

professional
office space
for
LEASE

2
**MOVE-IN
READY
SUITES**



1st floor space:
ste 190 - 2,507 rsf
\$34.00/rsf fs

2nd floor space:
ste 200b1 - 3,426 rentable sf
\$32.00/rsf

- + bulding: 25,324 rsf
- + year built: 2002
- + signage: monument

1615 Edgewater Drive
Orlando, Florida 32804

patrick goetz
vice president
(407) 734.7210
pat@BBDRE.com



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



downtown
orlando

lake ivanhoe



the property



edgewater dr



highlights

Professional
Office Building
Located on
Edgewater Drive
in College Park

- Close to Many Local Restaurants & Retail
- Tenant Allowance Offered for Approved Improvements, Including Your Choice of Floor Covering
- Multiple Private Offices and Work Stations, Break/Copy Room & Reception Area
- Beautiful Building Lobby
- Just Over a Mile from Interstate 4 and Highway 50
- Ample Parking



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

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



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

available spaces



exterior

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suite 200b1 - back elevation

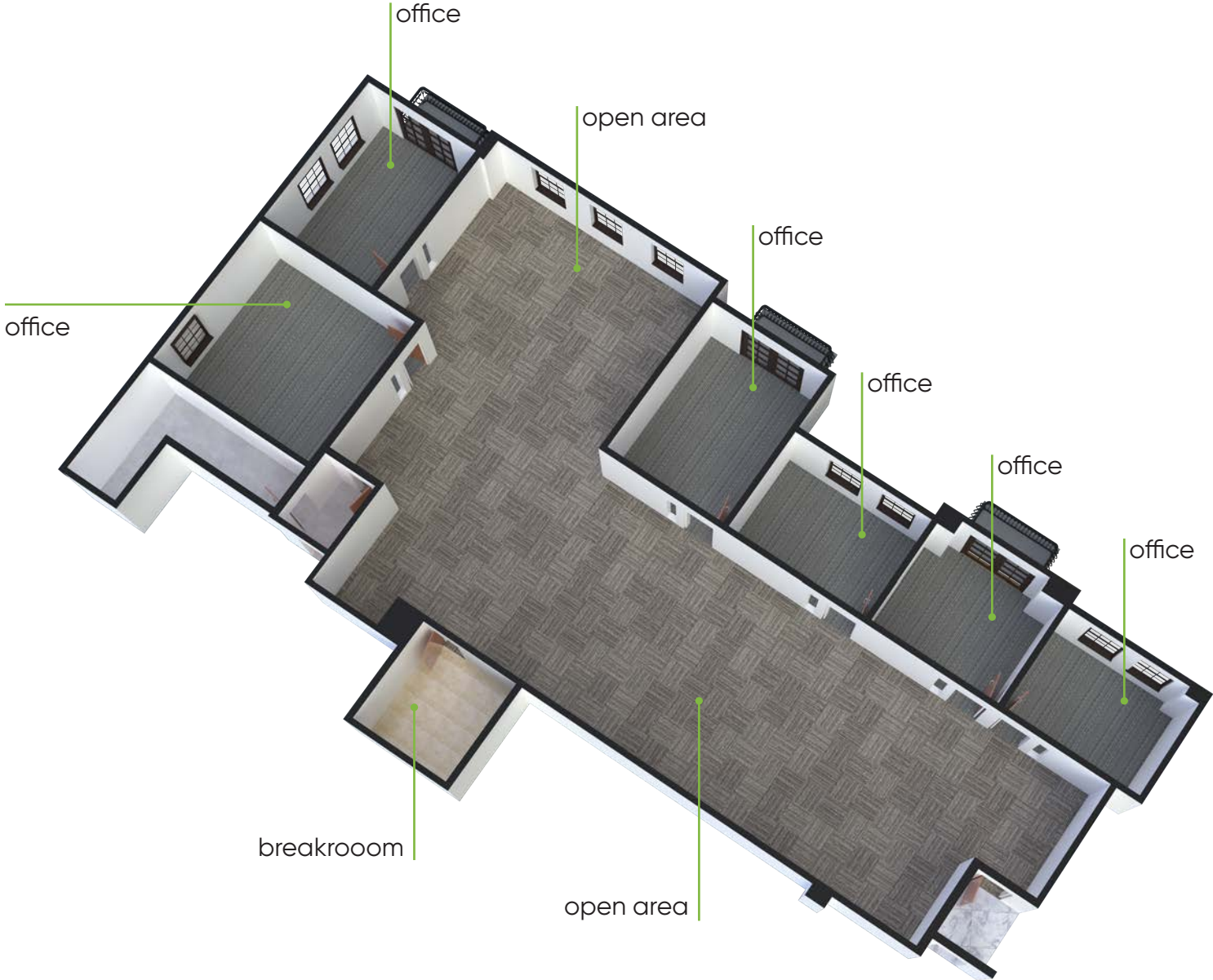


back elevation



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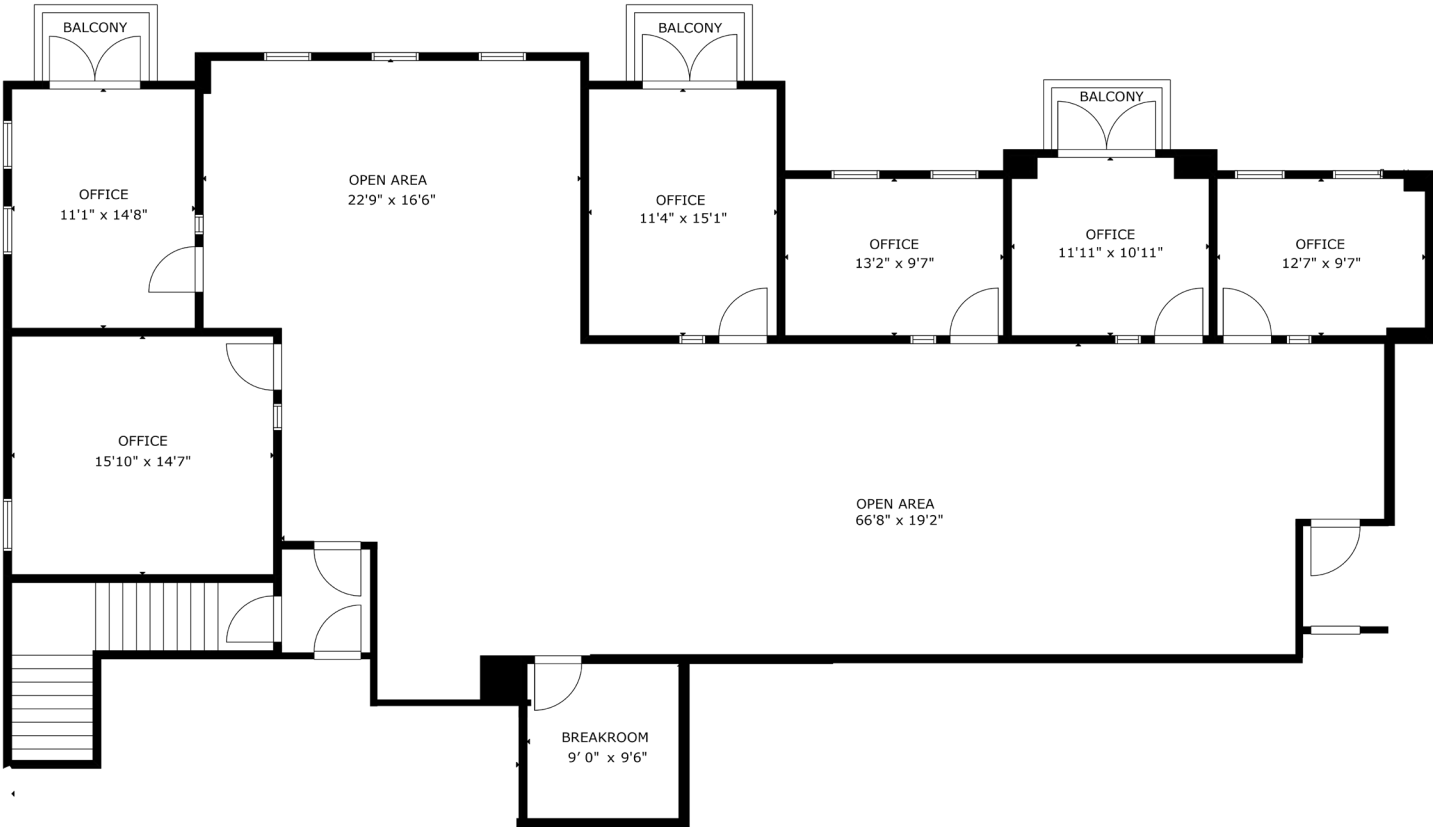
suite 200 b1 | 3,426 rsf



floor plan



suite 200 b1 | 3,426 rsf



floor plan



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suite 200 b1 | 3,426 rsf | common areas



floor plan



suite 200 b1 | 3,426 rsf | open areas



interiors



front elevation - Suite 190

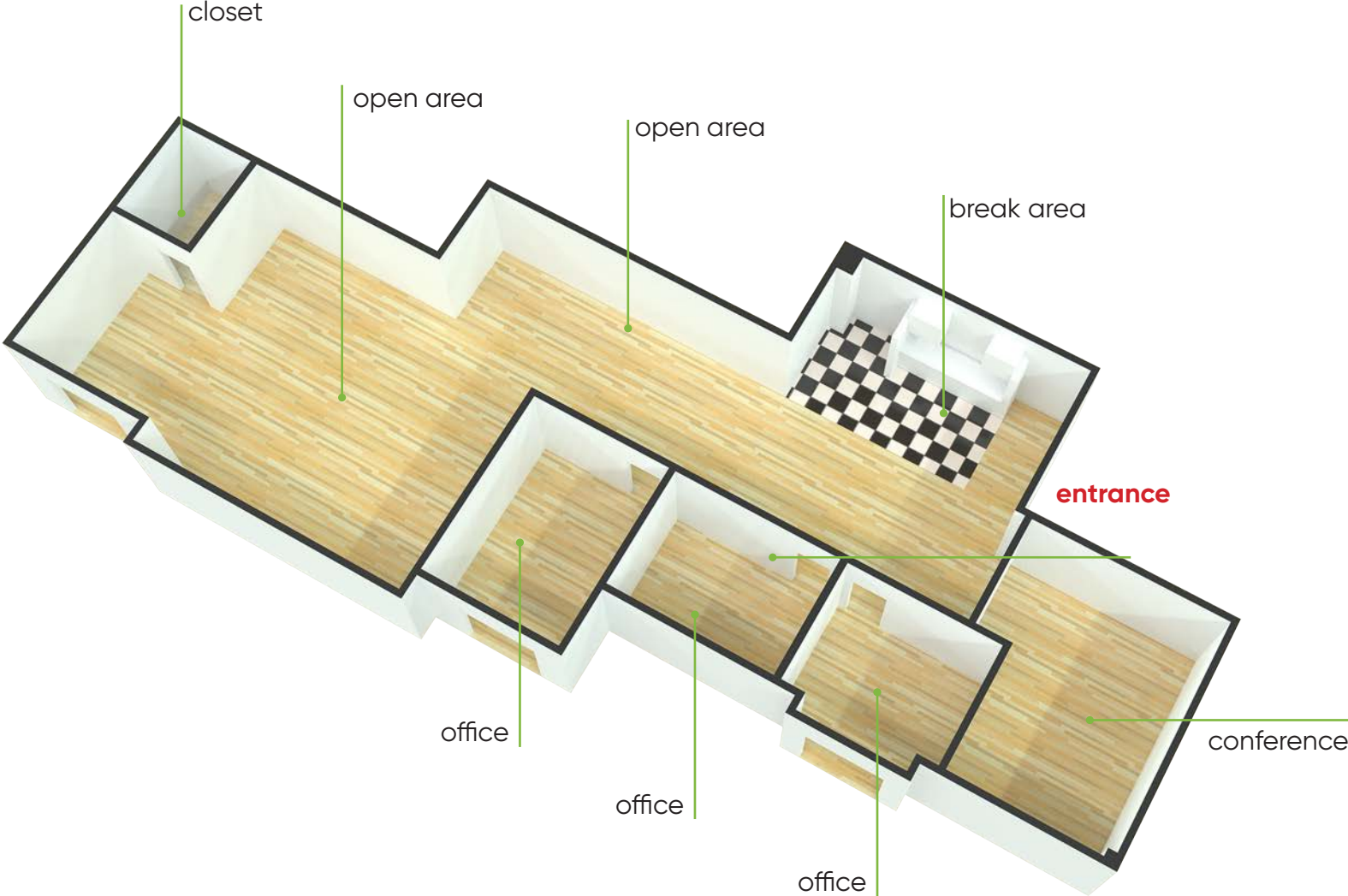


exterior



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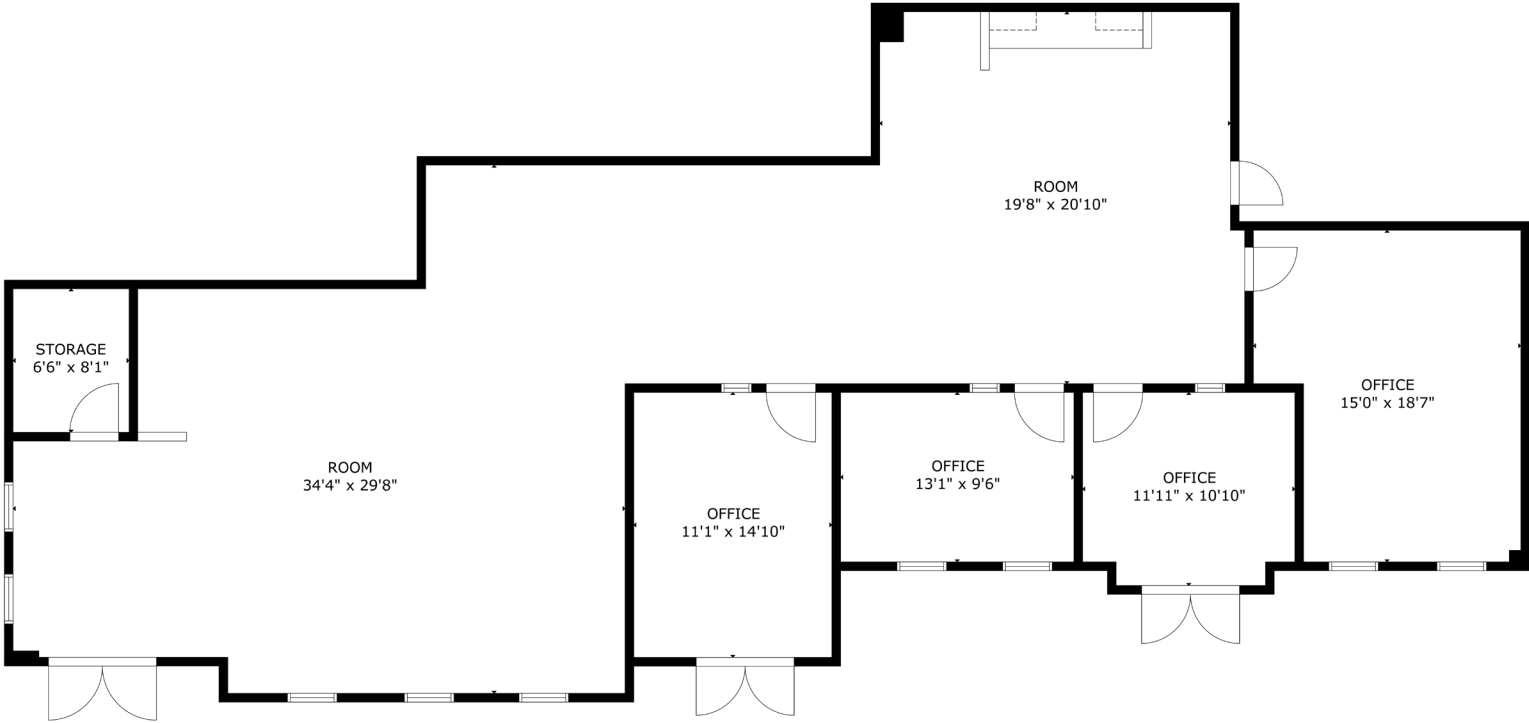
suite 190 | 2,507 rsf



floor plan



suite 190 | 2,507 rsf

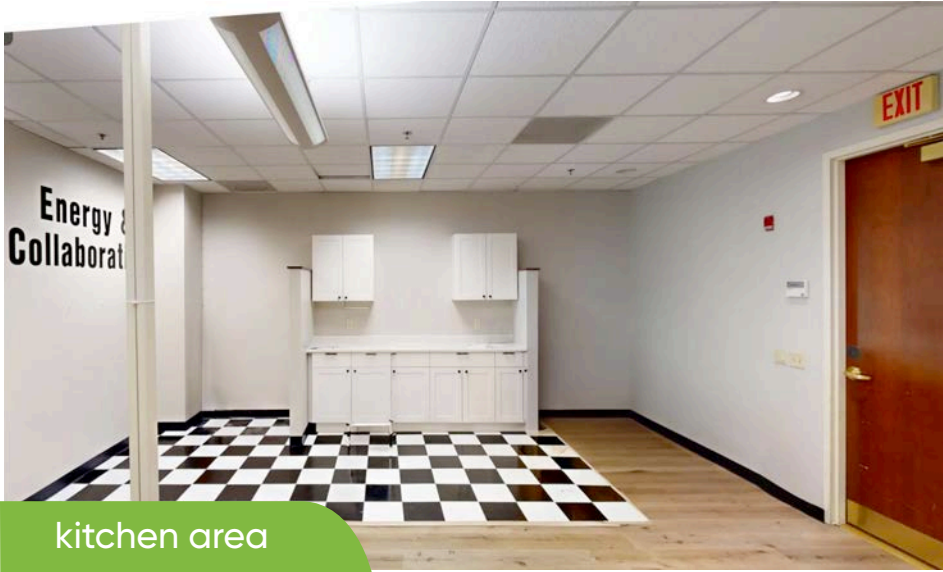


floor plan



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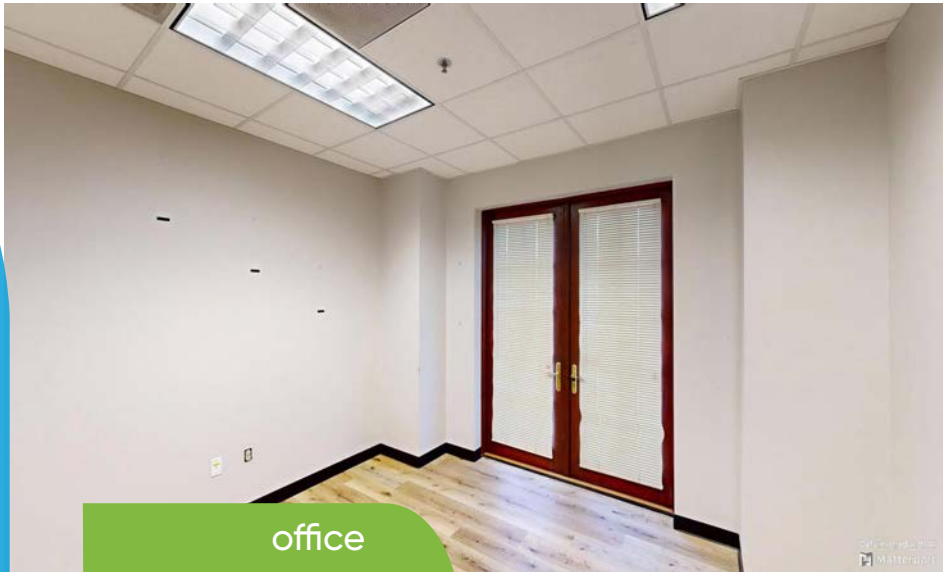
suite 190 | 2,507 rsf | offices



kitchen area



office



office



open area

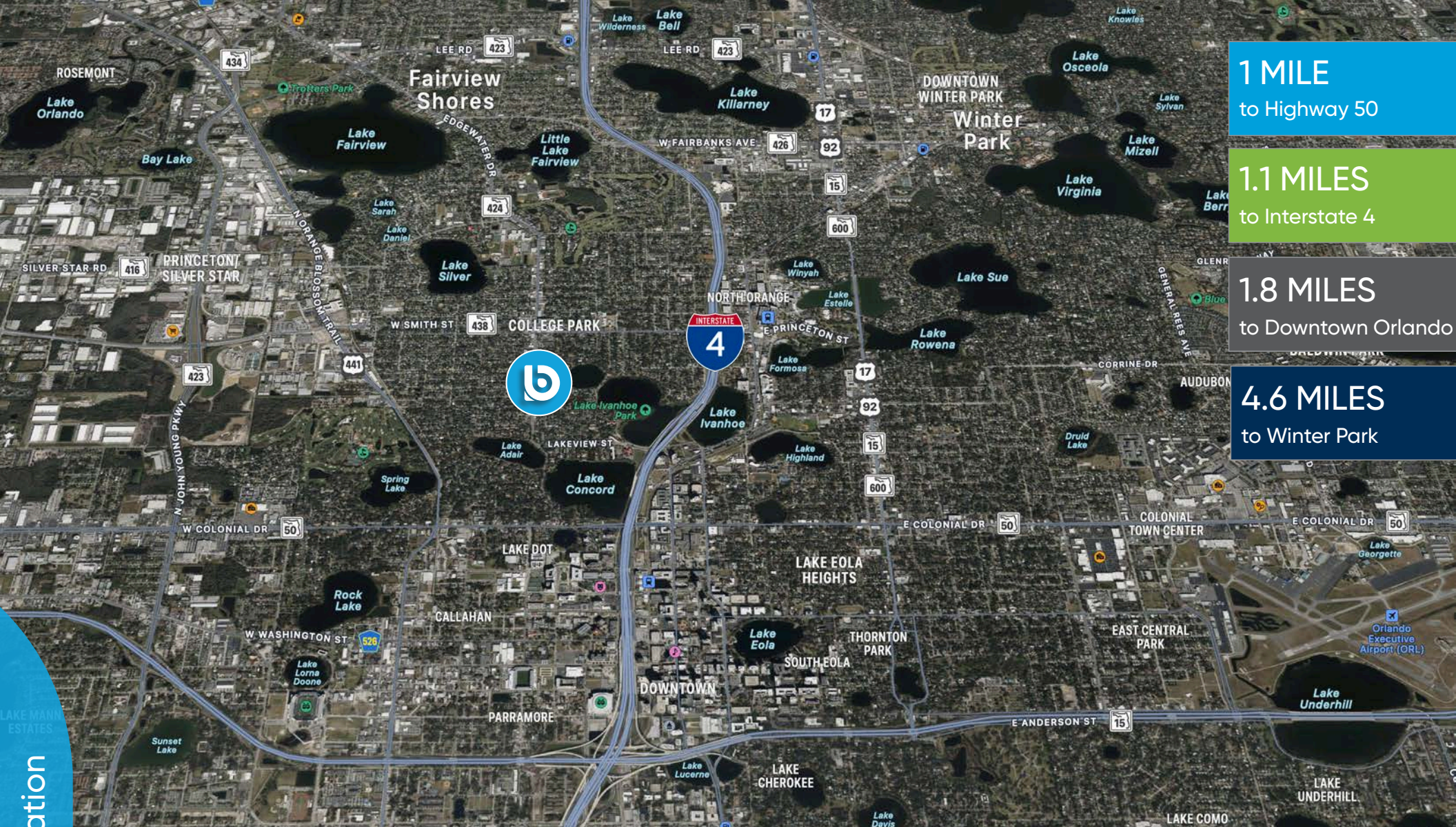
interiors



nearby businesses



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1 MILE
to Highway 50

1.1 MILES
to Interstate 4

1.8 MILES
to Downtown Orlando

4.6 MILES
to Winter Park

location

demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,236	\$109,883.2	,201	11,213
3-Mile	90,354	\$91,732	17,618	143,590
5-Mile	285,375	\$85,897	32,954	259,402

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