



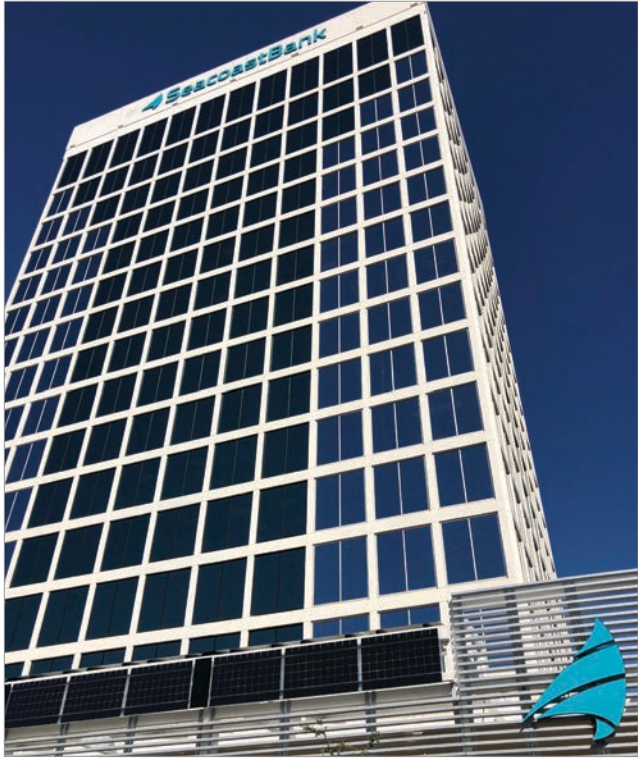
Bishop Beale Duncan
COMMERCIAL REAL ESTATE

250 NORTH

250 North Orange Avenue
Orlando, Florida 32801

CBD - MOVE-IN READY OFFICES

ALL INCLUSIVE RATES AVAILABLE



FOR LEASE

- + Lease Rate: From \$2,275/Month
- + Available SF: 1,013 - 7,016 SF
- + Suite Options: Full Floor
Split Floor
Small Suites

LEASE - ALL INCLUSIVE!

- All Included:
 - + Electric & Air Conditioning
 - + Janitor/Cleaning
 - + Parking
 - + Move-In Ready Suites
- Surface level parking included in rent
- One block from the Orange County Courthouse
- Within walking distance from many restaurants, cafes, coffee shops, and bars
- Located off of W. Robinson St. which provides very quick access to I-4, State Road 408, East Colonial Drive (SR-50), and 17-92
- Suites delivered with new flooring and paint
- Floor to ceiling windows, with spectacular downtown views

\$3+ Million
in Building Improvements
in the Past **3 Years**



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Property Details



MOVE-IN READY & CUSTOMIZABLE		
5th Floor	2 Suites	1,257 SF & 2,239 SF
6th Floor	2 Suites or Full Floor	1,425-4,784 SF
8th Floor	Full Floor	7,016 SF
15th Floor	Full Floor	7,016 SF

2023 Downtown Demographics



71,900

Total Jobs Downtown



58%

Bachelors Degree or Higher



\$79,973

Average Salary Downtown



373

2022 Business Licenses Issued Downtown

\$3+ MILLION IMPROVEMENTS

Interior & Exterior Finishes, Parking Lot Improvements, Lobby Renovations, New Elevator Cabs, Upgraded Technology

FRIENDLY AND RESPONSIVE

On-Site Management

LOWER COST A/C

OUC Chilled Water

SURFACE + GARAGE PARKING

Rare opportunity for surface level parking included in rental rate, with additional parking available in city garages

CLOSE TO BUS AND TRAIN

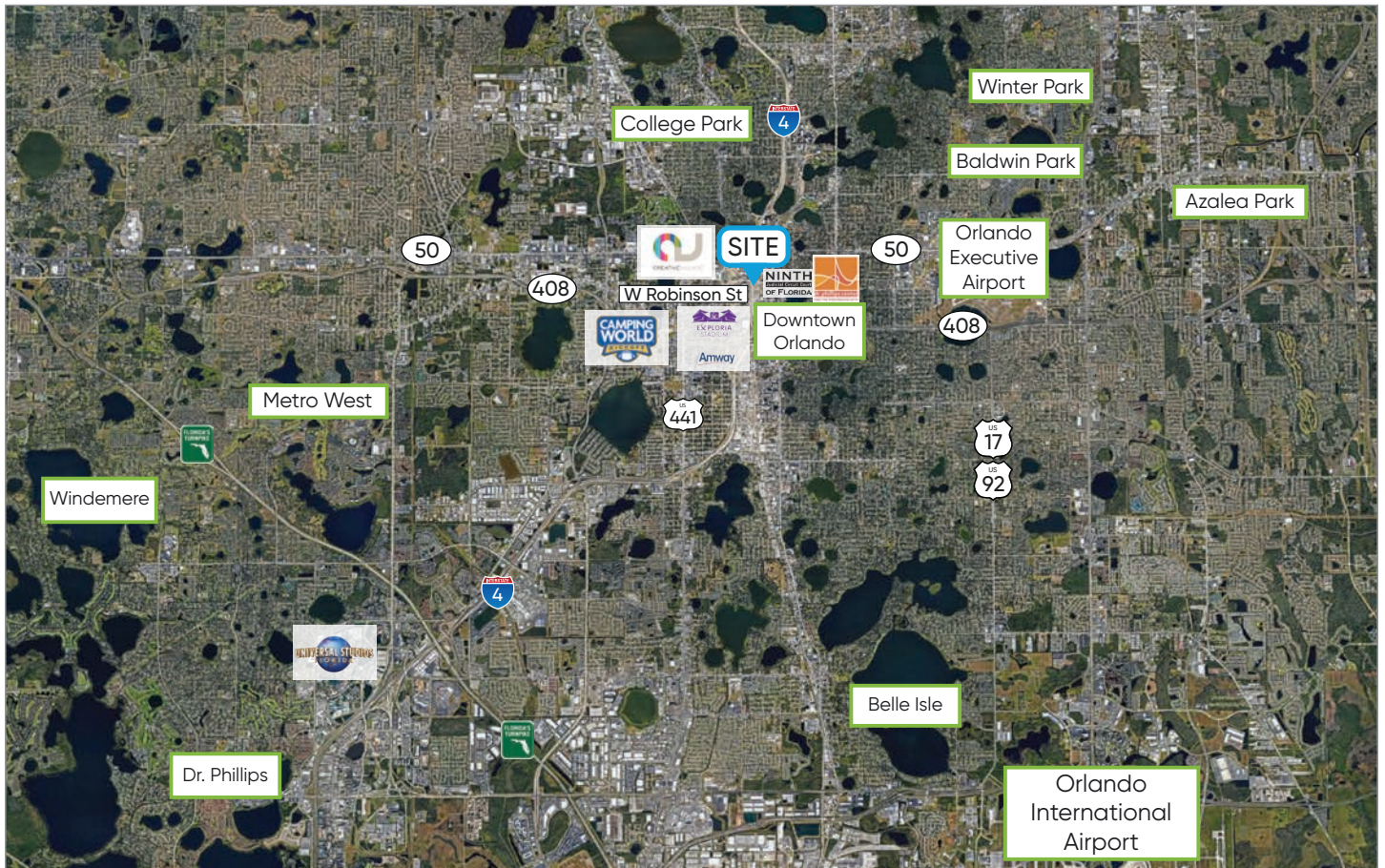
Sunrail and Lynx Bus stations conveniently located 2 blocks away

RETAIL BANKING SERVICE

Seacoast Bank on the 1st Floor



Location Details



3 Minutes
from Creative Village & Amway Center

4 Minutes
from Exploria Stadium

5 Minutes
from Dr. Phillips Center

8 Minutes
from Camping World Stadium

10 Minutes
from Orlando Health

24 Minutes
from Orlando International Airport

2023 Demographics	Zip Code: 32801
Total Population	18,421
Median Age	39.4
Average Household Income	\$107,492
Total Businesses	4,429
Total Employees	56,306

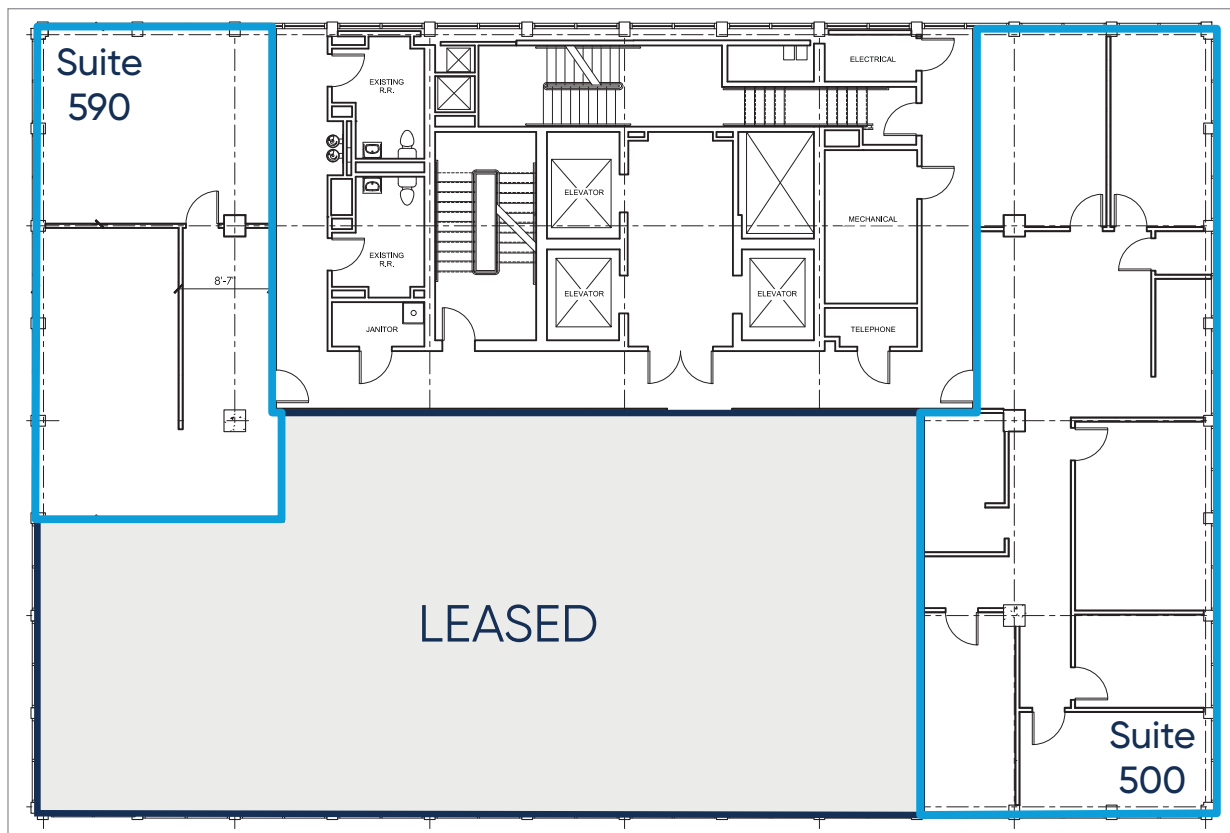
Main Street of Downtown Orlando

The Downtown Office Tower is located within one block of the Orange County Courthouse, next to the central station hub for mass transit including commuter rail and bus transit and within Orlando's Central Business District consisting of 11+ Million square feet of office space and over 13,000 residential units.

It is easily accessible from Interstate-4, Orange Avenue and the major east/west downtown thoroughfare, Robinson Street.



5th Floor Office Suites



SUITE 500



SUITE 590

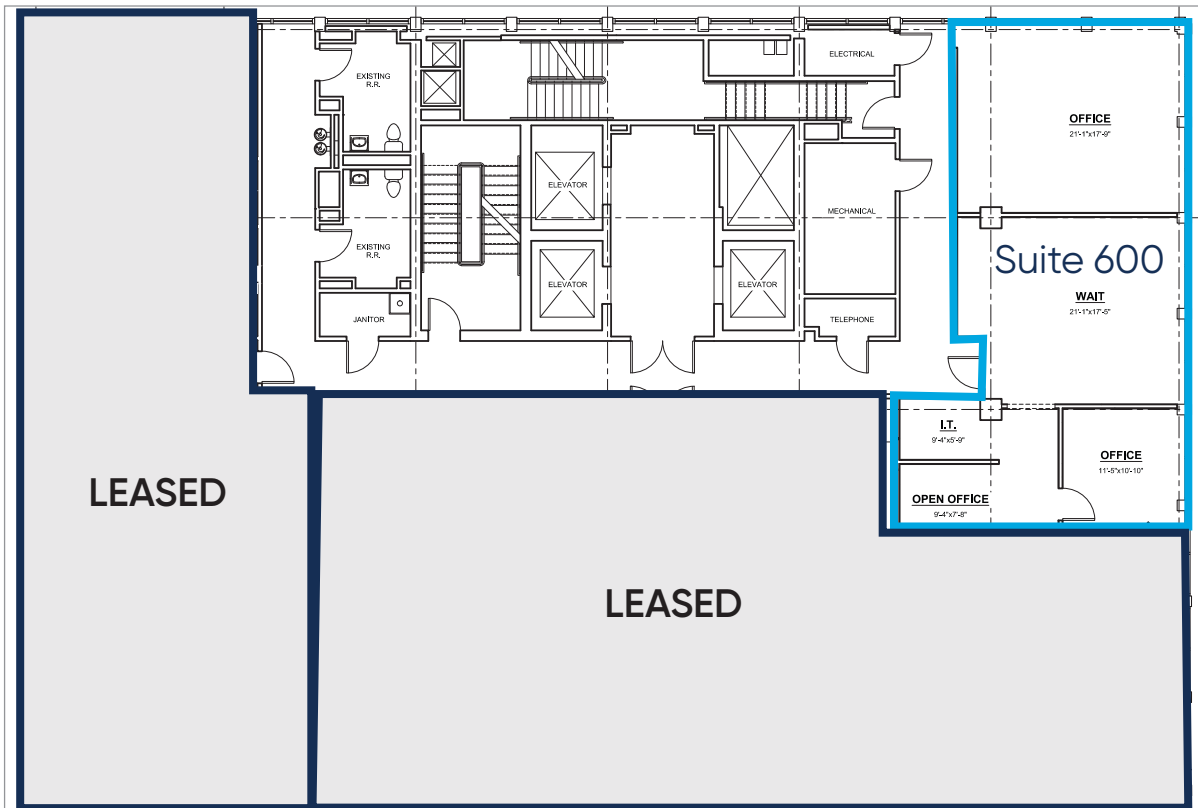


5TH FLOOR

- Suite 500: 2,239 SF
\$5,050/month + sales tax
 - + 1 surface level parking spot included
 - + Reception & Break Area
 - + 5-6 Offices & 1-2 Conference Rooms
-
- Suite 590: 1,257 SF
\$2,850/month + sales tax
 - + 1 surface level parking spot included
 - + Reception
 - + Large open work space
 - + Large office/conference room



6th Floor Office Suites



6TH FLOOR

- Suites 600
- \$27.50 Full Service

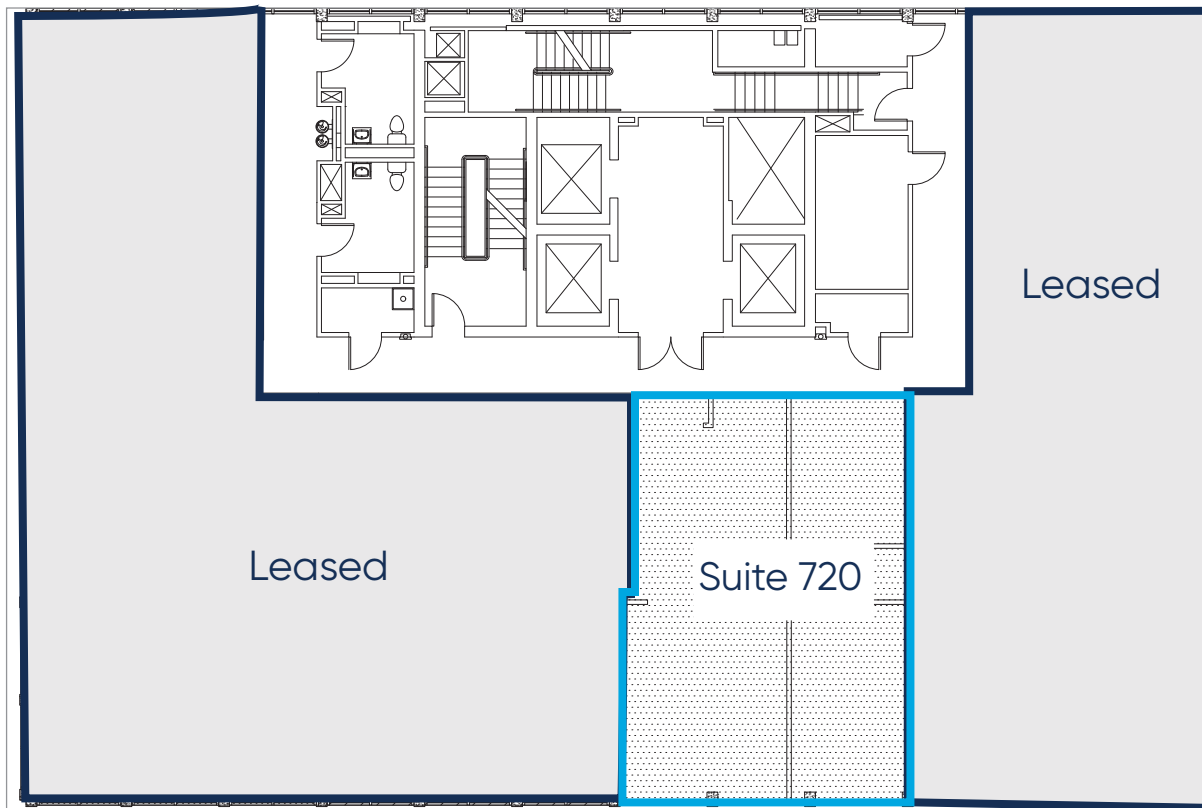
SUITE 600



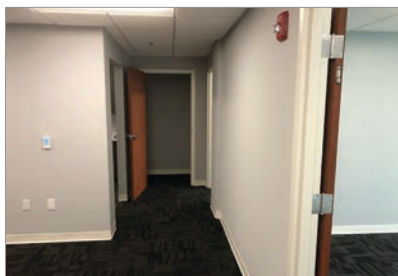
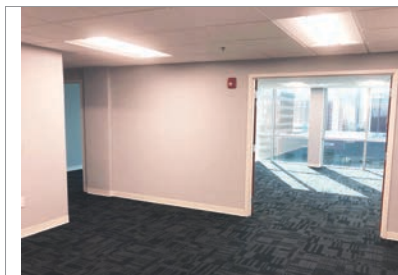
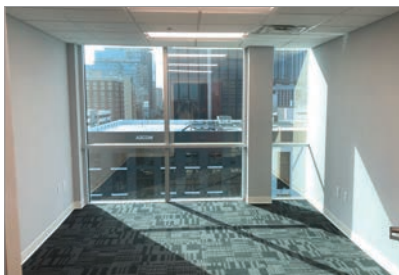
- Suite 600: 1,425 SF
\$3,250/month + sales tax
- + 1 Surface Level Parking Spot Included
- + Reception
- + 7 Private Offices
- + Conference Room



7th Floor Office Suites



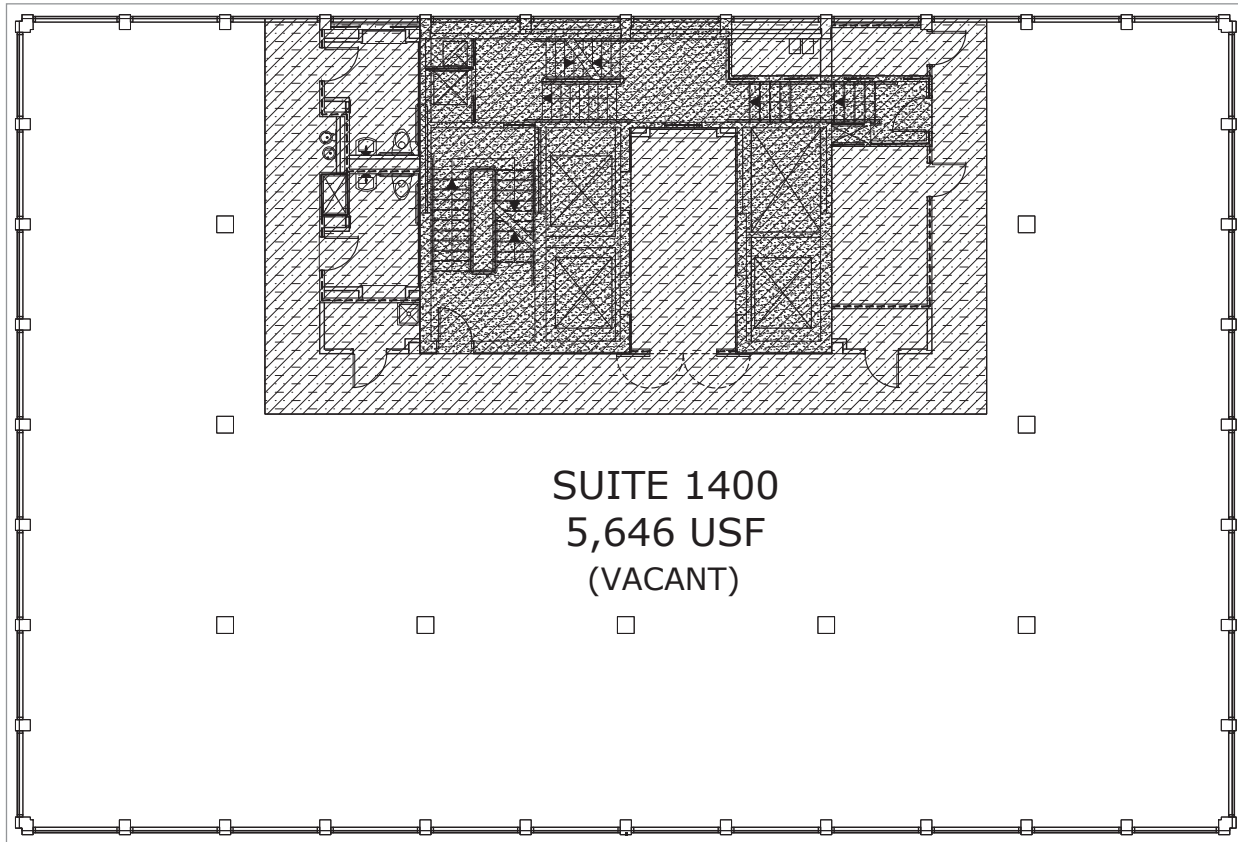
SUITE 720



7TH FLOOR

- **Suite 720: 1,230 RSF**
 - + 1 Surface Level Parking Spot Included
 - + Reception
 - + Breakroom
 - + 2 Private Offices
 - + Conference Room

8th Floor Office Suite



SUITE 800

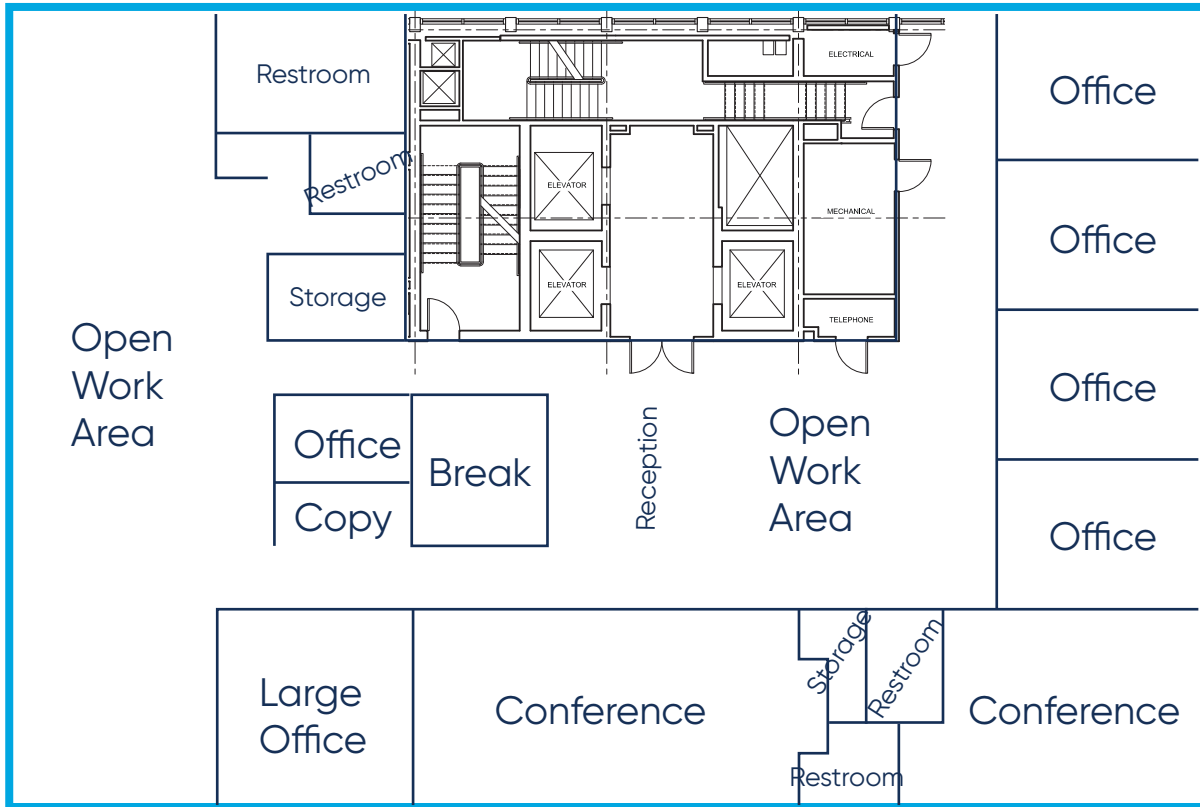


8TH FLOOR

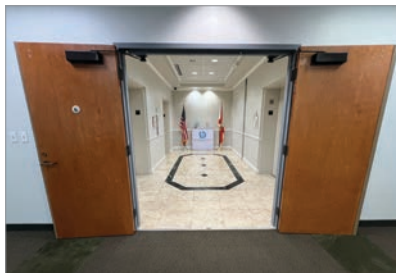
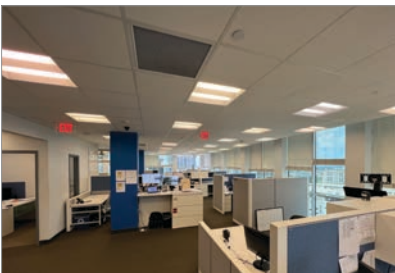
- Full Floor - Suite 800: 7,016 SF
\$27.50/SF Full Service
- + 1 Surface Level Parking Spot Included
- + Entire Vacant Floor Plate
- + Floor to Ceiling Windows
- + Landlord will Deliver with Drop Ceilings, HVAC, and Flooring



15th Floor Office Suite



SUITE 1500



15TH FLOOR

- Full Floor - Suite 1500: 7,016 SF
\$28.50/SF Full Service
- + Up to 7 Surface Level Parking Spots Available with 1 Included in the Lease
- + Floor-to-Ceiling Glass Windows
- + 360° Unobstructed Downtown Views
- + 2 Large Conference Rooms
- + Reception Area, Break Room
- + Open Work Area
- + 6 Private Offices

