



For lease

1601 West Colonial Drive | Orlando, FL 32804

Stand-alone building ± 10,794 SF Available

1601 West Colonial Drive / Orlando, FL

OPPORTUNITY DETAILS



Size: ± 10,794 SF



Offered at \$29.50/SF Modified Gross, tenant pays utilities and janitorial



Flexible floor plan with modern, updated finishes throughout. The previous user's layout included 9 private offices, 2 conference rooms, and up to 32 workstations



Beautiful interior finishes



Parking: 38-40 total spaces for a ratio of just over 3.5/1,000 SF of office space



Formerly a law office but any professional service use would be a perfect fit



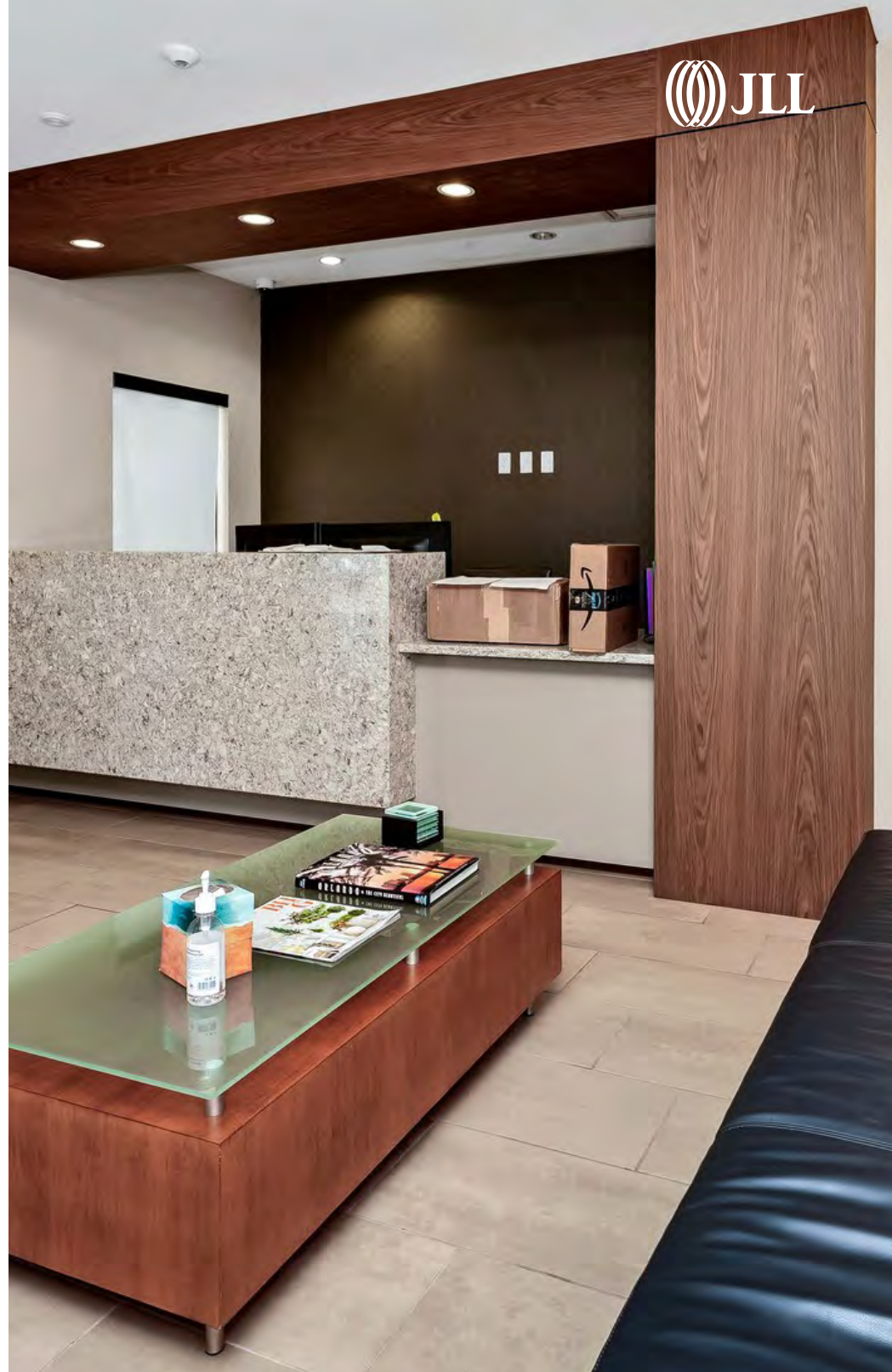
Located adjacent to the Country Club of Orlando, with easy access to the College Park neighborhood; the Packing District; and Downtown Orlando



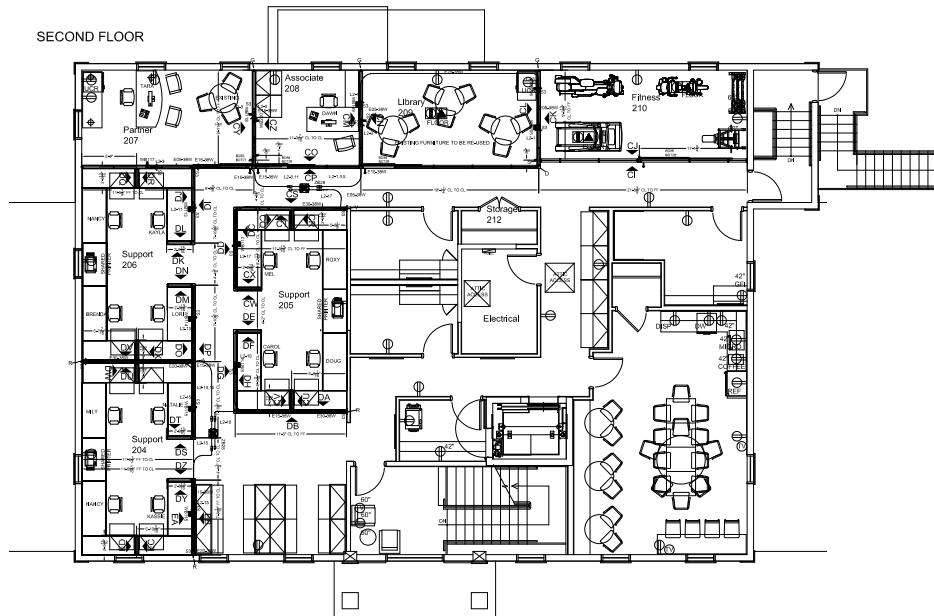
Zoning: O-1/T, City of Orlando



Just 2 miles to Downtown Orlando

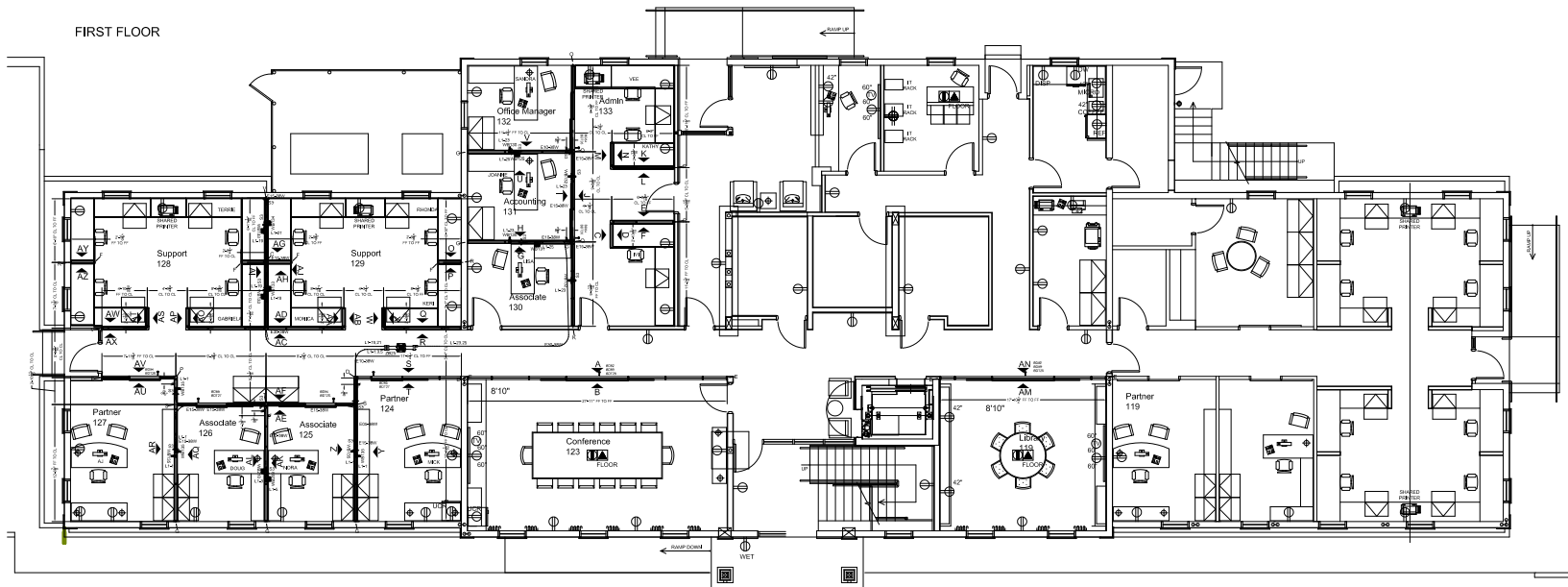


FLOORPLANS



PLAN VIEW- SECOND FLOOR

SCALE: 1/8" = 1'



PLAN VIEW- FIRST FLOOR

SCALE: 1/8" = 1'





jll.com/orlando

Contact Information:

Jamie Barati, SIOR, CCIM

Senior Vice President

jamie.barati@jll.com

+1 407 930 1803

John Worrell, CCIM

Senior Vice President

john.worrell@jll.com

+1 321 684-9240