

Office Space  
for  
**LEASE**

7,016 sf

call for details

- + floor to ceiling windows
- + one block from orange county courthouse

+ bulding: 128,791 SF

+ class: b

+ parking: 129 spces



250 n. orange ave.  
ste. 1500  
orlando, fl 32801

jonathan clayton  
vice president  
(407) 670.9113  
jonathan@BBDRE.com



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE



## highlights

incredible  
downtown  
location within  
walking distance  
of many shops,  
restaurance &  
more.

- 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
- Move-In Ready
- Floor to ceiling windows, with spectacular downtown views



250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801  
+ (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact jonathan clayton • (407) 670.9113 • [jonathan@BBDRE.com](mailto:jonathan@BBDRE.com)



stunning  
city views



for more information, contact jonathan clayton • (407) 670.9113 • [jonathan@BBDRE.com](mailto:jonathan@BBDRE.com)

# premium office space



entrance



conference



conference



exec. office



exec. office



exec. office

## interiors



restroom



break room



work area



for more information, contact jonathan clayton • (407) 670.9113 • [jonathan@BBDRE.com](mailto:jonathan@BBDRE.com)

suite 1500 | 7,016 sf

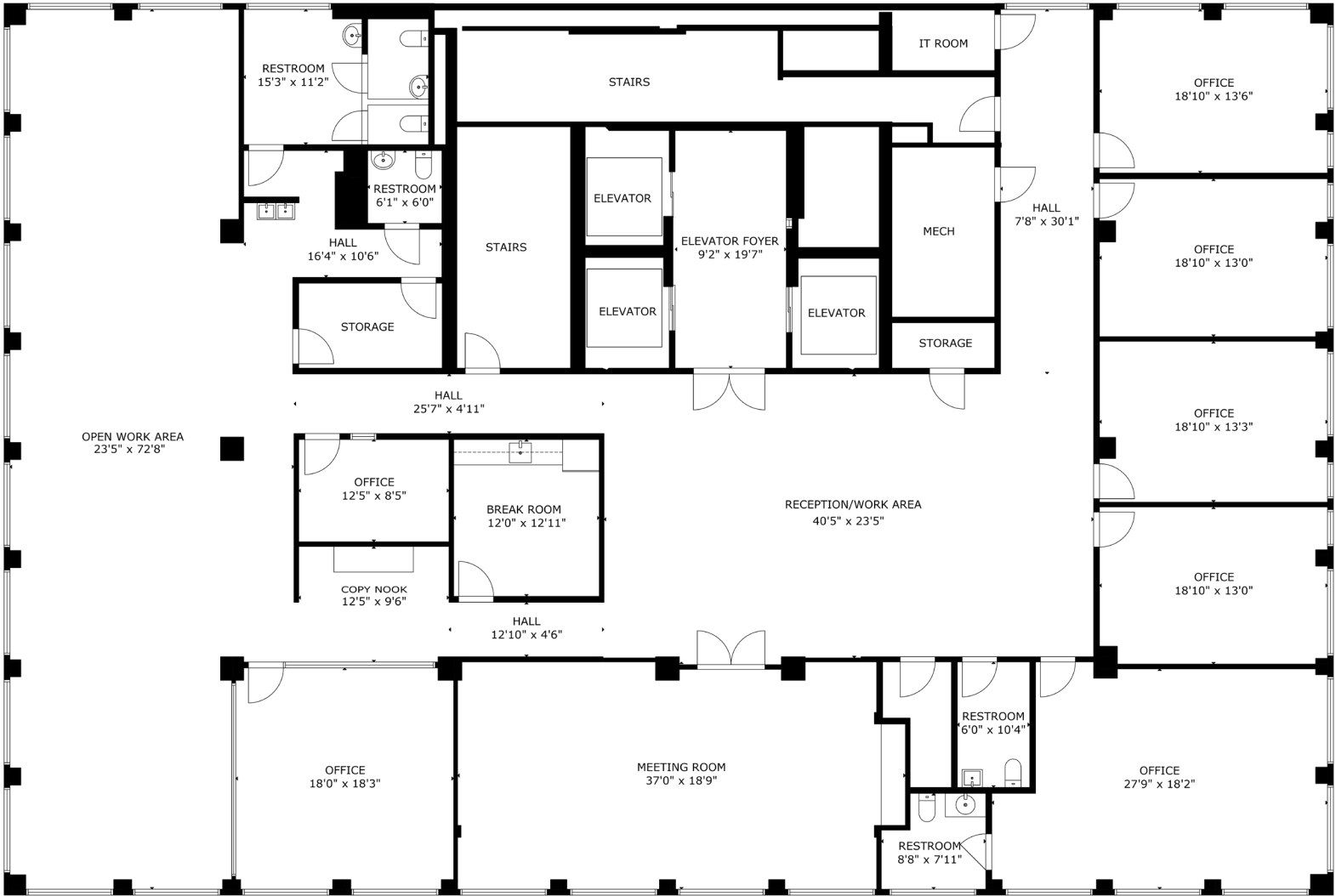


3d layout



for more information, contact jonathan clayton • (407) 670.9113 • [jonathan@BBDRE.com](mailto:jonathan@BBDRE.com)

suite 1500 | 7,016 sf



floor plan



for more information, contact jonathan clayton • (407) 670.9113 • [jonathan@BBDRE.com](mailto:jonathan@BBDRE.com)

# 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 customers. The Central Business District is often the focus of city improvement initiatives, from public safety to urban aesthetics, ensuring that property values are likely to appreciate over time. Therefore, owning a building in this locale not only promises immediate operational advantages but also serves as a long-term investment opportunity.

## 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

location  
map



for more information, contact jonathan clayton • (407) 670.9113 • [jonathan@BBDRE.com](mailto:jonathan@BBDRE.com)