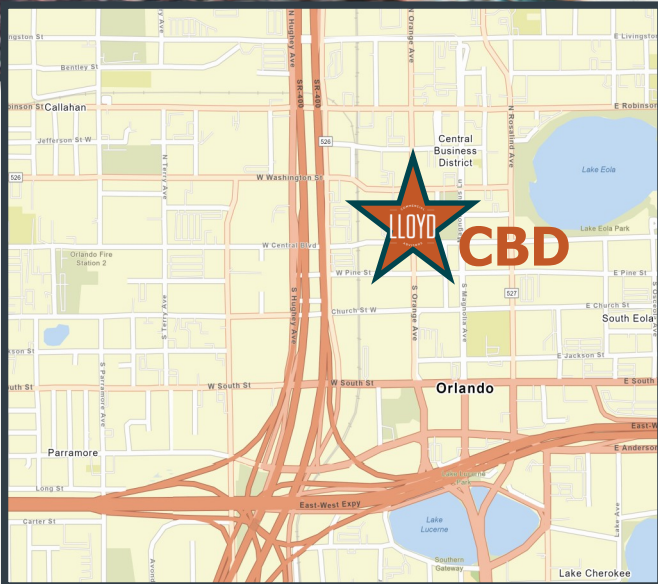


DOWNTOWN ORLANDO OFFICE OR RETAIL FOR LEASE

20 S. ORANGE AVE, ORLANDO, FL 32801



- **4,650 ± SQ FT SECOND FLOOR**
- **OFFICE OR RETAIL**
- **BEAUTIFULLY MAINTAINED**
- **HEART OF DOWNTOWN**
- **ZONED AC-3A/T/HP**

**OLD FLORIDA!
HIGH CEILINGS,
HUGE OFFICES &
EXPOSED BRICK
WALLS**

Contact:

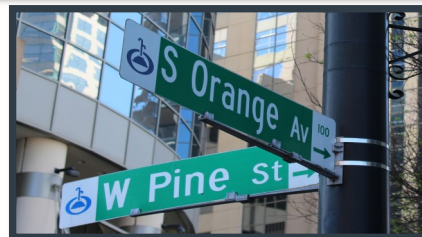
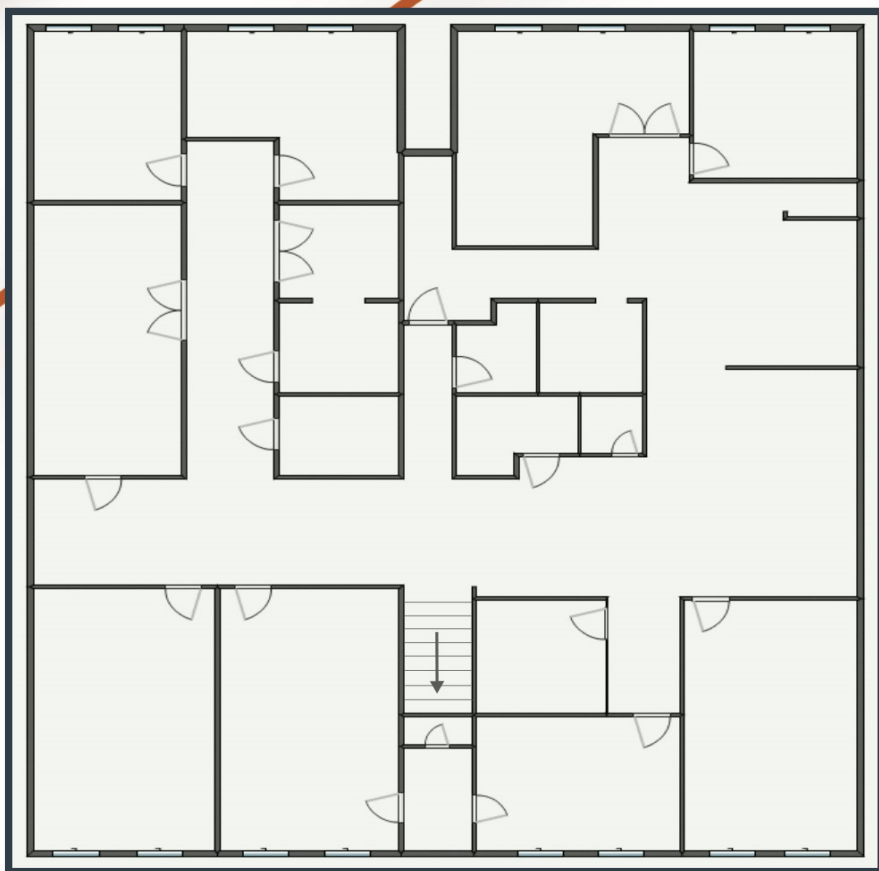
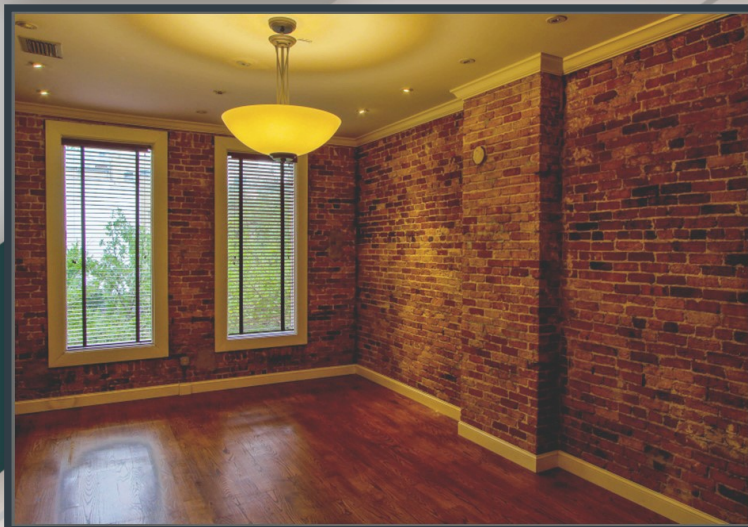
Scott Lloyd CCIM, RPA

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100 S Eola Drive, Suite 200 | Orlando, FL 32801

COMMERCIAL
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UNIQUE DOWNTOWN ORLANDO OFFICE OR RETAIL FOR LEASE



- EXCELLENT MIX OF OPEN AREA & HUGE OFFICES
- AMPLE PARKING NEARBY
- ENTIRE UPSTAIRS
- CAN BE DIVIDED
- WALK TO CITY HALL, COURT HOUSE, AMWAY CENTER, SUNRAIL STATION, PERFORMING ARTS CENTER, LAKE EOLA, CREATIVE VILLAGE & UCF DOWNTOWN CAMPUS
- LEASE RATE \$27.00 PER SQ FT
(Net Elec, Parking & Janitorial)

**4,650 SF UNIQUE, CREATIVE,
SECOND-FLOOR OFFICE IN THE
HEART OF DOWNTOWN
ORLANDO'S CENTRAL BUSINESS
DISTRICT**

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