

FOR LEASE

GARITO  CO

*Retail & Office*

14 EAST WASHINGTON STREET  
ORLANDO, FL 32801



## SITE SPECIFICATIONS



±42,088 SF  
**GLA**



UP TO 6,380 SF  
**AVAILABLE SF**



\$25 - \$36 \$/SF/YR  
**LEASE RATE**

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
HH Income	81,300	76,600	60,900
# of Employees	27,400	114,000	388,000
Population	30,500	132,000	473,000



## NEIGHBORHOOD AMENITIES

DINING	ACCOMMODATIONS	ENTERTAINMENT
1 Schmankerl Stub'n	1 Grand Bohemian Hotel	1 Parliament House
2 Nature's Table	2 Embassy Suites Orlando	2 Lake Eola Disney Amphitheatre
3 Tropical Smoothie	3 Aloft Orlando Downtown	3 CMX Cinemas Plaza Cafe
4 Gringos Locos	4 Marriott Orlando Downtown	4 Kia Center
5 Game Room & Social Club	5 Courtyard At Lake Lucerne	5 Dr. Phillips Center For The Performing Arts



**HECTOR GONZALEZ**  
VP OF INTERNATIONAL RELATIONS

✉ HECTOR@GARITOCO.COM

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**TIMOTHY GARITO**  
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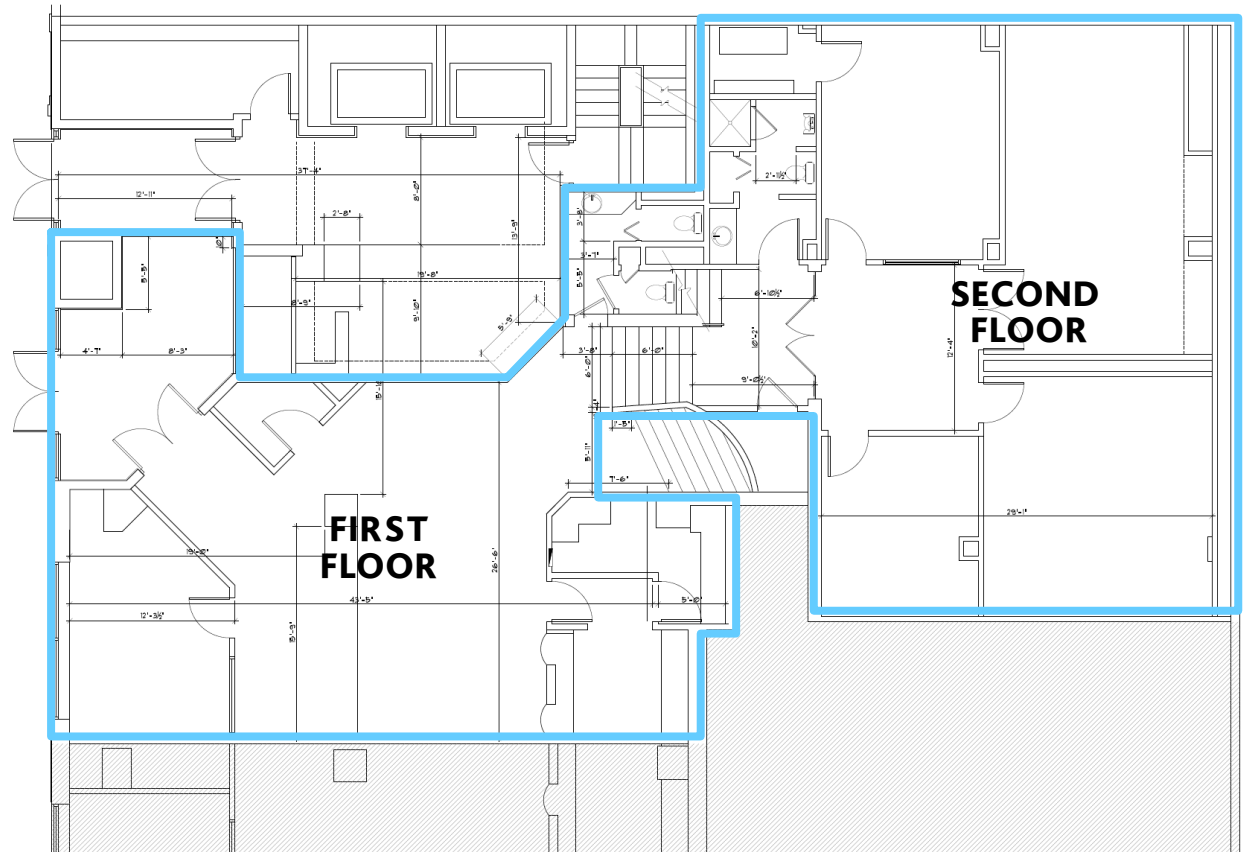
## FIRST FLOOR RETAIL

**PRICE:** \$36/SF/YR NNN

**UNIT SIZE:** 3,411 SF

**UNIT DETAILS:** Former bank space with unique two-story floor plan. Landlord and City of Orlando incentives available!

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## CITIGREEN WORKSPACES



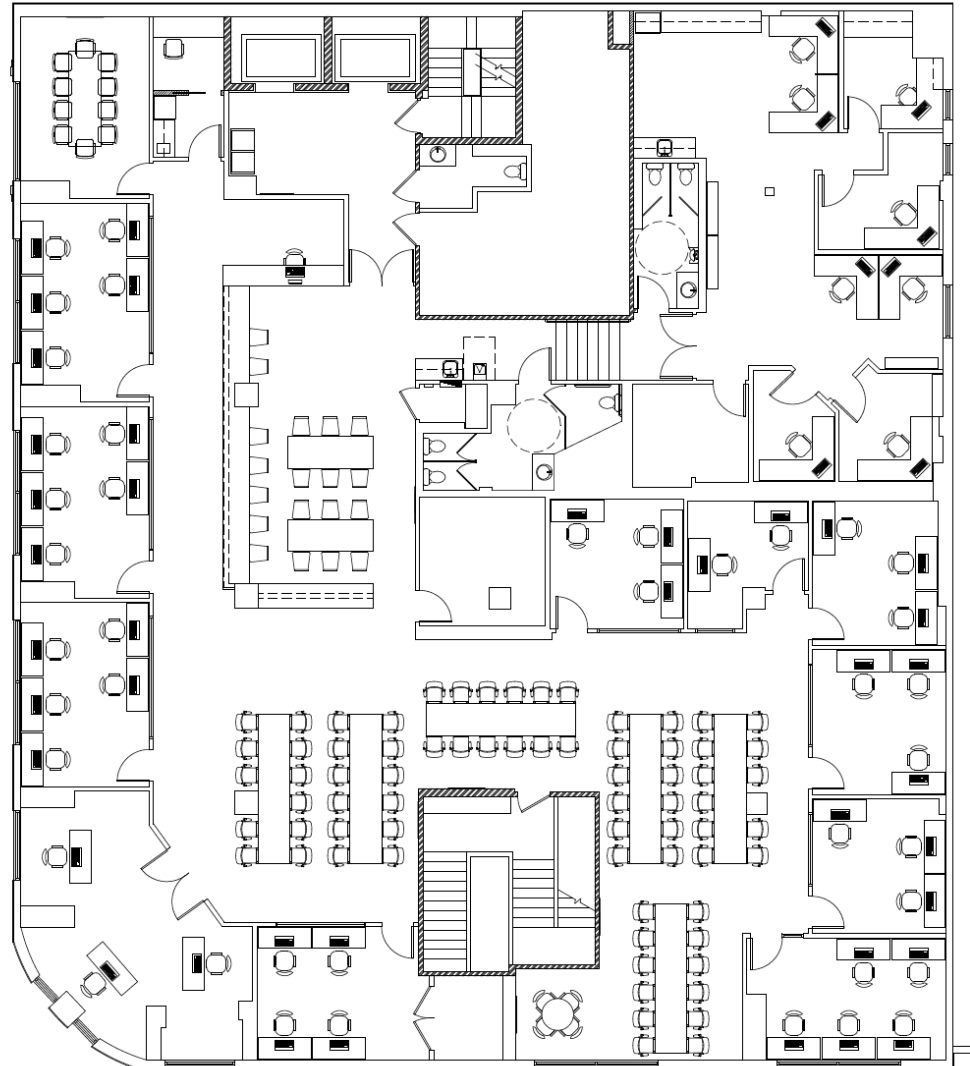
**PRICE:** \$100- \$2,000/mo

**UNIT SIZE:** Flexible

**UNIT DETAILS:** Co-working space with plenty of flexible options-from desks to private office suites. Includes a break room/lounge area, and conference room included with membership.



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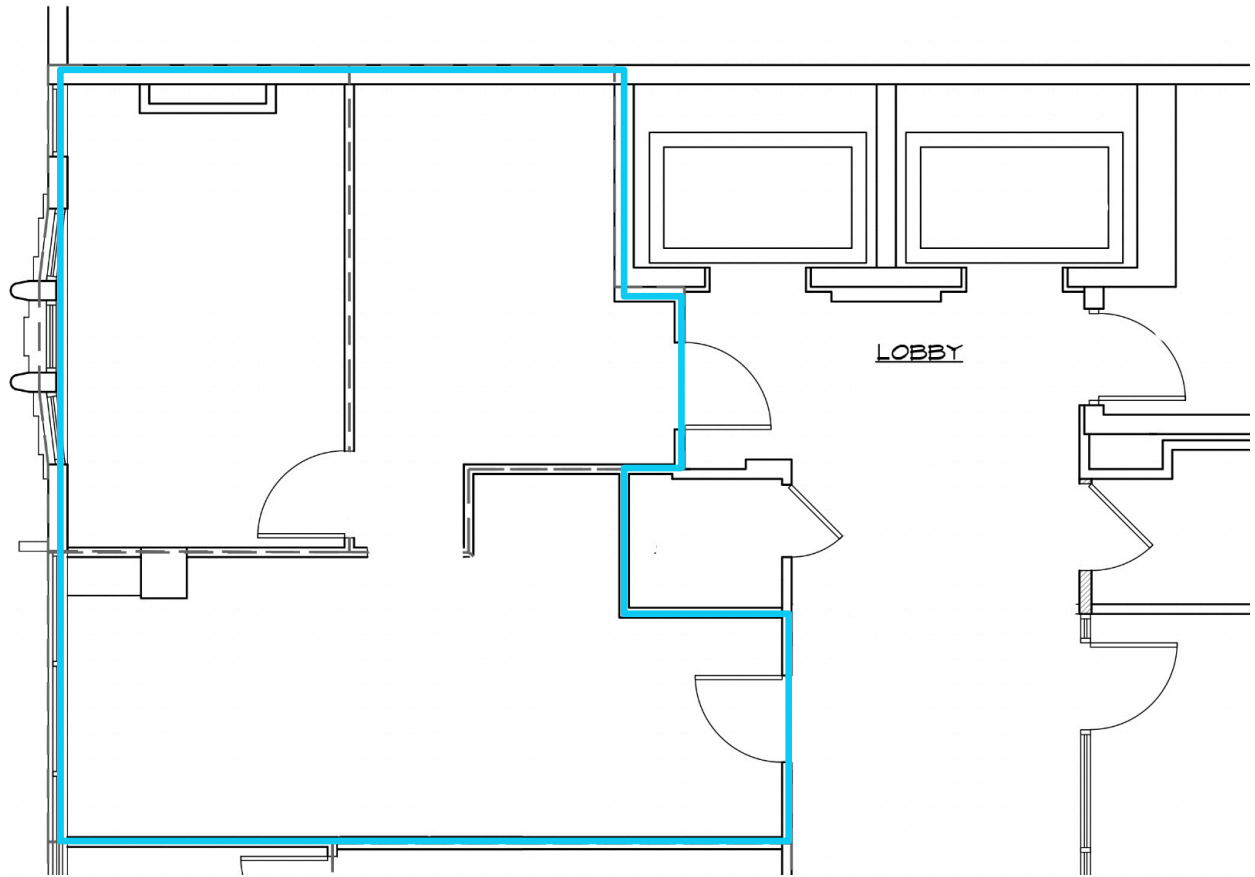


## SUITE 300

**PRICE:** \$1,600/mo

**UNIT SIZE:** 609 SF

**UNIT DETAILS:** Updated space with three separate office areas. Perfect for small accounting firm, attorney, or consulting firm.



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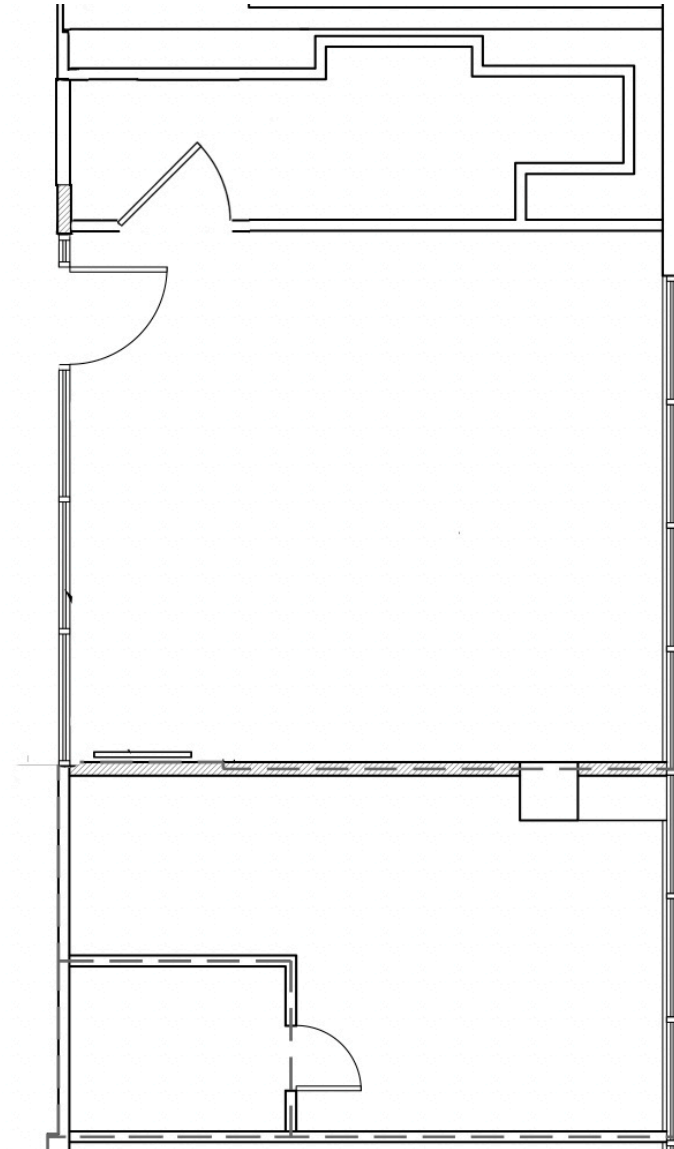


## SUITE 310

**PRICE:** \$1,306.67/mo

**UNIT SIZE:** 560 SF

**UNIT DETAILS:** Updated space with two separate office areas and small break area.



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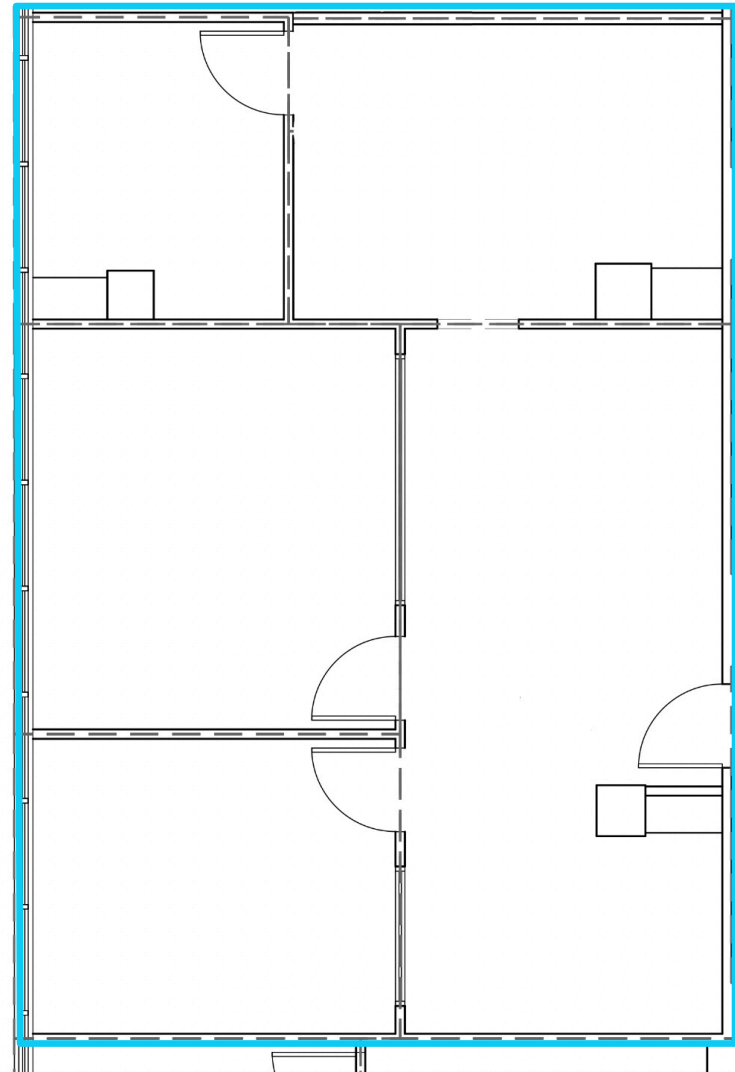
## SUITE 331

**PRICE:** \$2,310/mo

**UNIT SIZE:** 927 SF

**UNIT DETAILS:** Recently updated office space with four private offices and open area. Can also be combined with Suite 300 for a total of 1,536 SF.

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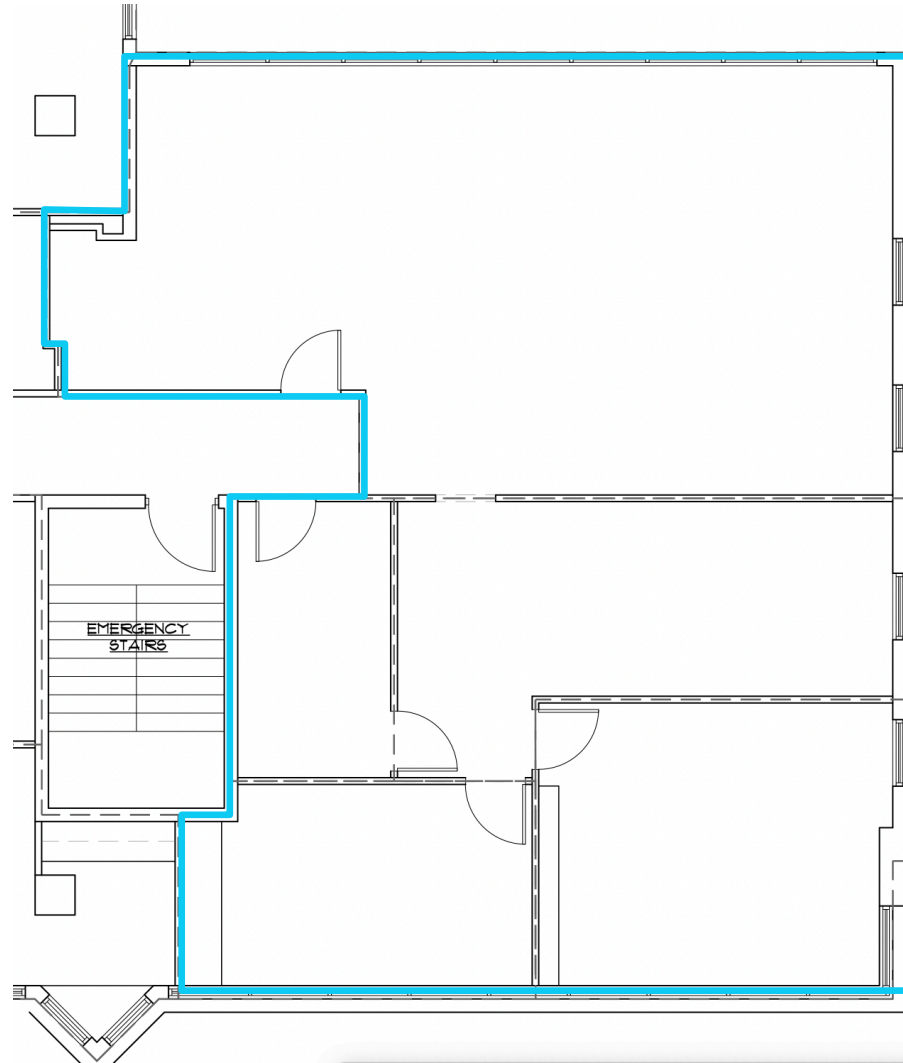


## SUITE 370

**PRICE:** \$3,577/mo

**UNIT SIZE:** 1,717 SF

**UNIT DETAILS:** Modern open office space with 3 private offices and large open office area perfect for call center or open work area. Concrete floors with an open industrial loft feel.



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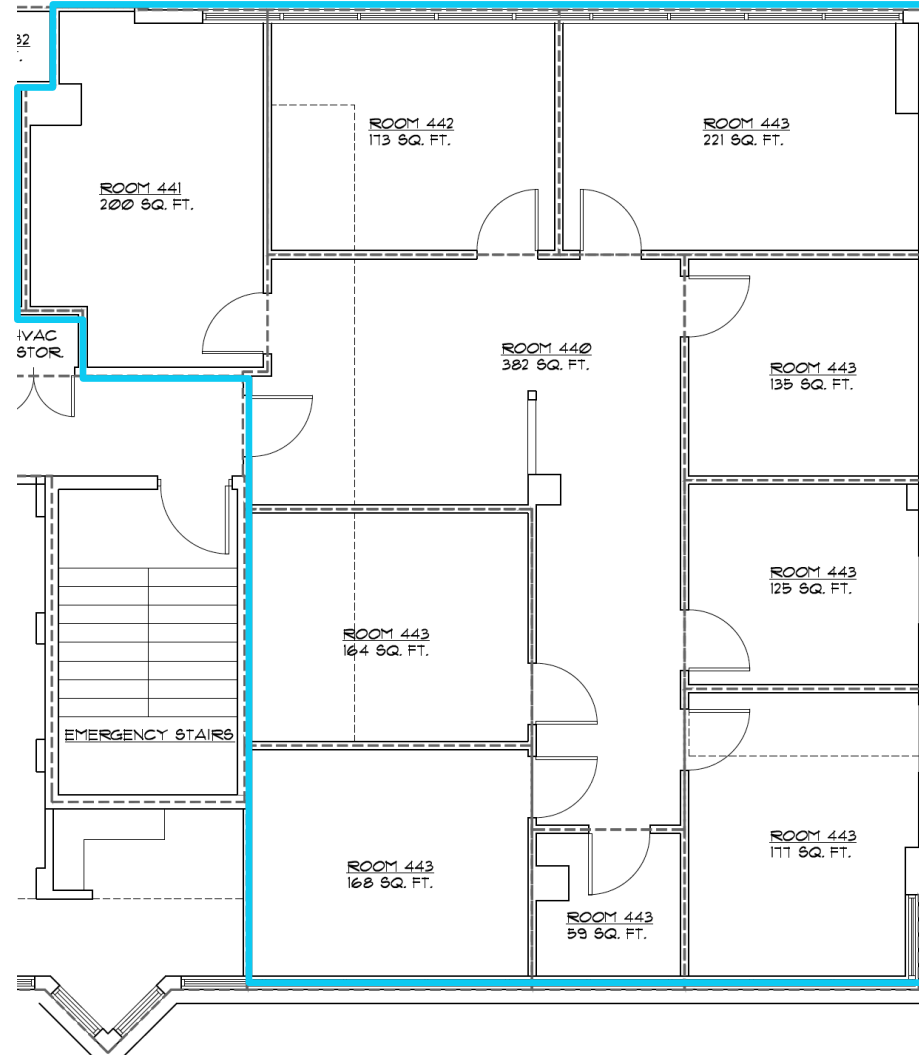
## SUITE 406

**PRICE:** \$3,758/mo

**UNIT SIZE:** 1,804 SF

**UNIT DETAILS:** Large office space with lobby area, 6 private offices, large open room and a printer/storage room.

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## SUITE 500

**PRICE:** Starting at \$500/mo

**UNIT SIZE:** 100 SF to 6,380 SF

**UNIT DETAILS:** Executive offices available. Entire floor also available for a single tenant user. Several private offices and large break room with private restroom.



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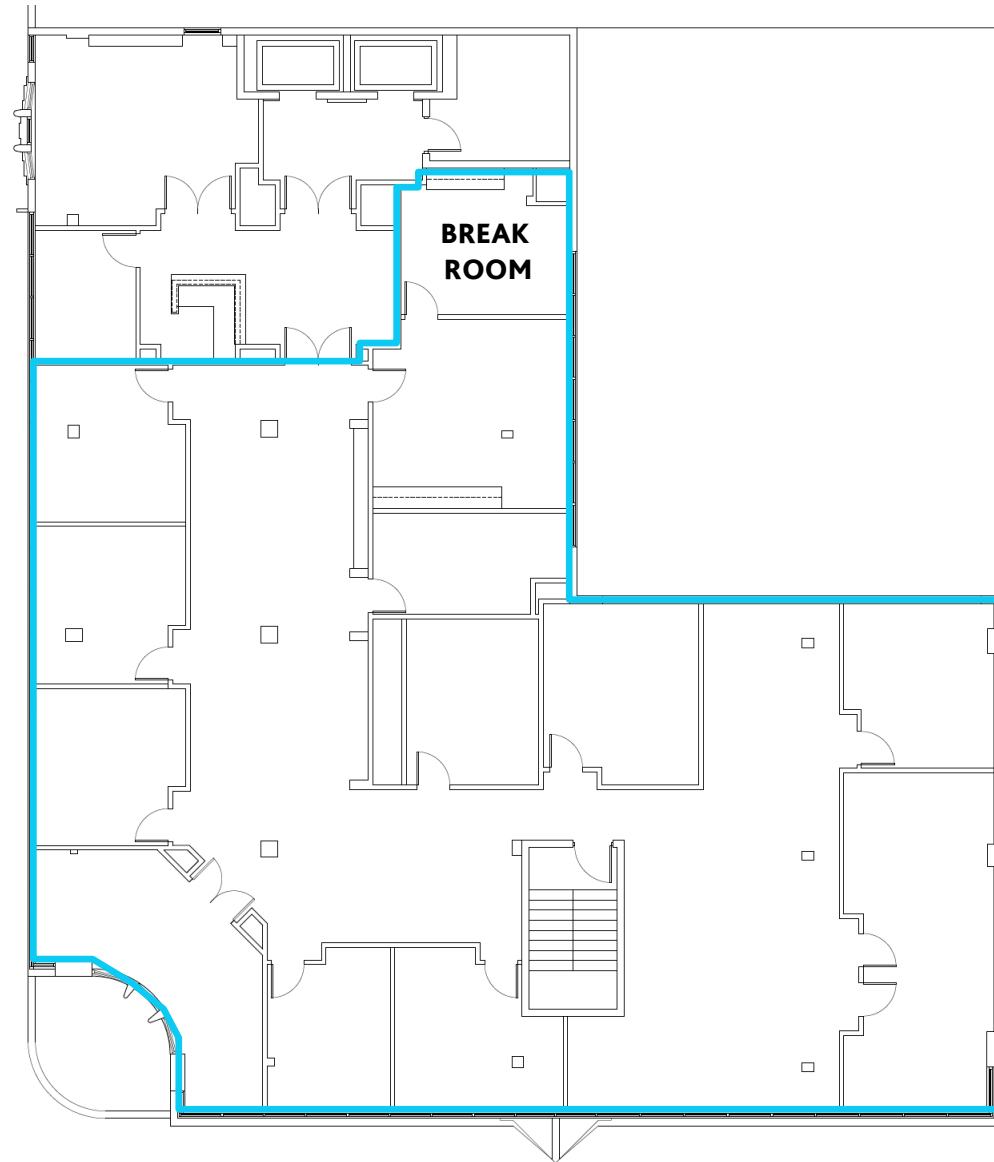
## SUITE 600J

**PRICE:** \$11,900/mo

**UNIT SIZE:** 5,730 SF

**UNIT DETAILS:** Recently renovated office on the top floor of the building with great views. Open area and several private offices with a break room. Available immediately.

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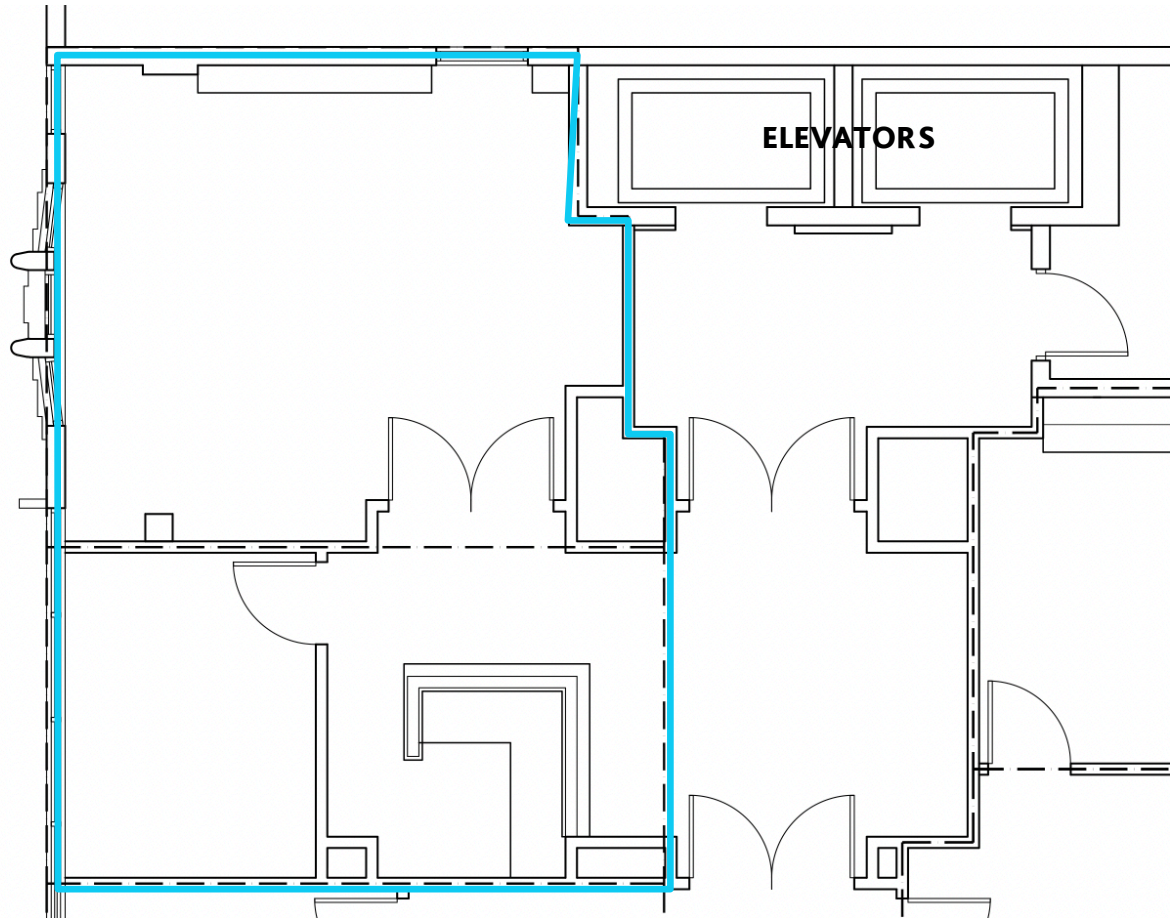


## SUITE 600H

**PRICE:** \$1,850/mo

**UNIT SIZE:** 654 SF

**UNIT DETAILS:** Located on the top floor. Includes two private offices and small lobby area. Large office has view of Lake Eola.



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