



For sale or lease

1601 West Colonial Drive | Orlando, FL 32804

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

1601 West Colonial Drive / Orlando, FL

OPPORTUNITY DETAILS



Size: $\pm$ 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



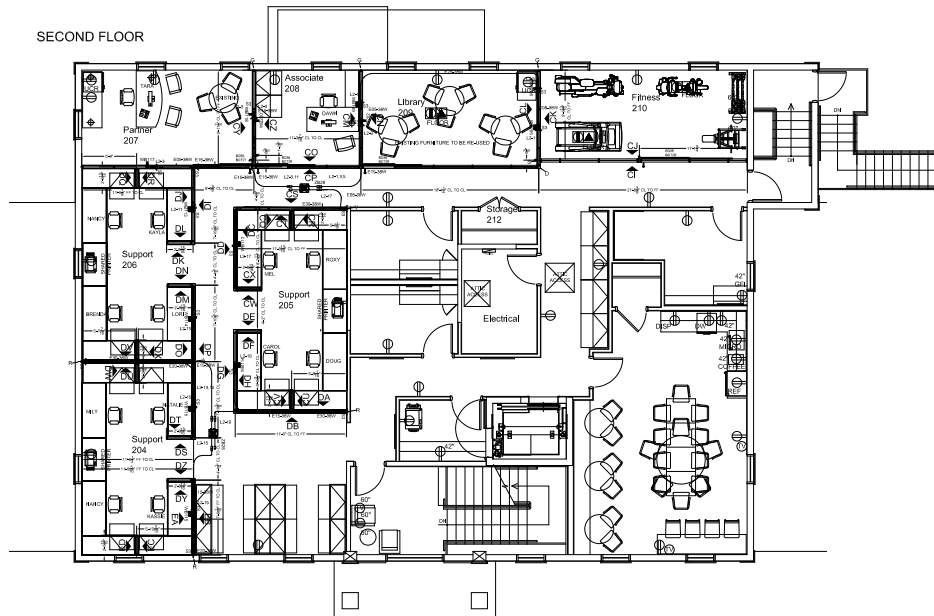
Zoning: O-1/T, City of Orlando



Just 2 miles to Downtown Orlando

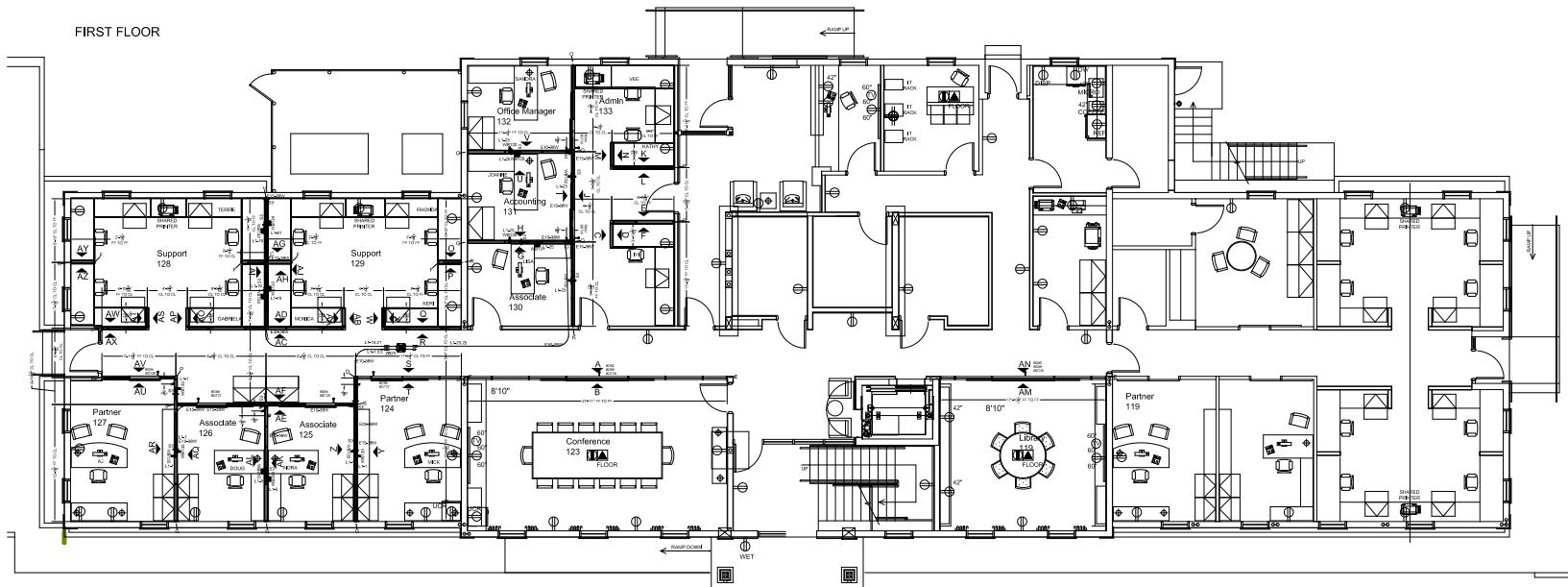


FLOOR PLANS



PLAN VIEW- SECOND FLOOR

SCALE: 1/8" = 1'



PLAN VIEW- FIRST FLOOR

SCALE: 1/8" = 1'





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