



ONE SOUTH ORANGE

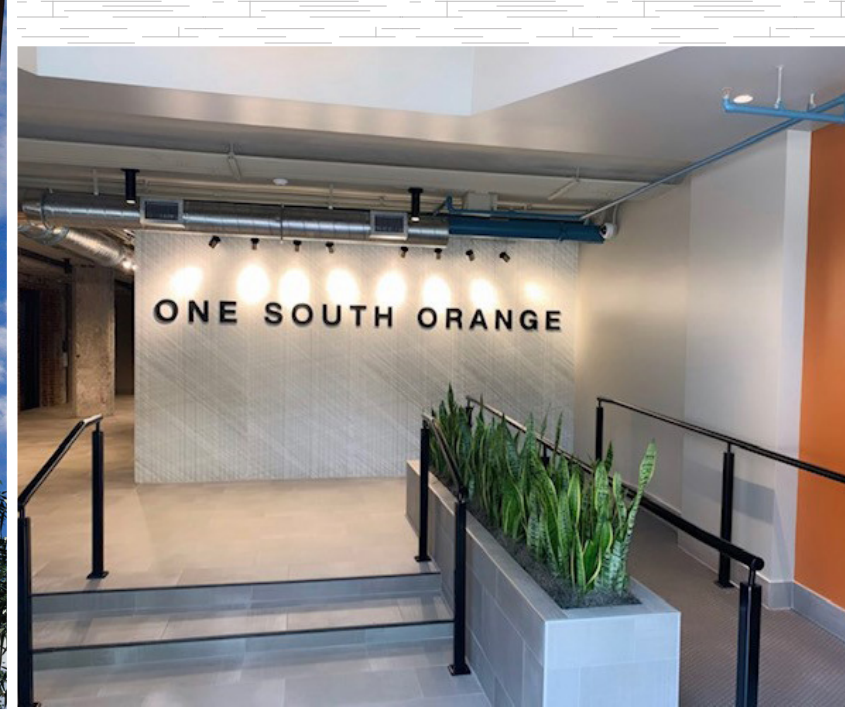
FOR LEASE



Est. 1913 Re-launched 2019

1 S Orange Avenue, Orlando FL 32801



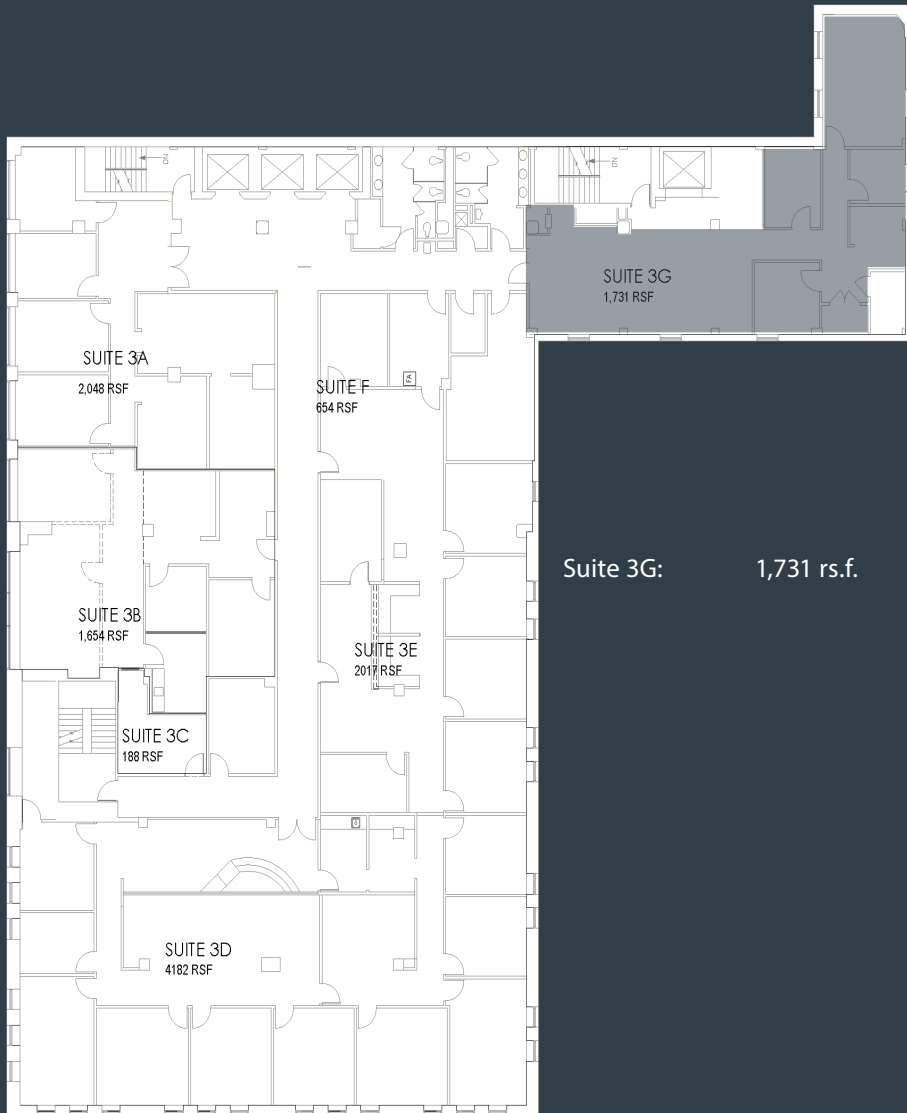


## Historic office building in Downtown Orlando

- 76,995 r.s.f. Class B office building located in the heart of the Central Business District of Downtown Orlando.
- New location of Central Florida's second Taco Bell Cantina
- Easy access to Interstate 4 (I-4) and State Road 408 (SR 408)
- Close proximity to restaurants and retail, including Dr. Phillips Performing Art Center, Amway Center, and Orlando City Soccer Stadium
- Tenant improvement allowance available to achieve an open and creative office environment
- Entire 4th floor available - 13,608 s.f. total or available as demised



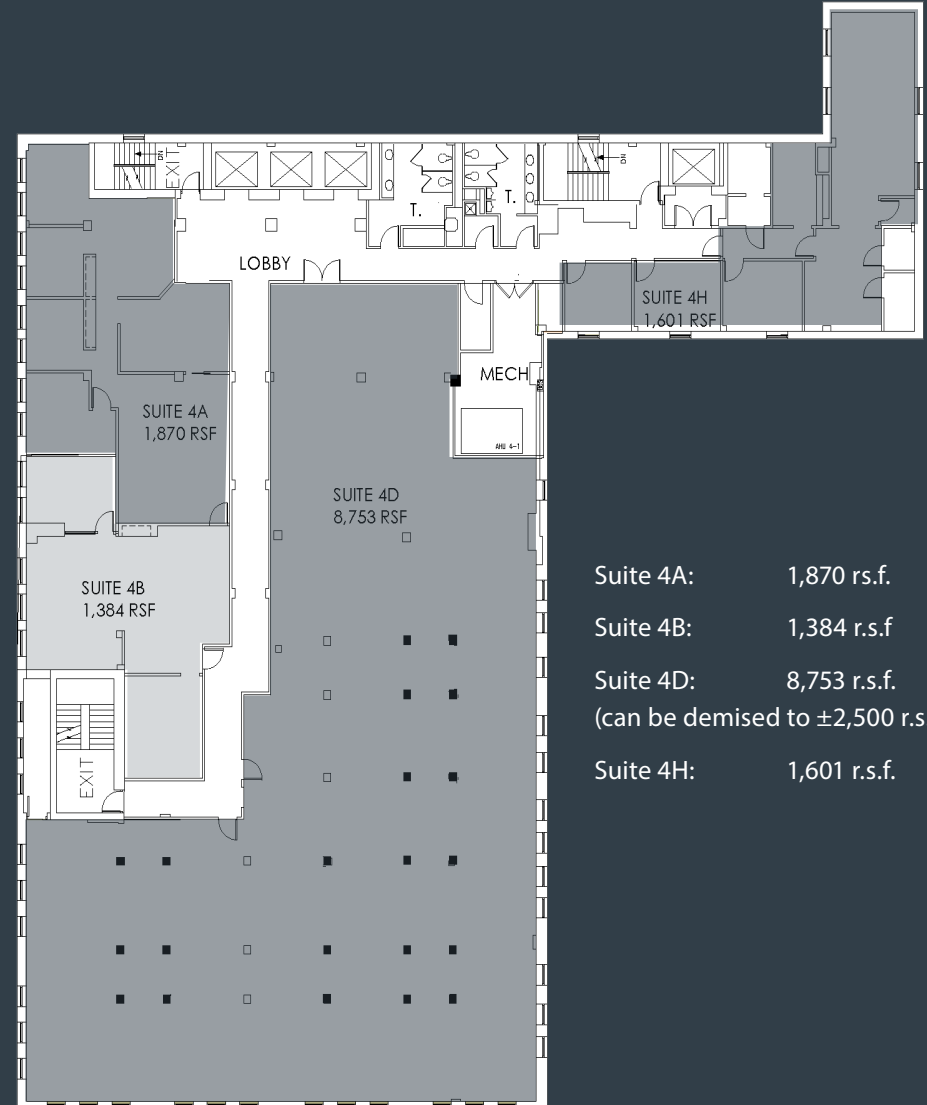
## 3<sup>RD</sup> FLOOR PLAN



Suite 3G: 1,731 rs.f.

## 4<sup>TH</sup> FLOOR PLAN

Entire 4th floor available  $\pm 13,608$  s.f. total available contiguous or demised:



Suite 4A: 1,870 rs.f.  
 Suite 4B: 1,384 r.s.f.  
 Suite 4D: 8,753 r.s.f.  
 (can be demised to  $\pm 2,500$  r.s.f.)  
 Suite 4H: 1,601 r.s.f.





For more information contact:

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