

OFFICE FOR LEASE



190 S. ORANGE AVE (& CHURCH ST)

ORLANDO, FL 32801

- Excellent Location at the corner of Orange Ave and Church St. in the heart of Business District.
- Walking distance to many retail, entertainment and banking options including Amway Center, City Hall, Courthouse and Dr. Phillips PAC.
- High Daytime population and evening entertainment demand.
- Classically inspired Art Deco building and significant structure in Historical District.



PROPERTY DETAILS

- **Intersection:** Orange Ave & Church St
- **Building Size:** 28,716 SF
- **Available:** 6,216± SF
- **Parking:** 1/1,000 SF free parking for full floor users; Landlord can provide 4/1,000 SF parking
- **Year Built:** 1929
- **Lot Size:** 0.18 Acres
- **Signage:** Prominent building signage at the corner of Church St. & Orange Ave.
- **Price:** \$23.00/SF Modified Gross (net of utilities and janitorial)



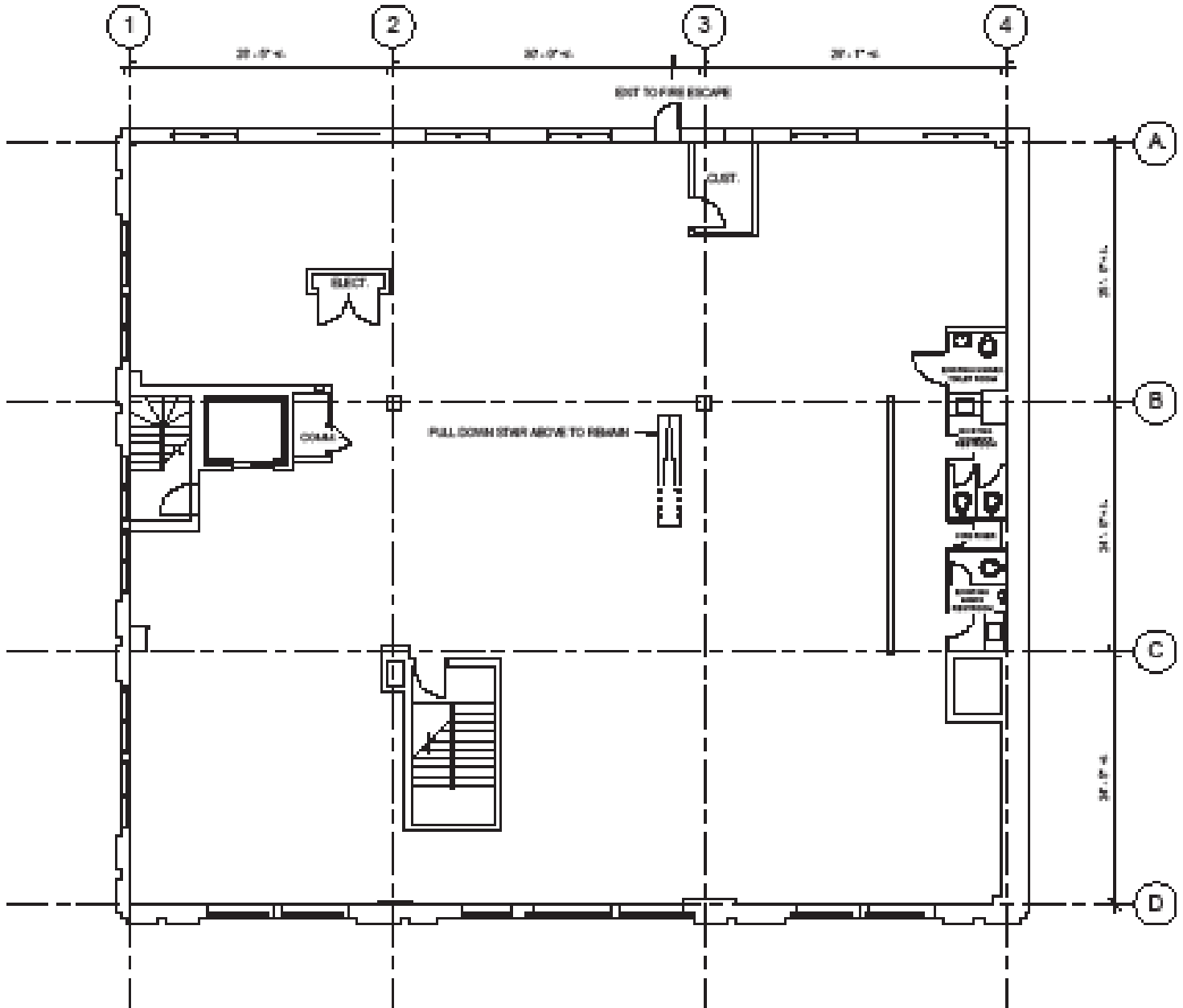
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ASHLEY WALKER | ASSOCIATE
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FLOOR PLAN



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190 SOUTH ORANGE AVENUE
 4TH FLOOR - 6,216 SF



COLLECTION ST.	CROSS ST.	TRAFFIC VOL.	YEAR	DISTANCE
S Orange Ave	W Church St, S	24,106	2016	0.01 mi
W Church St	S Orange Ave, E	6,171	2014	0.01 mi
S Orange Ave	W Pine St, S	19,561	2016	0.08 mi
S Orange Ave	E Jackson St, N	39,805	2014	0.11 mi
S Magnolia Ave	E Church St, N	20,490	2014	0.11 mi