



214 S LUCERNE CIR E, ORLANDO, FL 32801

OWNER-USER OPPORTUNITY

YEAR BUILT/RENO

1918 / 2004

TOTAL AVAILABILITY

±10,068 SF

ZONING

O-1/T/HP/AN

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JOSH SMITH, SIOR

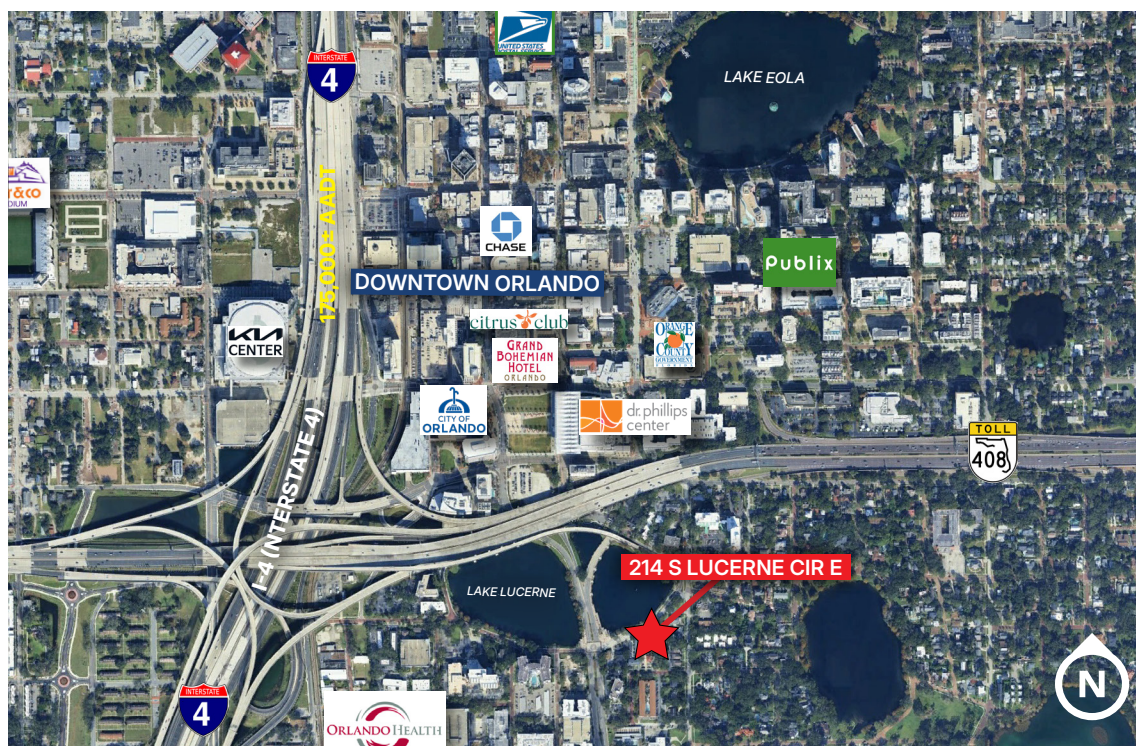
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For More Information: [MadsenSmith.com](https://www.MadsenSmith.com) | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 HIGHLIGHTS

- Rare owner/user acquisition opportunity in Downtown Orlando with flexible occupancy and income-offset potential.
- Seller may vacate or lease back space post-closing, while additional professional tenants are on short-term leases, allowing a buyer to retain or recapture space over time.
- Two-building campus configuration includes a 7,902± SF main building, 2,166± SF carriage house, and usable basement storage.
- Rare on-site parking in Downtown Orlando with two points of ingress/egress, plus nearby street parking.
- Premier Lake Lucerne location positioned between Downtown Orlando's CBD and SoDo, with immediate access to Orange Avenue, SR 408, and I-4.

MAIN BUILDING	CARRIAGE HOUSE	TOTAL	PRICE
7,902± SF	2,166± SF	10,068 SF	Contact Broker

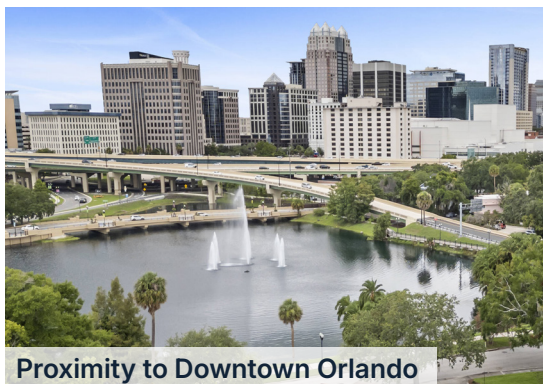
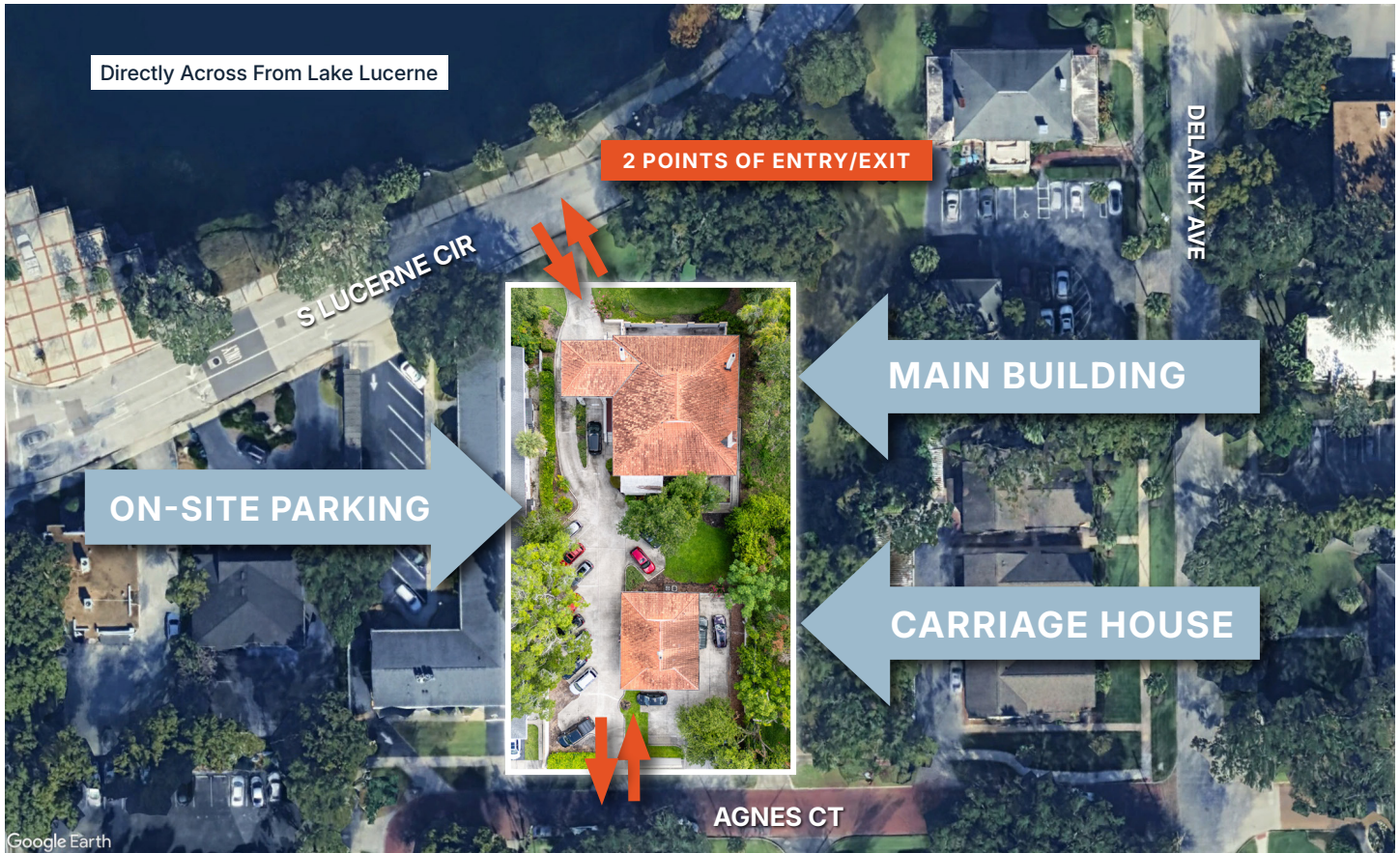

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02 SITE OVERVIEW



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03 INTERIOR



Lobby/Reception



Conference Room



Lobby/Reception



Lobby/Reception



Entry & Stairwell



Conference Room

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04 LOCATION



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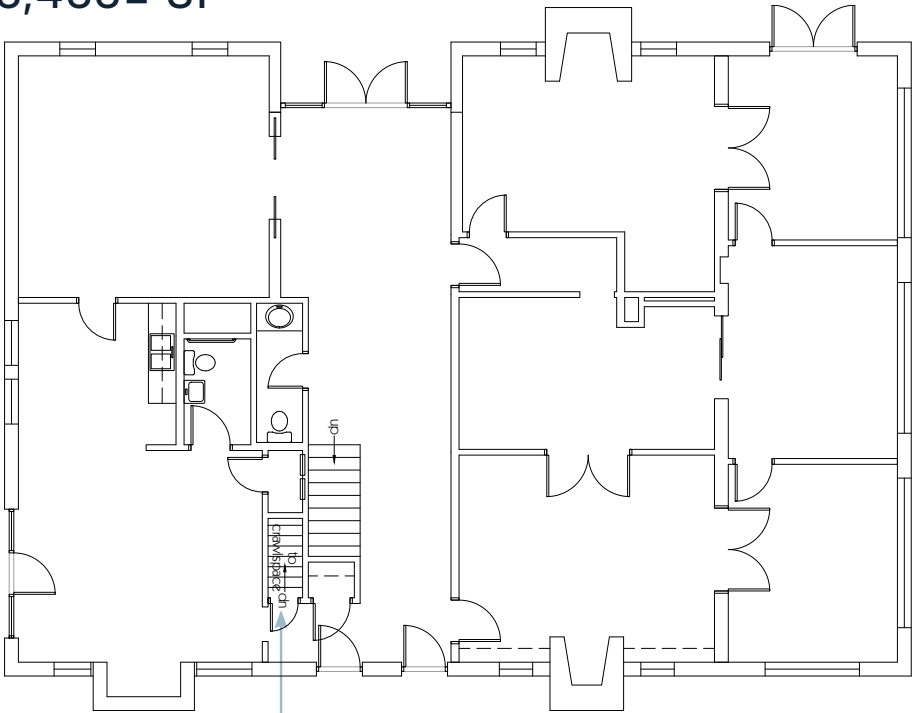
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05 MAIN BUILDING

7,902 SF TOTAL

FIRST FLOOR

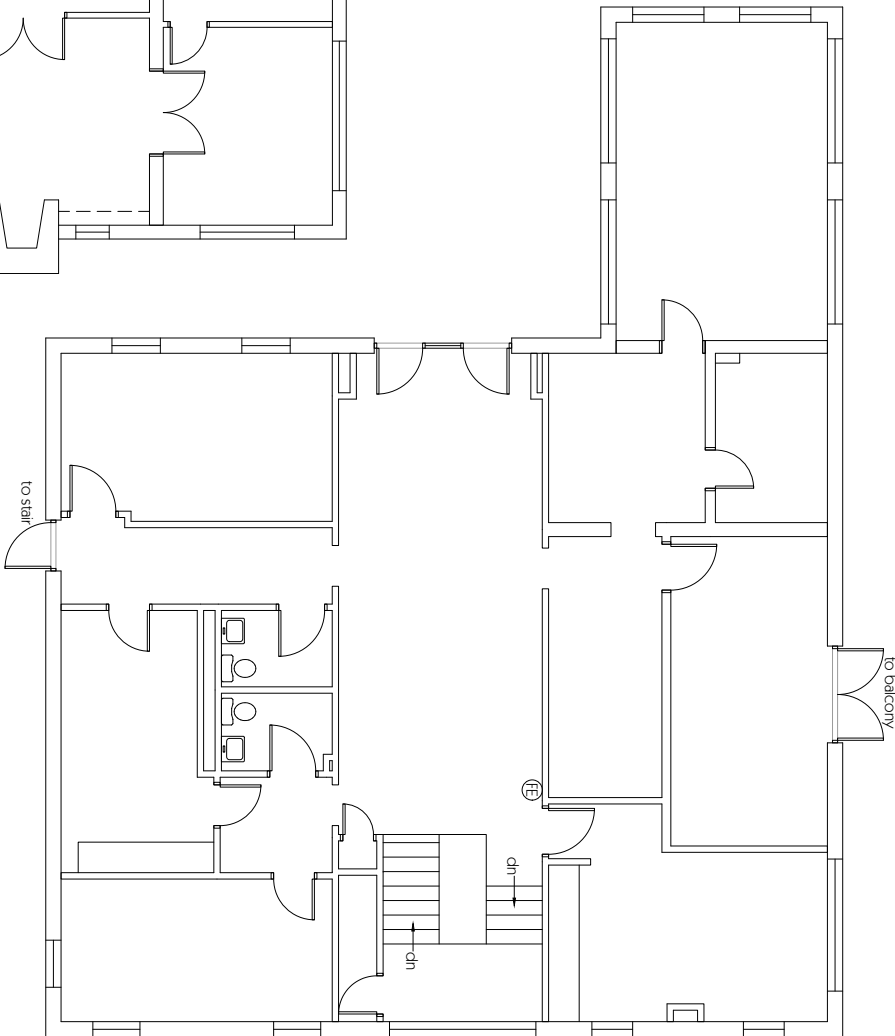
3,433± SF



860± SF
BASEMENT

SECOND FLOOR

3,609± SF

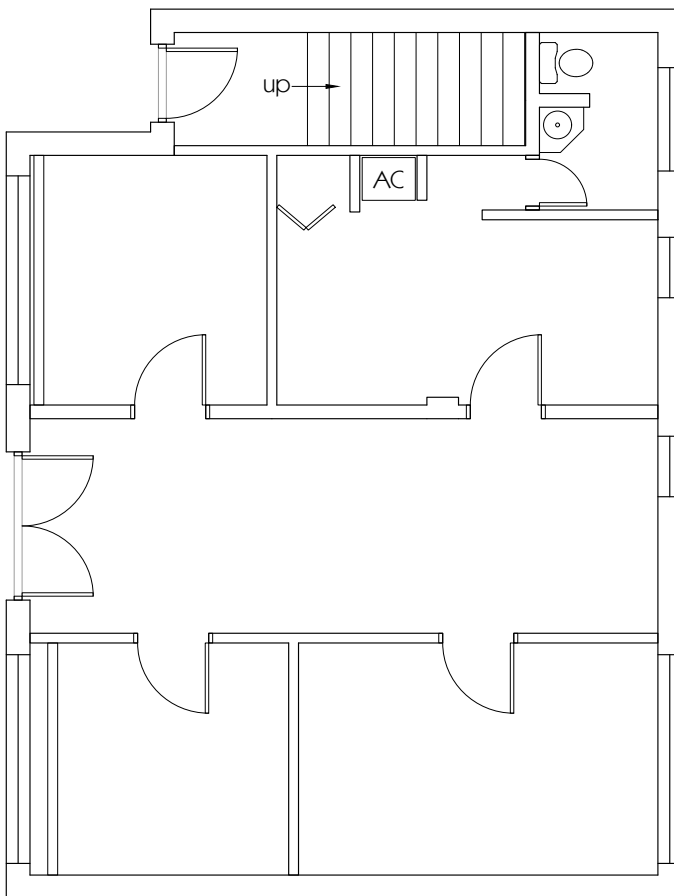


1 ST Floor:	3,433± SF
2 ND Floor:	3,609± SF
Basement:	860± SF
Total Area:	7,902± SF

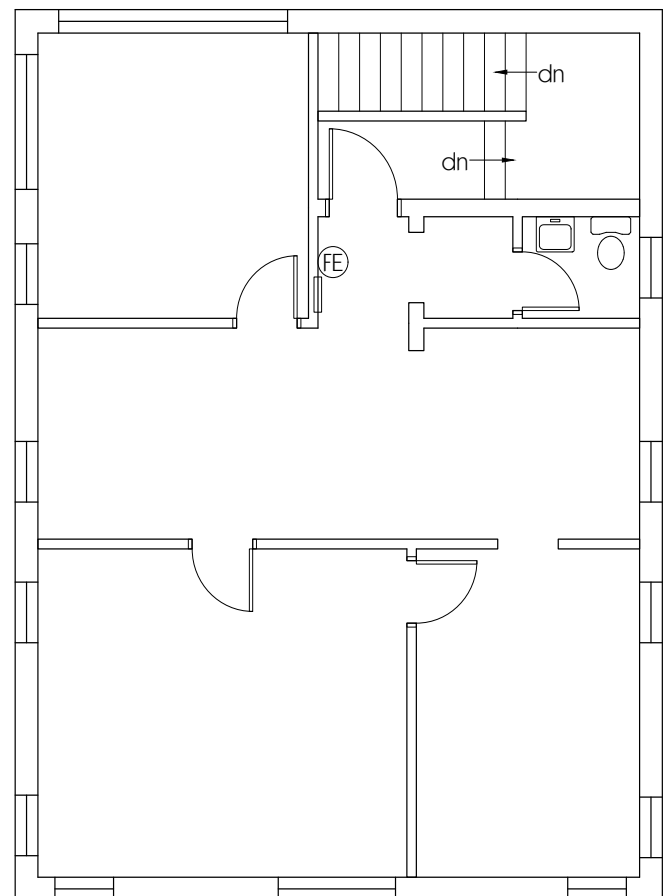
06 CARRIAGE HOUSE

2,166± SF TOTAL

FIRST FLOOR



SECOND FLOOR



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