



# For Sale

Rare Downtown Orlando Opportunity  
Professional Office Building For Sale  
1601 East Amelia Street

 **JLL** SEE A BRIGHTER WAY

## 1601 E Amelia Street



Offered at \$2,150,000



Professional office building for sale



Two adjacent parcels also available



Completely remodeled interior and exterior



New electrical throughout



New A/C units



New concrete tile roof



Located at the northeast corner of East Amelia Street and North Fern Creek Ave just east of downtown Orlando

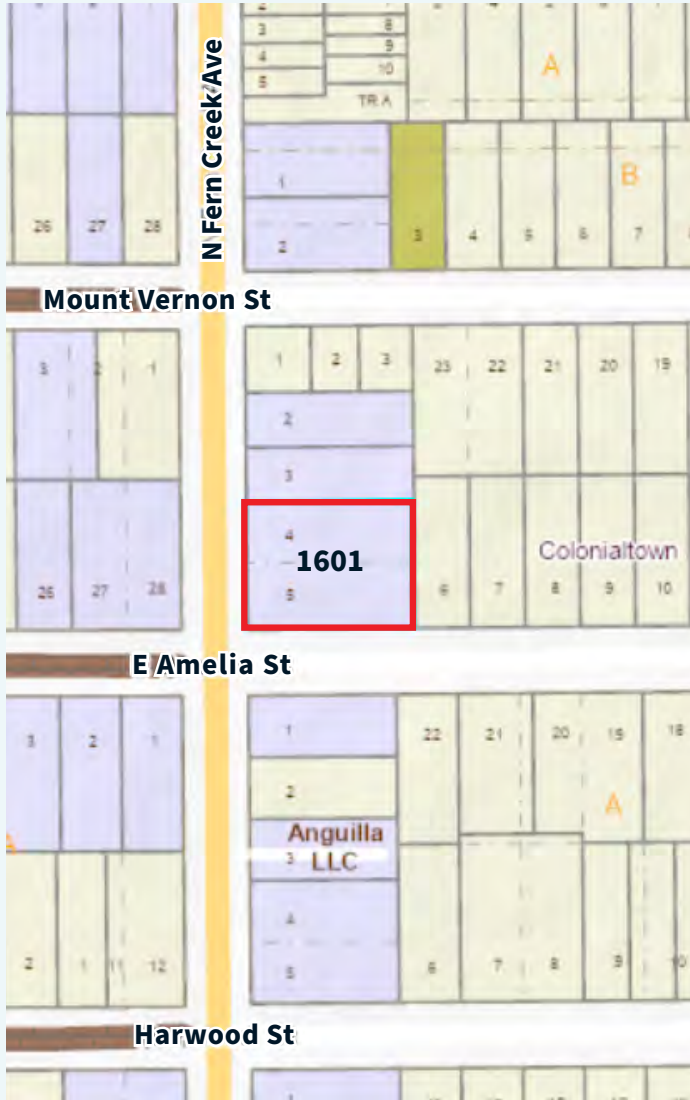
### 1601 East Amelia Street:

\$2,150,000 | 4,394 SF (\$489/SF) | (0.40 acres)

Waiting room/reception, 10 private offices, storage, break room, rest rooms, small conference/huddle area, large conference room, and 8 workstations



# The Property



Located just to the east of Downtown Orlando’s Central Business District, 1601 East Amelia Street office property offers a rare opportunity to own freestanding office properties, with significant parking, this close to Orlando’s Central Business District. Properties are available together as a portfolio sale, or available separately.

The location also offers a tremendous boost to these assets as there are amenities within a very close proximity to the site that include the Downtown YMCA, Starbucks, Publix, and the Colonial Plaza shopping Center, to name a few.

Access is achieved via several well-known Downtown Orlando arterials like Colonial Drive, Mills Avenue, Robinson Street, and Bumby Avenue, to name a few. These assets provide very easy access to the core of Downtown Orlando.

<b>Address</b>	<b>1601 East Amelia Street</b>
<b>Building Size</b>	4,610± Total SF
<b>Land Size</b>	17,625± SF (0.40 acres)
<b>Year Built</b>	1994
<b>Zoning</b>	O-1/T, Office (City of Orlando)
<b>Parking</b>	Approx. 18 total parking spaces, plus on-street parking on E Amelia Street
<b>Notes:</b>	Prime corner location just east of the Downtown Orlando YMCA, this building offers a tremendous opportunity for an owner/user looking to occupy either all, or a portion, of this building. Completely remodeled interior and exterior. New electrical throughout. New A/C units. New concrete tile roof.

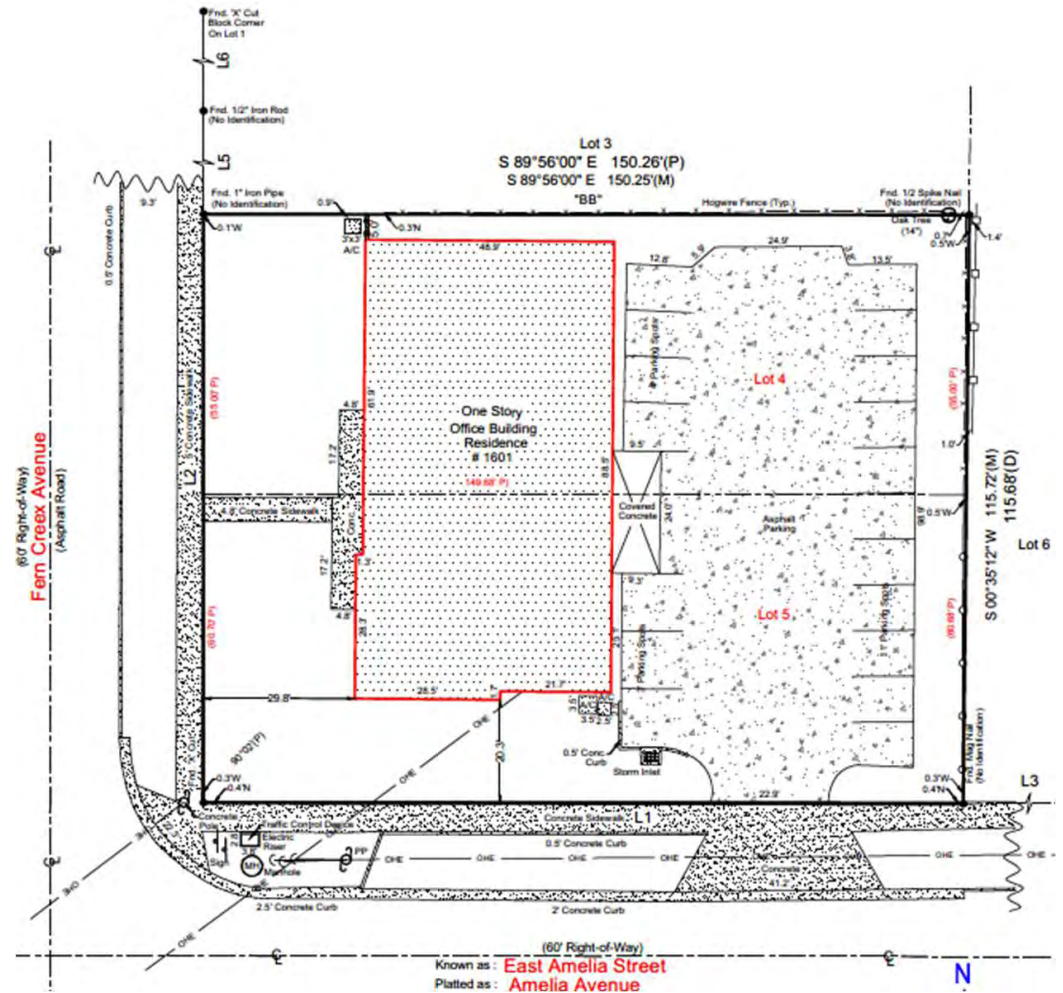
## 1601 E Amelia Street

# Survey

The site at 1601 East Amelia Street is rectangular with 150 + feet along the north side of East Amelia Street and 115 + feet along the east side of North Fern Creek Avenue. The land encompasses 17,250 square feet or 0.40 acres.



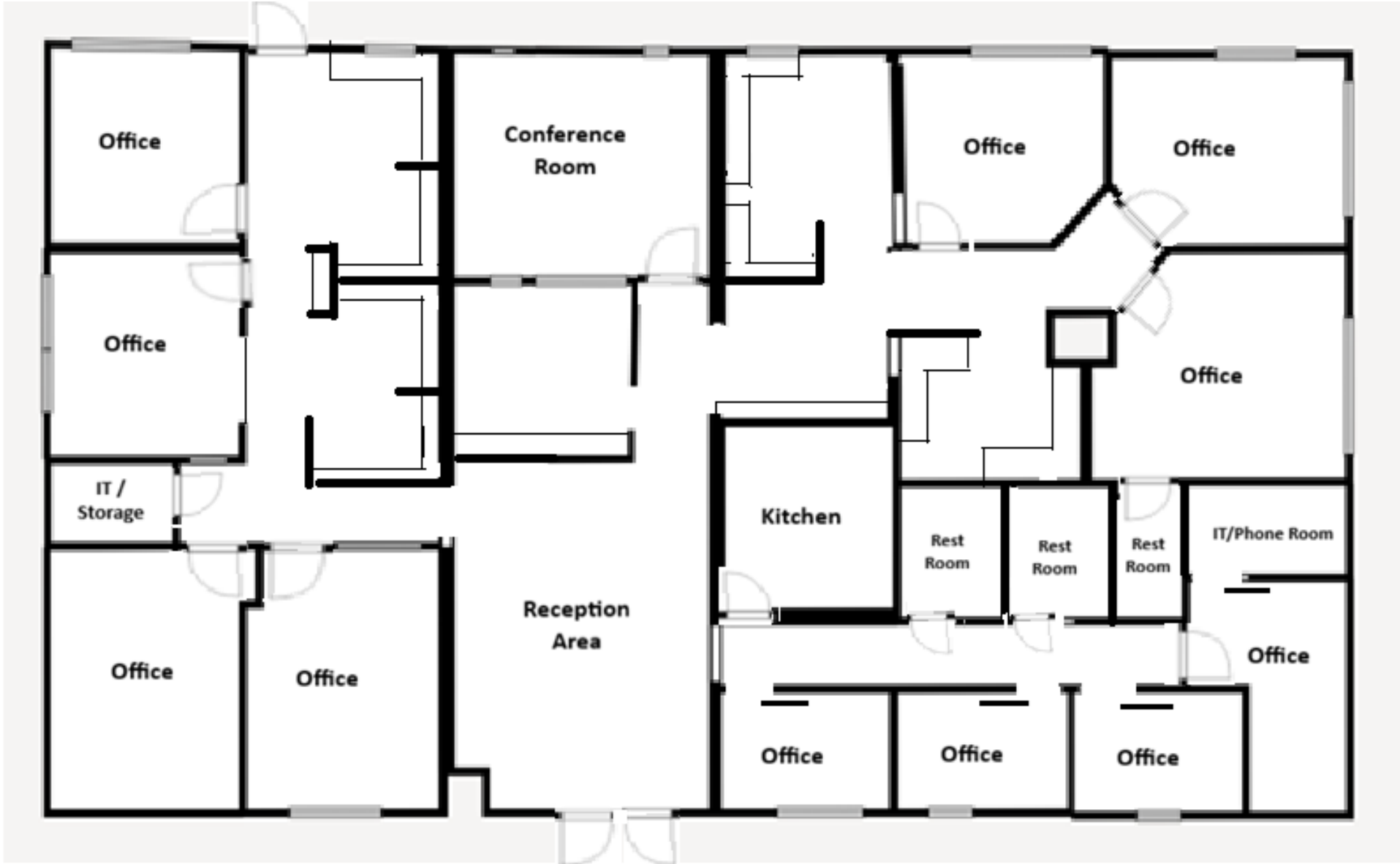
©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.



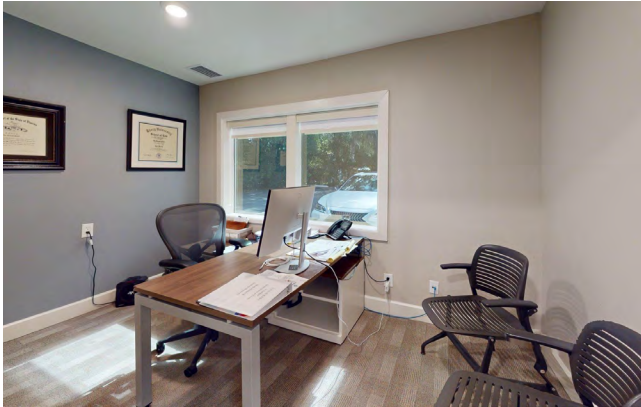
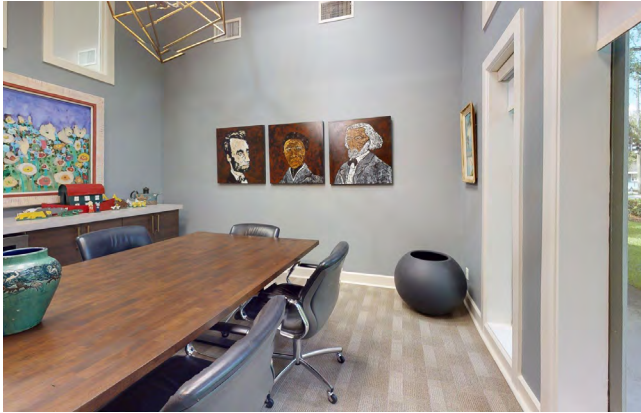
1601 E Amelia Street

# Floorplan

[CLICK FOR A VIRTUAL TOUR OF 1601 EAST AMELIA STREET](#)




1601 E Amelia St photos




Contact:



**Jamie Barati**  
Senior Vice President


 +1 407 930 1803

 [jamie.barati@jll.com](mailto:jamie.barati@jll.com)



**John Worrell**  
Senior Vice President

 +1 407 930 1809

 [john.worrell@jll.com](mailto:john.worrell@jll.com)

[jll.com/orlando](https://www.jll.com/orlando)

200 S Orange Avenue, Suite 3000 • Orlando, FL 32801