

# ONE

## SOUTH ORANGE

Prime Office Space for lease in  
Orlando's Central Business District

One South Orange is located in Orlando's Central Business District allowing superior accessibility to major highways including I-4 and SR-408.

This 76,995 RSF historic brick office building, built in 1913, finished a complete modernization overhaul in 2019. Additionally, the final phase (4th floor) of the Common Area Transformation was recently completed.

CBRE, Inc., as exclusive leasing agent, is pleased to offer the following prime space for lease:

## 4th Floor | 2 Suites

# ±1,486 - 8,733 RSF

Partial 4th Floor Possession | Term  
Vacant | Negotiable

Suite 401 Possession | Term  
11/1/24 | Negotiable

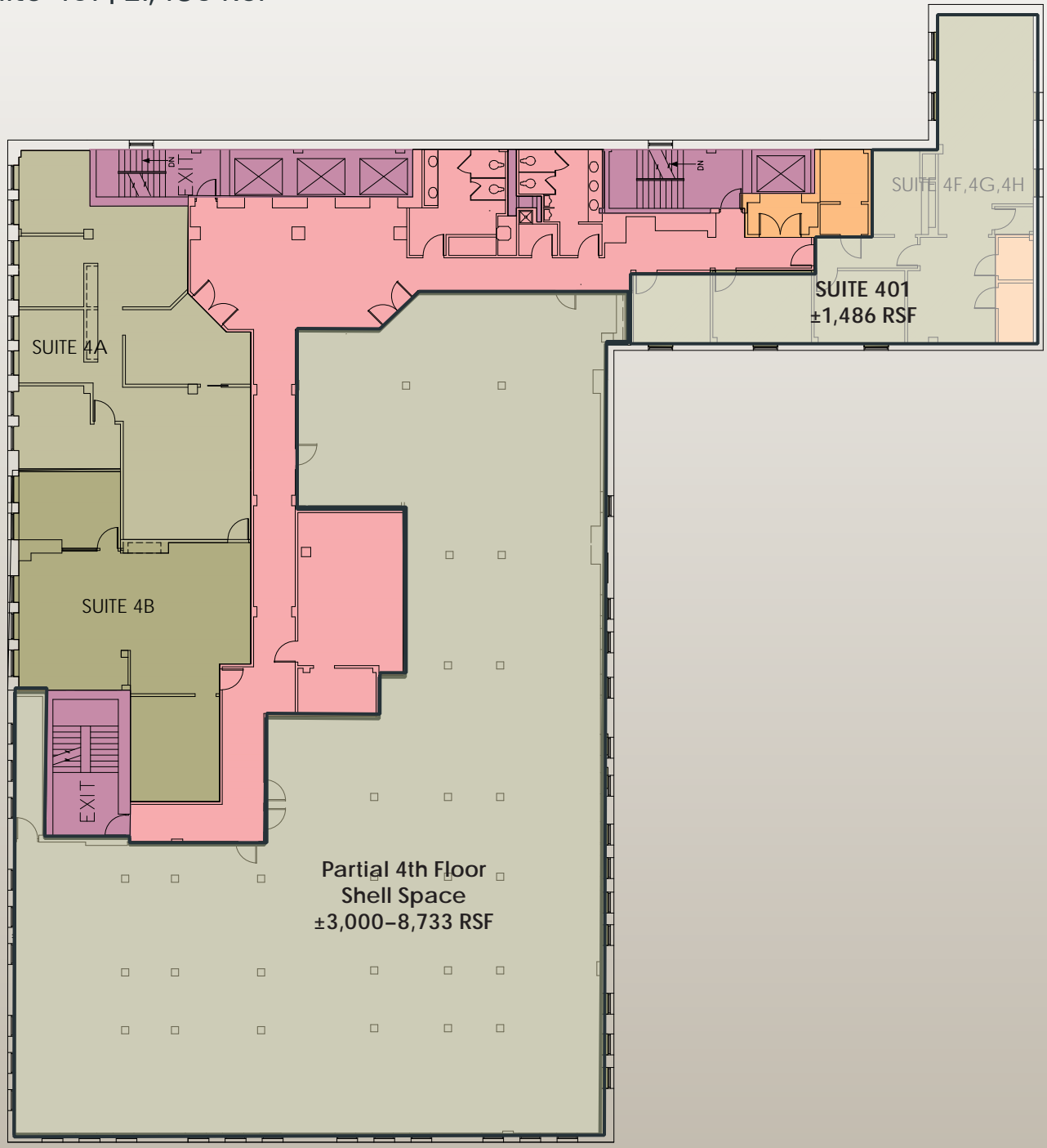
## Highlights:

- Ground floor retail includes Taco Bell Cantina, Sandwich Cafe & Pizza Bistro
- On-site management and Monday - Friday security staffing 7am - 7pm
- Renovated lobby and common areas
- Full-service bank and ATM available
- Only 1/2 block from public parking garage
- Tenant improvement allowances are available. Future tenants will be inspired by the modern historic atmosphere this building offers. The high ceilings and striking brick walls deliver the ideal setting for a flourishing tech, creative or urban inspired business seeking to elevate their professional presence
- Downtown is bursting with various restaurants, businesses, hotels, retail shops, and entertainment facilities
- Nearby Creative Village, UCF and Valencia College provide diverse talent for the areas expanding job pool



# Floor Plan

- Partial 4th Floor |  $\pm 3,000\text{--}8,733$  RSF
- Suite 401 |  $\pm 1,486$  RSF



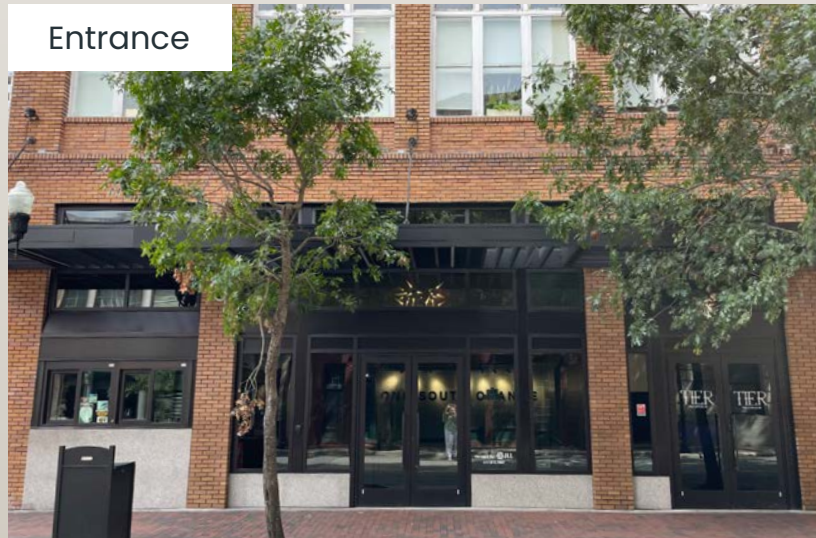
Exterior



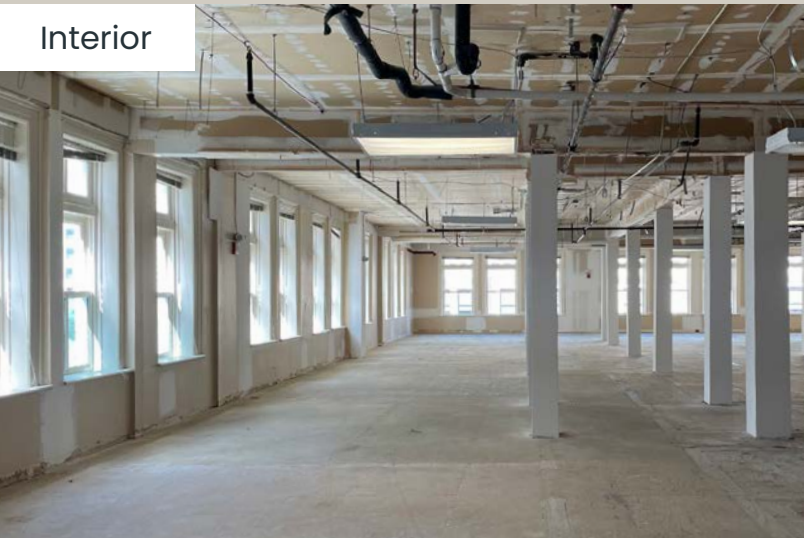
Lobby



Entrance

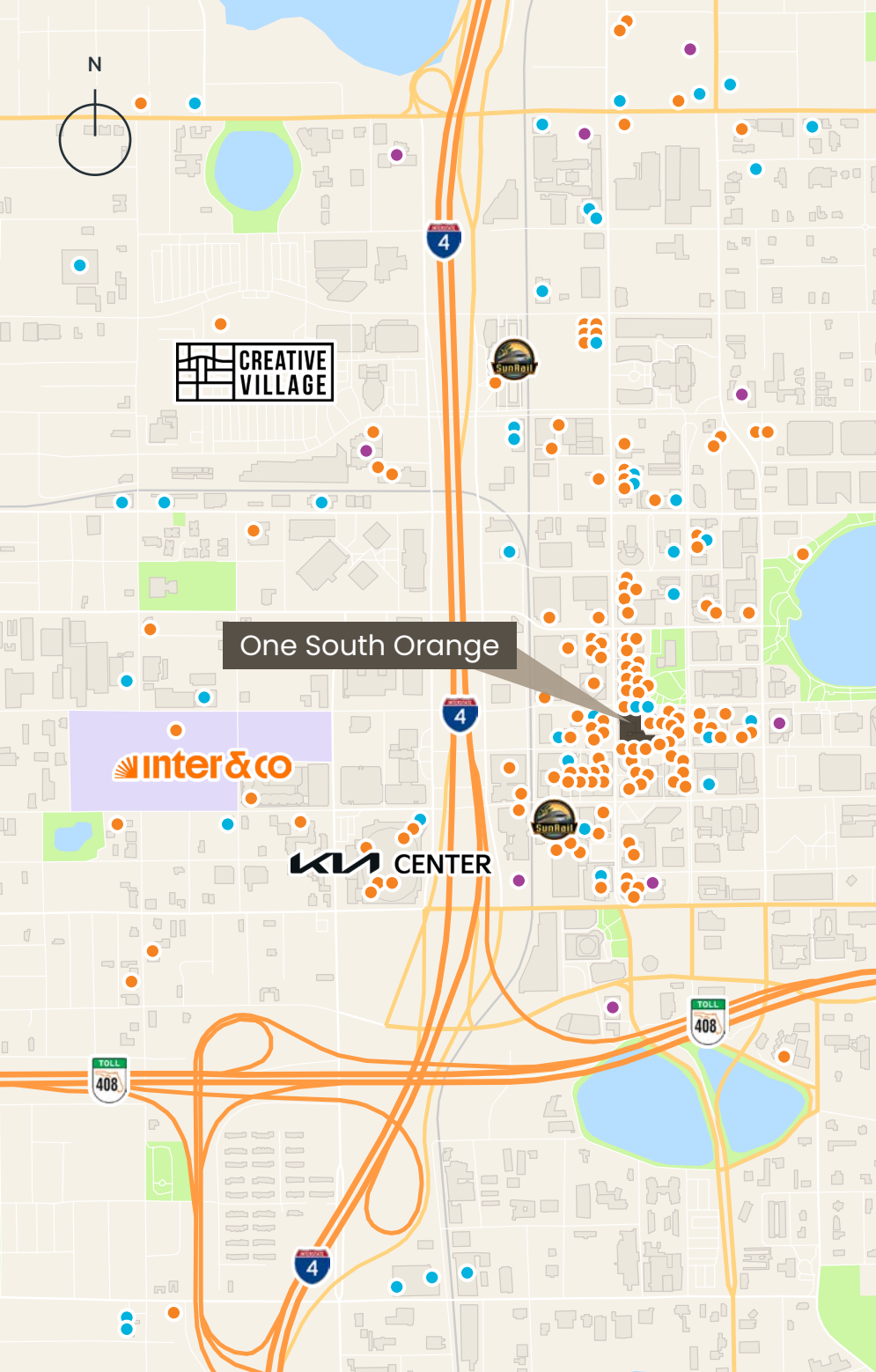


Interior



Interior





## Amenities:

2 Major Highways

2 Sunrail Stations

10+ Lynx Bus Stops

● Food & Beverage

● Retail

● Hotels

### Creative Village

Over \$700 million in development activity includes 260 mixed-income apartments; 640 student housing beds; 701 market-rate apartments; 176,000 SF Electronic Arts Orlando Studio corporate anchor; 28,000 SF of ground floor commercial space; and 2.3-acre Luminary Green park. Phase 2 currently underway with a 185,000-SF multi-tenant office building, 325 market-rate apartments, a 180-room hotel, 190 mixed-income housing and 500+ student housing beds.

### Inter&Co Stadium

- Orlando City Soccer (MLS)
- Orlando Pride (NWSL)

### Kia Center

- Orlando Magic (NBA)
- Orlando Solar Bears (ECHL)
- Orlando Predators (AFL)

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