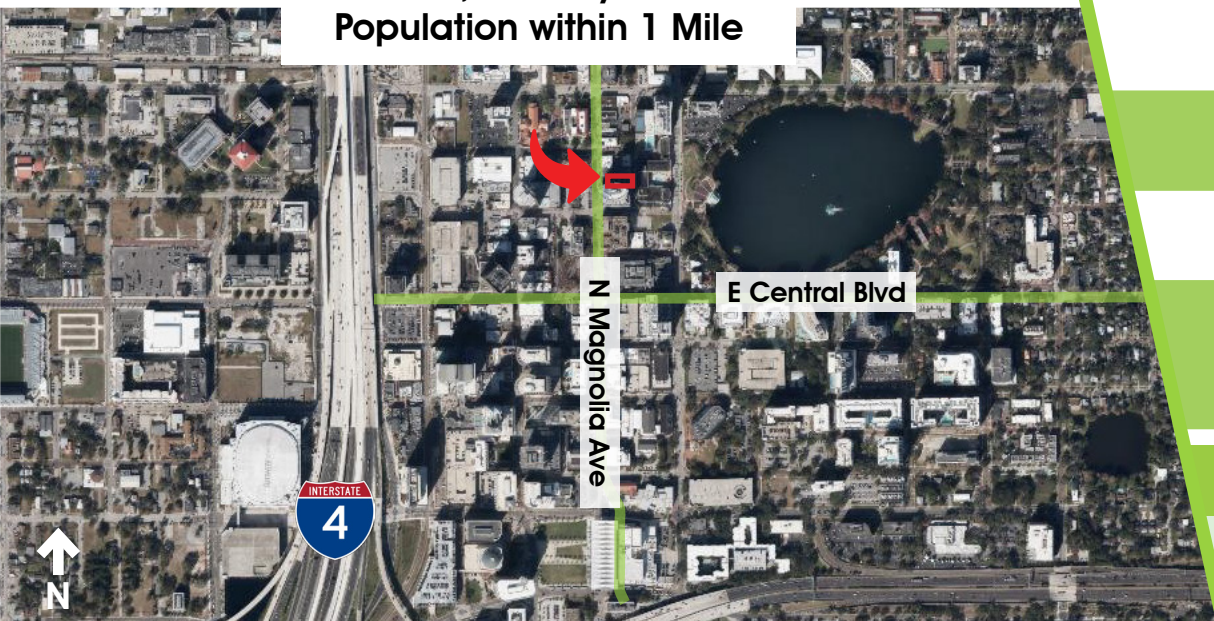




**±82,184 Daytime
Population within 1 Mile**



OFFICE BUILDING FOR LEASE

127 N Magnolia Ave., Orlando, FL 32801

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

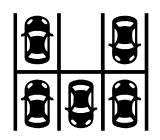
Contact: Ben Kuykendall
Sales & Leasing Associate

E: Dan@FCPG.com
P: 407.872.0177 ext. 117

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Lease Rate: \$35.00 / SF, MG

± 3,280 RSF One-Story Building



**6 GATED PRIVATE
PARKING SPACES**

Class A creative office space in the heart of Downtown Orlando. Modern buildout features a collaborative open plan with 3 private offices, conference room and break room

Includes 6 dedicated private parking spaces with gated access off of Palmetto Ave. and is directly along the free Lymmo downtown bus route

Walking distance to all Downtown Orlando restaurants, coffee shops/bars, venues, and public buildings

Recent building improvements include HVAC, lighting, flooring, interior and exterior finishes

AC-3A/T zoning allows for a variety of uses contributing to Downtown Orlando's growth as a regional hub for commerce, culture, education and retail trade

2024 DEMOGRAPHICS



Total Population



Total Households



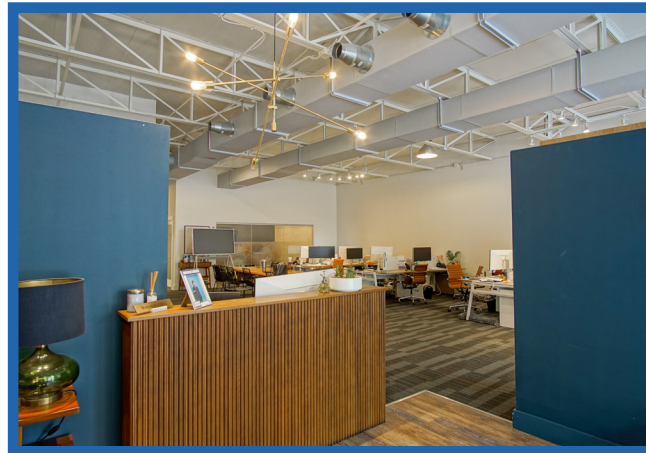
Average HH Income

	Total Population	Total Households	Average HH Income
1 Mile	24,377	13,536	\$112,623
3 Miles	104,909	50,076	\$124,091
5 Miles	298,496	124,876	\$107,507

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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PHOTOS

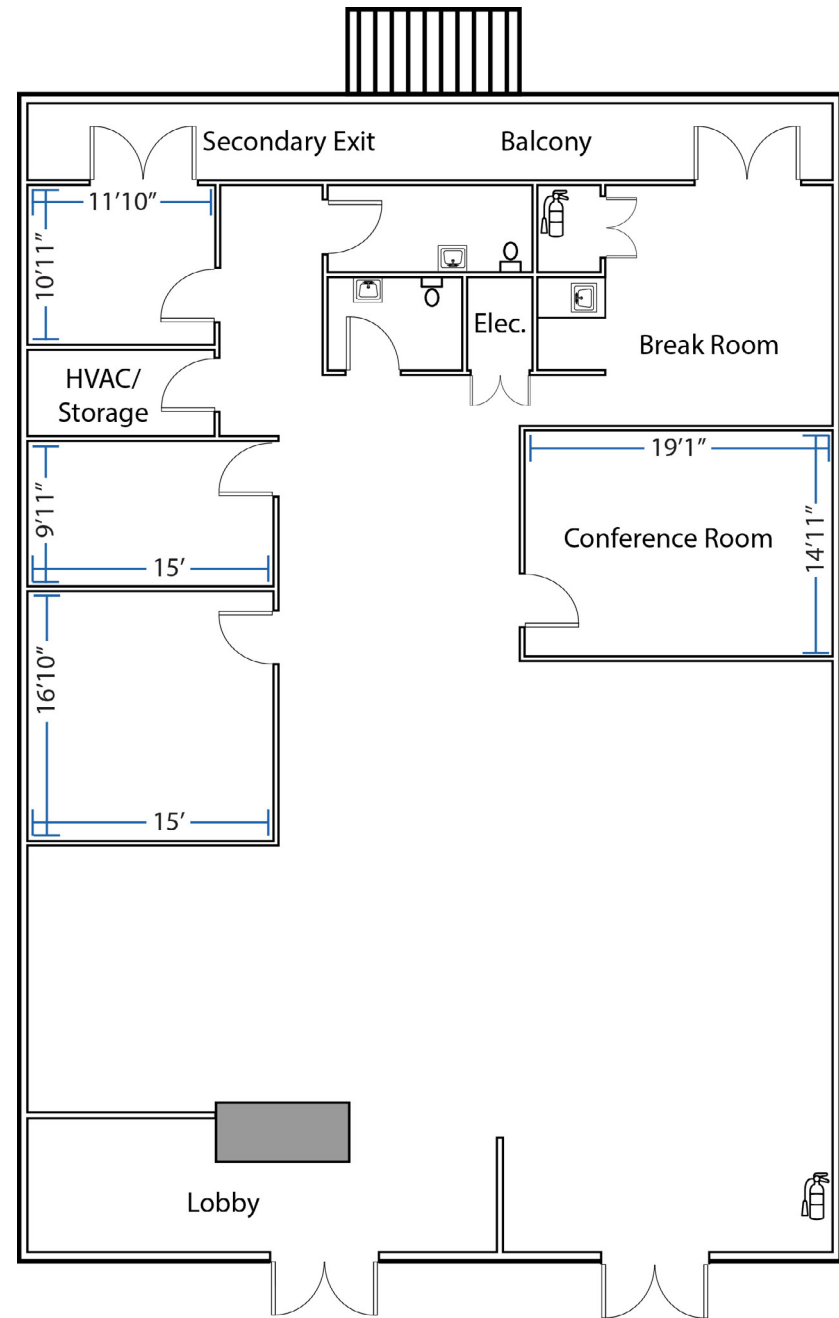


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FLOORPLAN



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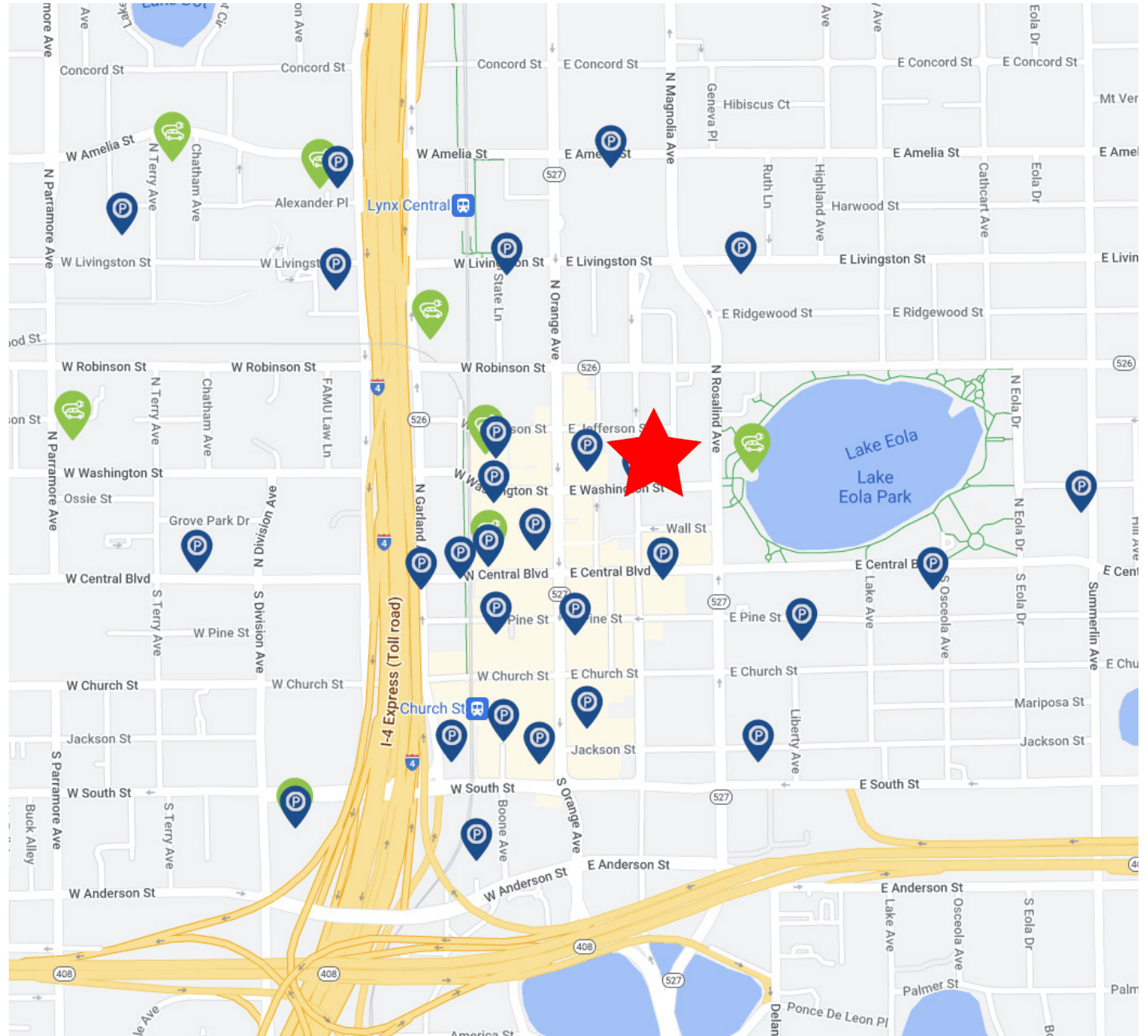
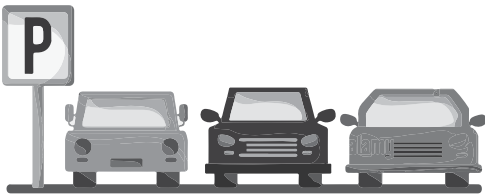
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Parking Options

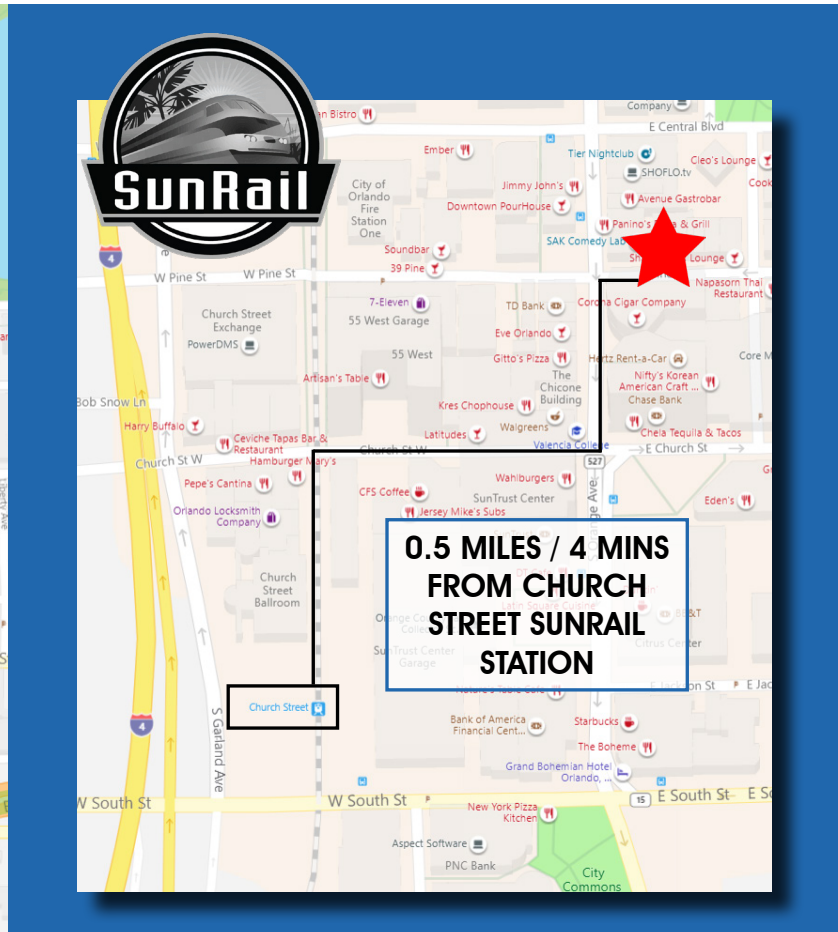
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>



LOCATION



#1 IN THE U.S. FOR JOB GROWTH 2014 - 2018
U.S. Department of Labor, Bureau of Labor Statistics

#4 FASTEST GROWING U.S. CITY
Forbes, 2018

1.2 MILLION PEOPLE IN THE WORKFORCE

HIGHEST RATE OF STEM JOB GROWTH IN THE COUNTRY
Forbes, 2018

#3 BEST CITY TO FIND A NEW JOB
Wallet-hub, 2019

± 550,000 STUDENTS WITHIN A 100 MILE RADIUS

1,087 PEOPLE MOVE TO ORLANDO PER WEEK

0.99% 2022 - 2027 POPULATION GROWTH

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