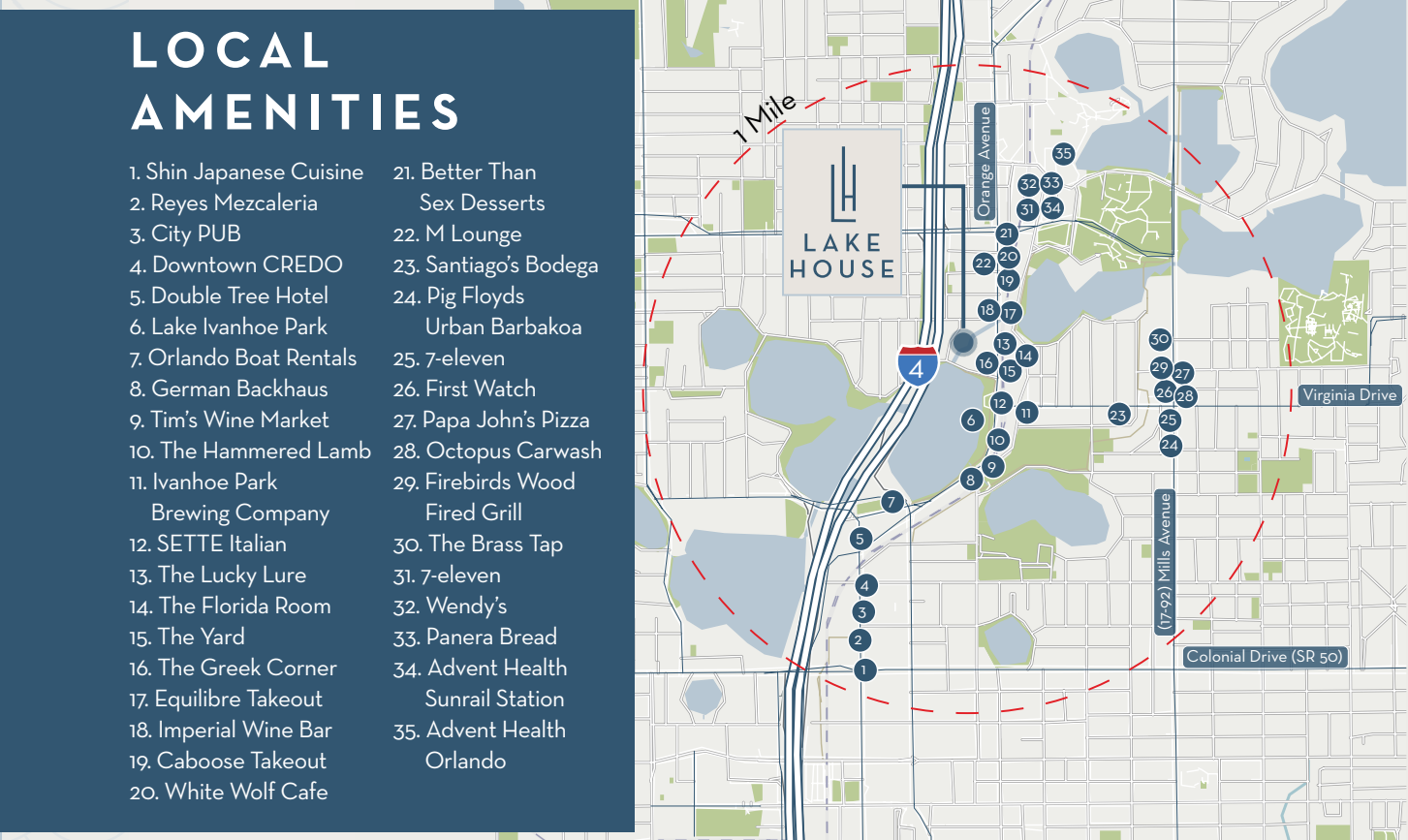
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- The floor plan illustrates the layout of the 10000 Westpark Drive building. It features several distinct areas:
- Multifamily:** Located at the top left, this area is shaded in grey.
 - Multifamily Leasing Center:** Situated at the bottom left, also shaded in grey.
 - Flex Space:** A large central area shaded in light blue.
 - AVAILABLE:** Three large areas are designated as available, shaded in light blue: one on the right side, one in the bottom center, and one in the bottom left.
 - LEASED:** Two areas are designated as leased, shaded in dark blue: one at the top right and one at the bottom right.
 - Pool Above:** A white rectangular area is labeled "Pool Above" within the bottom center available space.
 - ENTRY LOBBY:** Located near the bottom right, adjacent to the leased area.
 - MECH:** Mechanical rooms are indicated in several locations, including near the Flex Space and the bottom right leased area.
 - STAIR #1, #2, #3:** Stairwells are marked throughout the plan.
 - ELEV. #1, #2, #3:** Elevator shafts are marked throughout the plan.
 - GEN.:** Generator room located on the left side.
 - TRASH ROOM:** Located near the top left Multifamily area.
 - POOL EQUIP. ROOM:** Located near the bottom center available space.
 - POOL HEATER ROOM:** Located near the bottom center available space.
 - STORAGE:** Multiple storage areas are marked throughout the plan.
 - ODD SPA:** Located near the top center.
 - TENNANT ELEC.:** Located near the top center.
 - MECH #1, #2, #3:** Additional mechanical rooms are marked throughout the plan.
- A north arrow is located in the bottom left corner, pointing upwards.
- ## 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

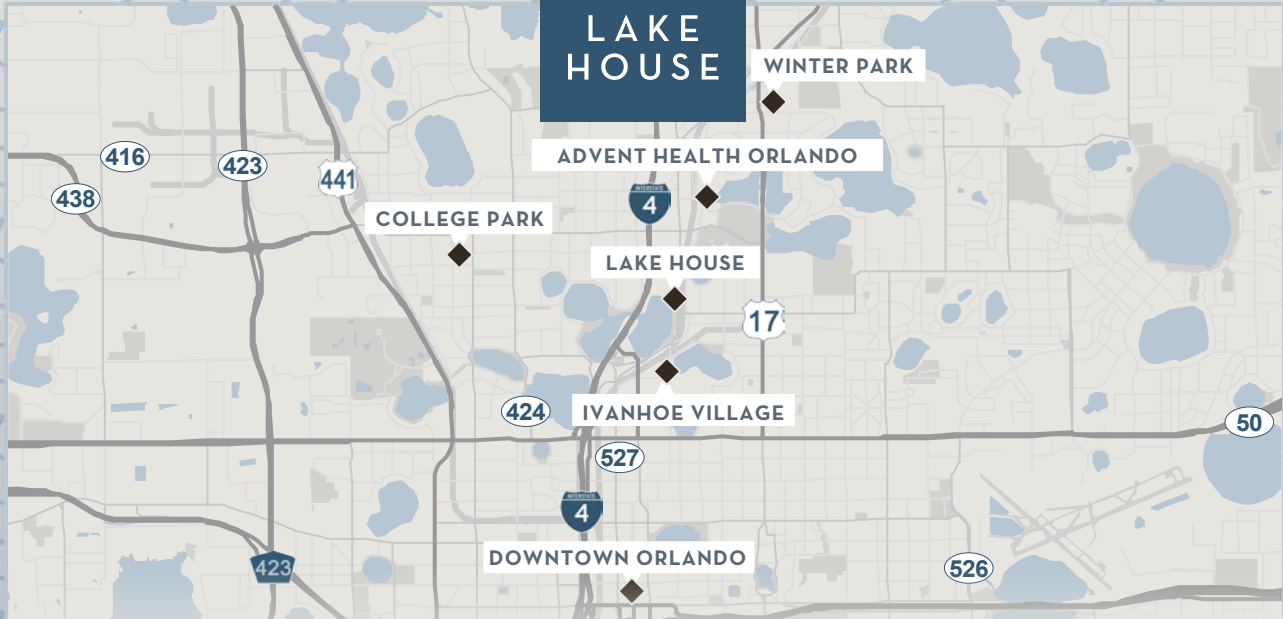


LOCAL AMENITIES

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