

For sale or lease

1601 West Colonial Drive | Orlando, FL 32804

Stand-alone building ± 10,794 s.f. available



OPPORTUNITY DETAILS



Size: ± 10,794 s.f.



Offered at \$29.50/s.f. Modified Gross, tenant pays utilities and janitorial



Building available for purchase: \$3,800,000



Flexible floor plan with modern, updated finishes throughout. Current layout: 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



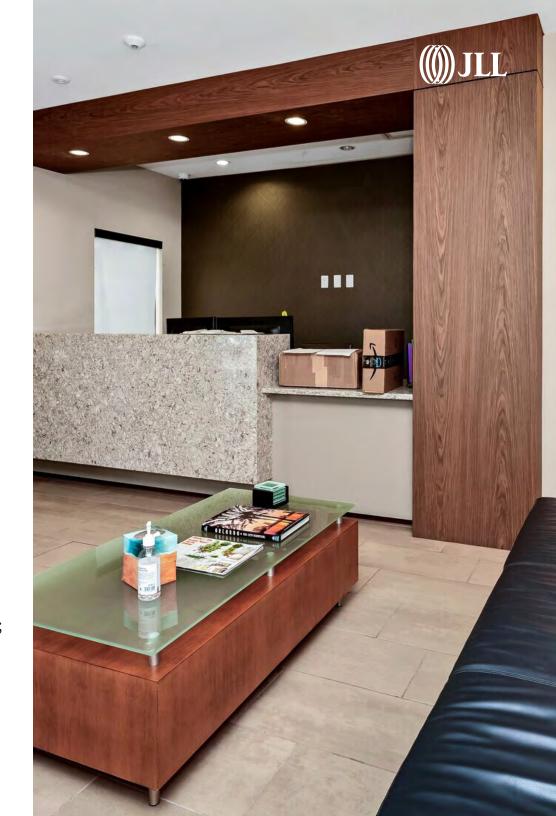
Located adjacent to the Country Club of Orlando, with easy access to the College Park neighborhood; the Packing District; and Downtown Orlando



Zoning: O-1/T, City of Orlando

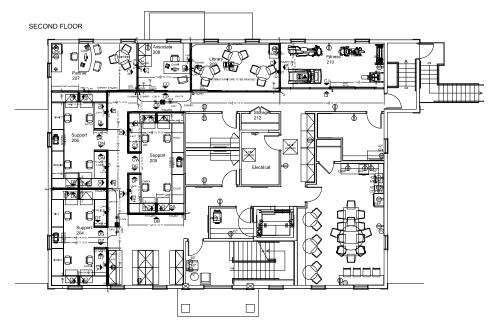


Just 2 miles to Downtown Orlando



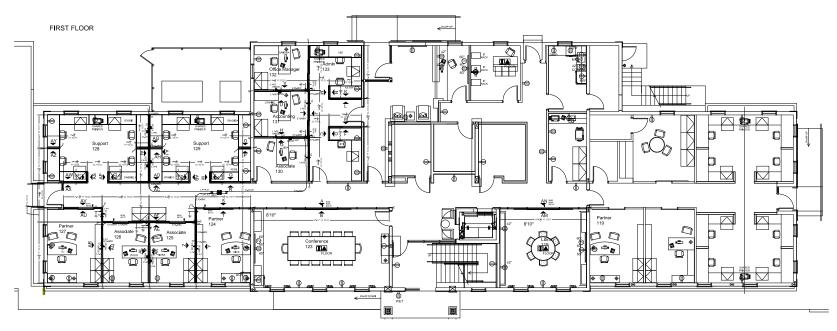
(()) JLL

FLOOR PLANS



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

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.