

FOR LEASE

STOREY BLDG. 221

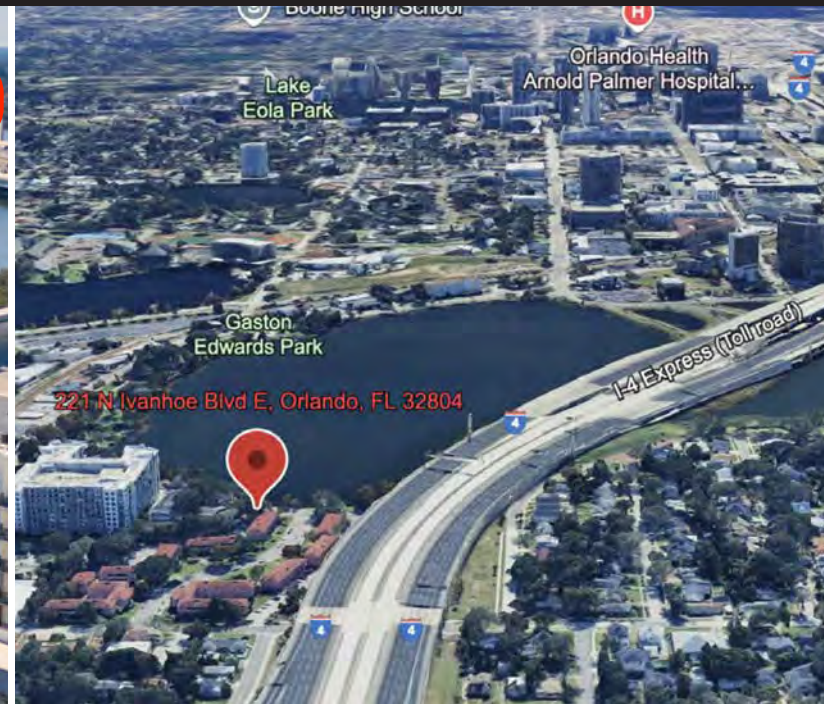
O'Mara
LAW GROUP

WoodUnites

Storey
LAW GROUP

OFFICE SPACE AVAILABLE

221 NE Ivanhoe Blvd, Orlando, FL 32804



PROPERTY OVERVIEW

Embark on a leasing opportunity at 221 NE Ivanhoe Blvd, where modernity meets functionality. This property presents a versatile office space with high visibility, showcasing a contemporary design and a customizable layout tailored to your exact needs. Boasting ample parking options and a prestigious address, it's primed to elevate your business presence. From its striking curb appeal to the thoughtfully designed interior, every detail exudes professionalism and inspires productivity. Ideal for hosting clients and business meetings, this space provides the perfect canvas for your professional aspirations. Experience the pinnacle of commercial excellence at 221 NE Ivanhoe Blvd, Orlando. Suite #200 consisting of 6,249 Square Feet available for lease.

PROPERTY HIGHLIGHTS

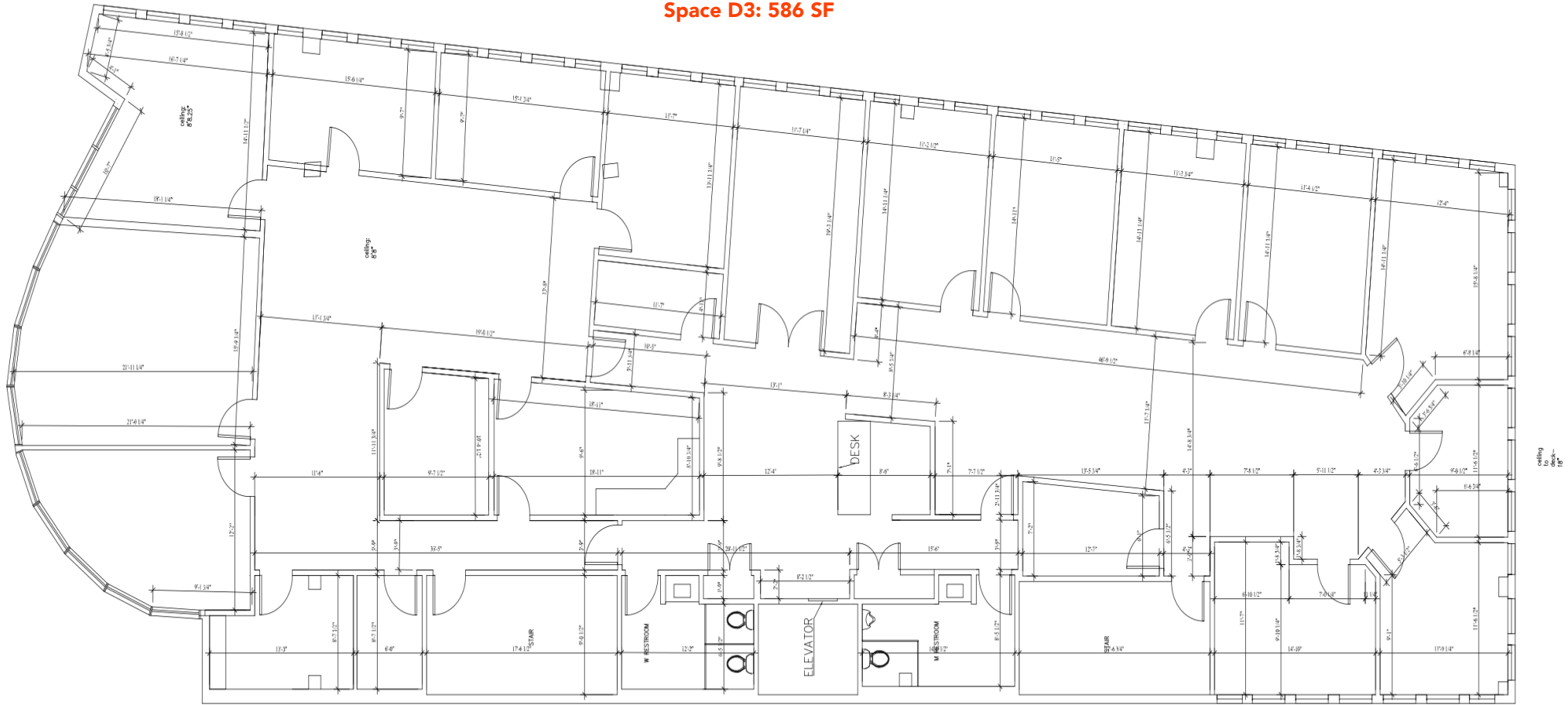
- 6,249 SF Lakeview Office Space For Lease
- 15 Offices
- 2 Conference Rooms
- Private Elevator
- 2 Private Restrooms
- Spacious and customizable layout

OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	11,256 SF
Available SF:	586 -6,249 SF
Lot Size:	0.38 Acres
Zoning:	MU-2/T/SP
Market:	Orlando
Submarket:	Ivanhoe Village

Space can be demised

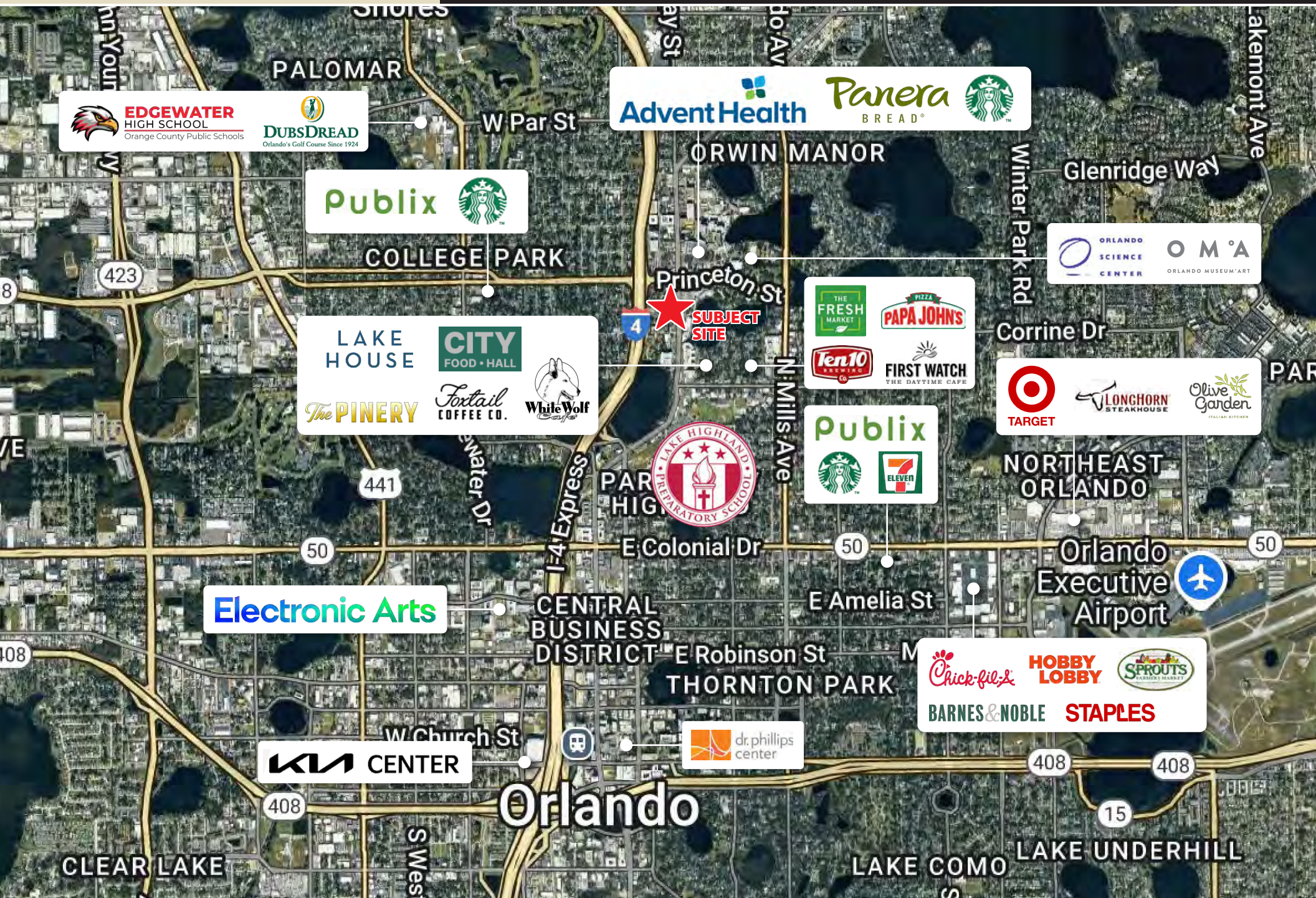
- Space A: 2,779 SF
- Space B: 822 SF
- Space C: 889 SF
- Space D1: 586 SF
- Space D2: 586 SF
- Space D3: 586 SF



TOTAL SF: 6,249

1 FLOOR PLAN: 2ND LVL
SCALE: 1/4" = 1' - 0"





DEMOGRAPHIC DATA

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	11,896	95,469	293,220
Average Age	39	42	41
Average Age (Male)	39	41	40
Average Age (Female)	39	43	42
HOUSEHOLD & INCOME			
Total Households	6,399	46,881	125,189
Persons per HH	1.9	2	2.3
Average HH Income	\$132,466	\$129,506	\$102,978
Average House Value	\$561,712	\$608,924	\$463,105
Per Capita Income	\$69,718	\$64,753	\$44,773

