

2nd floor loft office
with park view
for
LEASE

2,225 sf

\$23.00 psf nnn

- + building: 4,334 SF
- + built: 1915
- + zoning: AC-3A/T/HP
- + parcel id: 26-2229-7352-28-013



25 e central blvd.
orlando, fl

buffy gillette
broker associate
(407) 426.7202
buffy@BBDRE.com





**Amazing
670+ sf
Balcony!**

highlights

- 2,225 Square Feet
- Nicely appointed office space in the heart of Downtown Orlando
- Located on the 2nd floor with spacious balcony overlooking Heritage Square Park
- Walking Distance to Lake Eola
- Several Executive Offices, Conference Room, Kitchenette, Bathrooms and Private Elevator
- Nearby Parking Garage
- Lease Rate: \$23.00/SF NNN



250 N. Orange Ave., Ste. 500
Orlando, FL 32801
+ (407) 426.7702
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



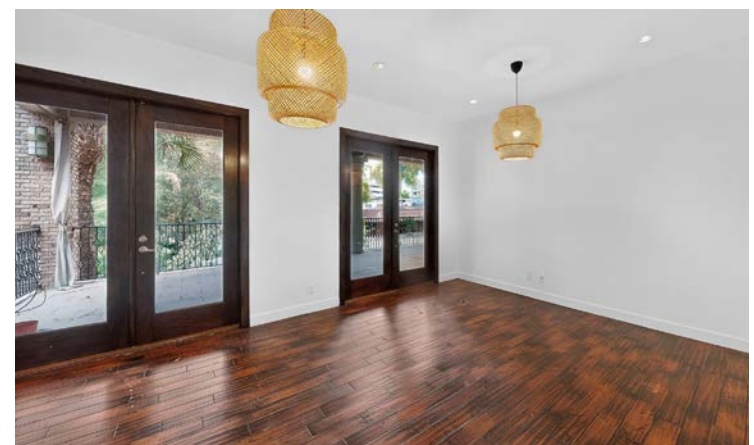
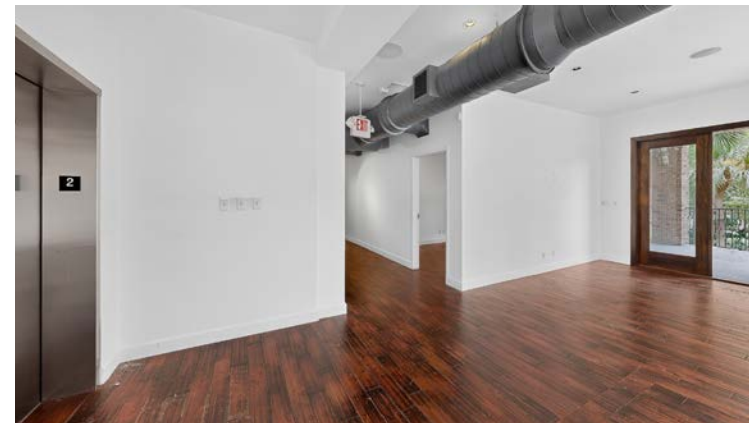
for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

exteriors



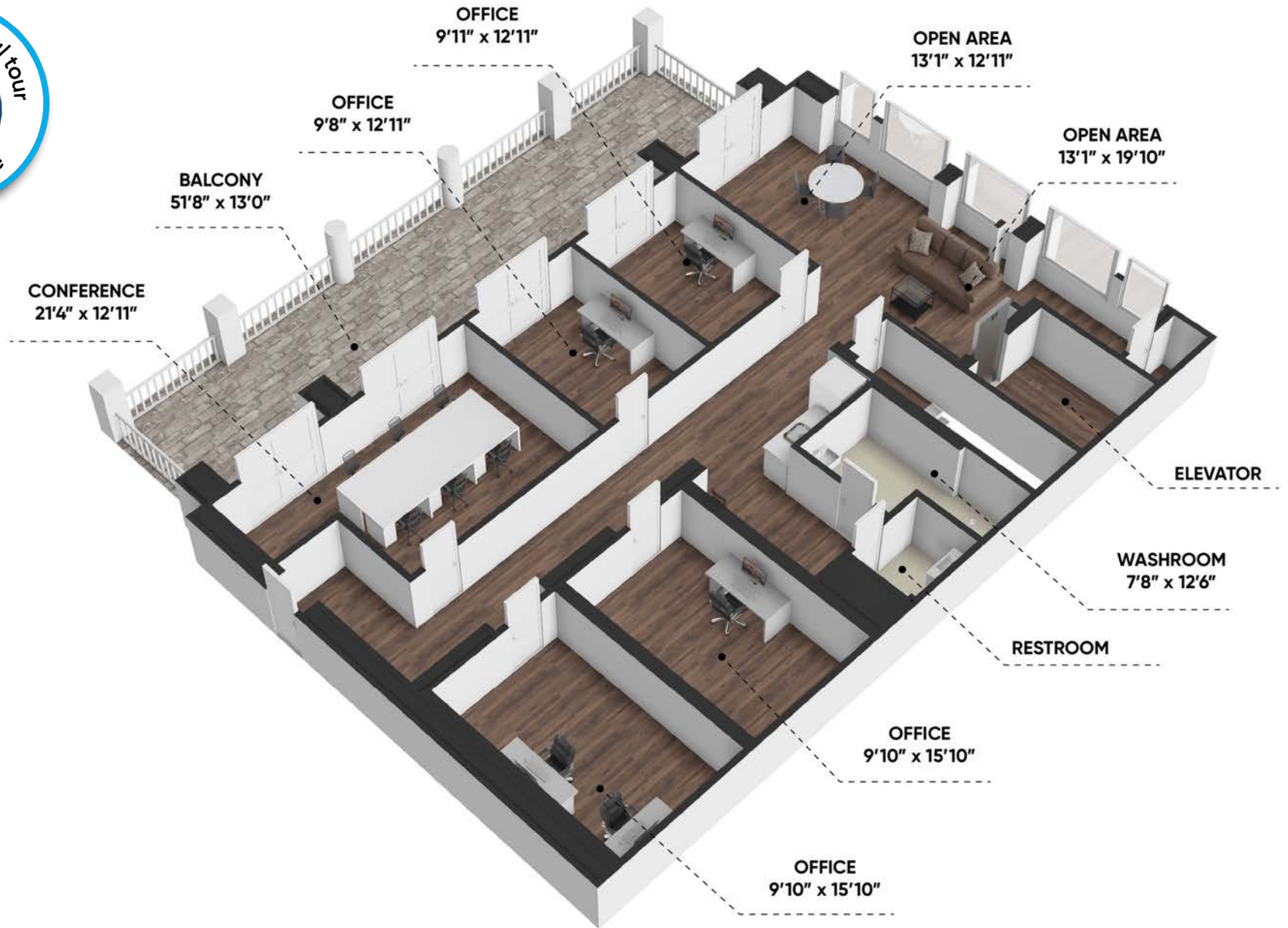
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interiors

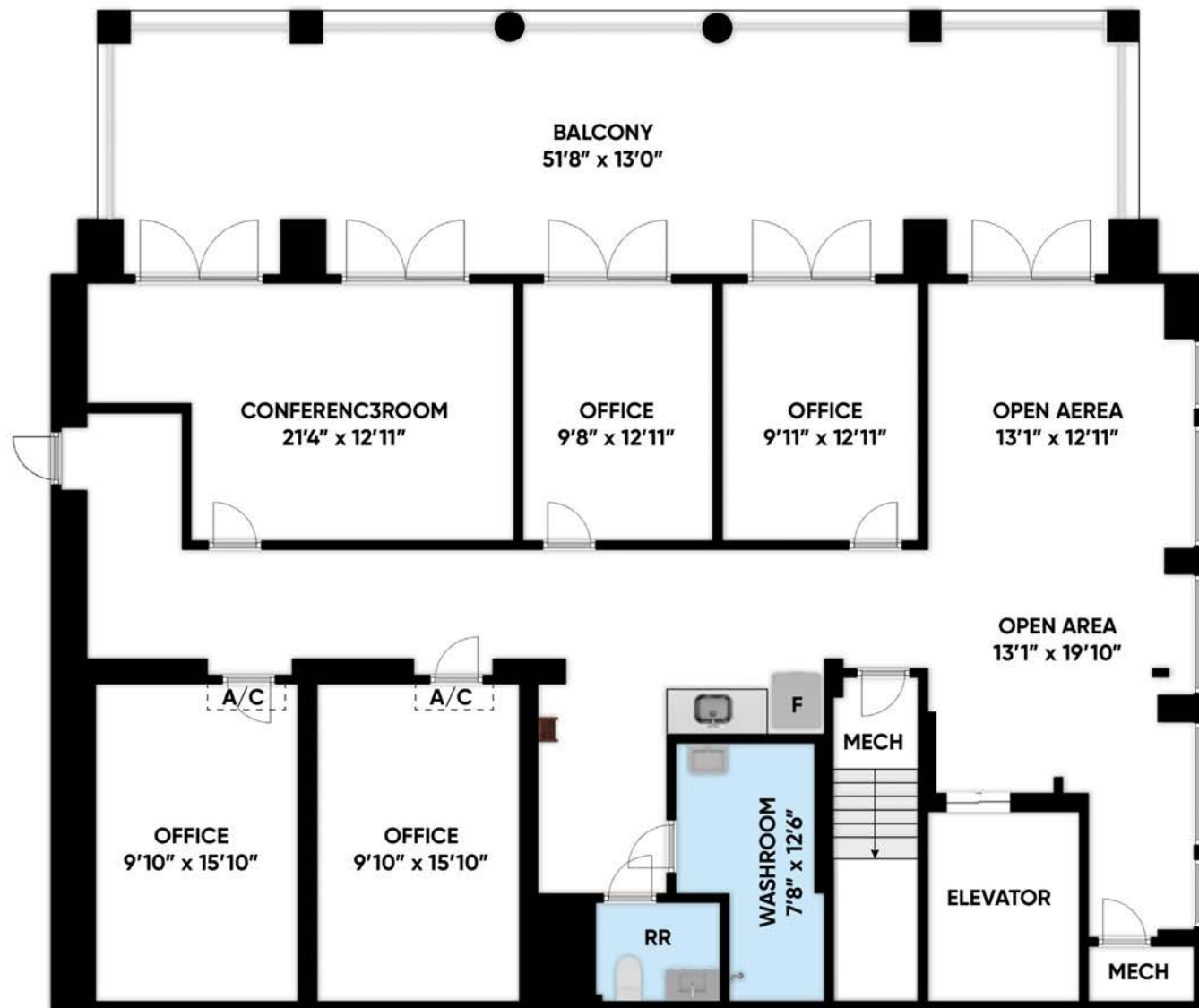


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space layout



floor plan



ORLANDO CENTRAL BUSINESS DISTRICT

the location advantage

Situated in a rapidly growing metropolitan area that's a hub for tourism, technology, and healthcare, the district enjoys high foot traffic, translating to excellent visibility and customer reach for businesses. Its location is prime—near government offices, hotels, entertainment venues, and other commercial establishments—making it an attractive spot for an owner operator or for leasing,

The area is well-served by public transport, including bus lines and the SunRail, reducing commuting challenges for both employees and clients. The Central Business District is often the focus of city improvement initiatives, from public safety to urban aesthetics, ensuring that a downtown Orlando location will continue to thrive.

area demographics

	1 Mile	3 Mile	5 Mile
Population	23,562	104,751	297,832
Employees	64,406	197,323	307,891
Daytime Pop.	75,401	246,206	457,583
Ave HH Income	\$98,326	\$104,170	\$92,095

within walking distance

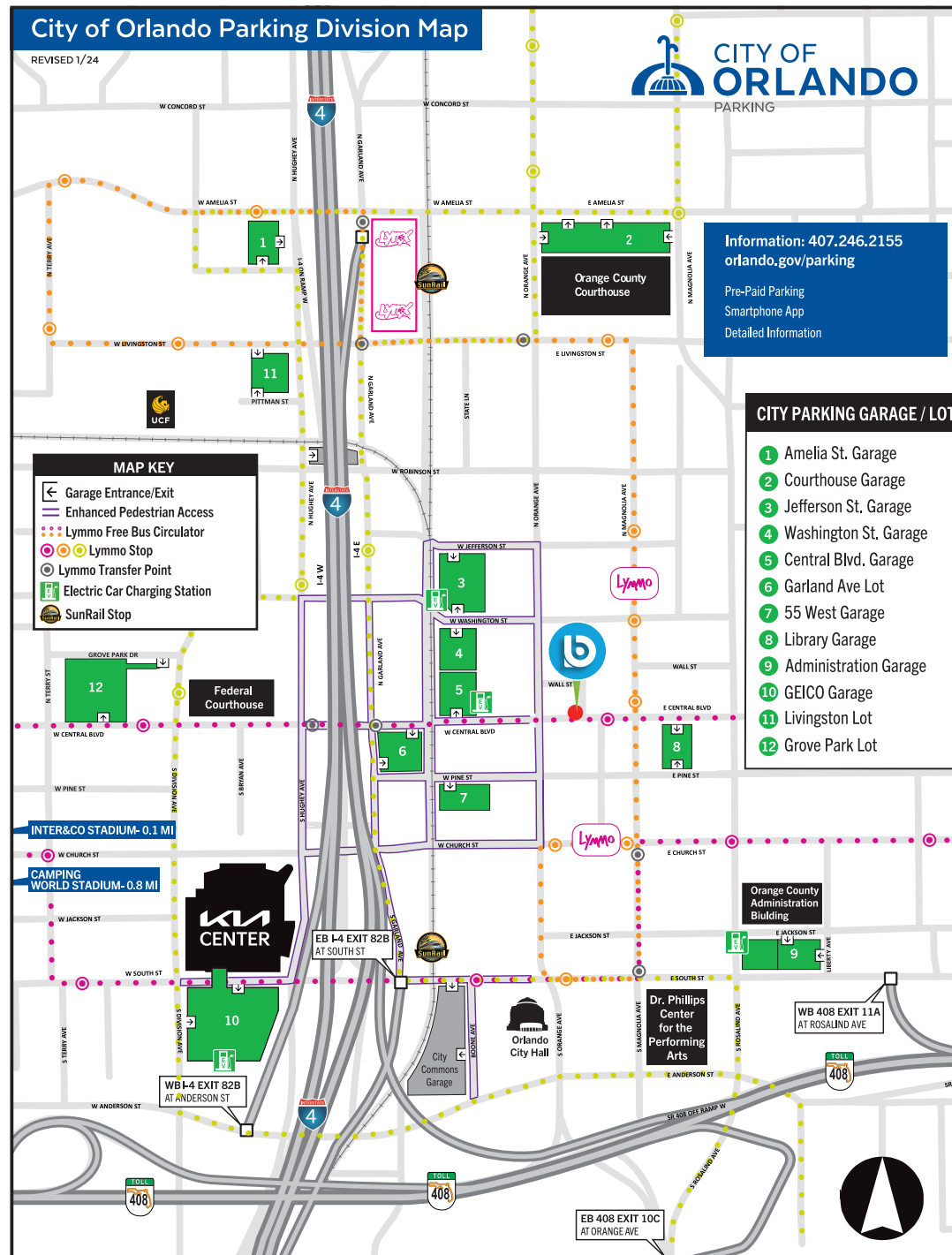
2,200+ Hotel Rooms

50+ Restaurants

5,000+ Multi-Family units

access to nearby parking

While there is limited onsite parking at 25 E Central Blvd., there are multiple opportunities and access to nearby lots and garages.



orlando districts

