

PREMIUM CLASS A MULTI-TENANT OFFICE BUILDING



For Sale

720 RUGBY STREET
ORLANDO, FLORIDA 32804

STREAM®

Property Overview

This 9,206-square-foot Class A office building is a rare opportunity in the heart of College Park, one of Orlando's most walkable and dynamic submarkets. Built in 2000 and meticulously maintained, the property is 100% occupied, but can also be conveyed largely vacant for an owner/user scenario. With exceptional walkability, plentiful parking, and minimal operational demands, this asset stands out as a premier, low-maintenance investment in a highly desirable location.





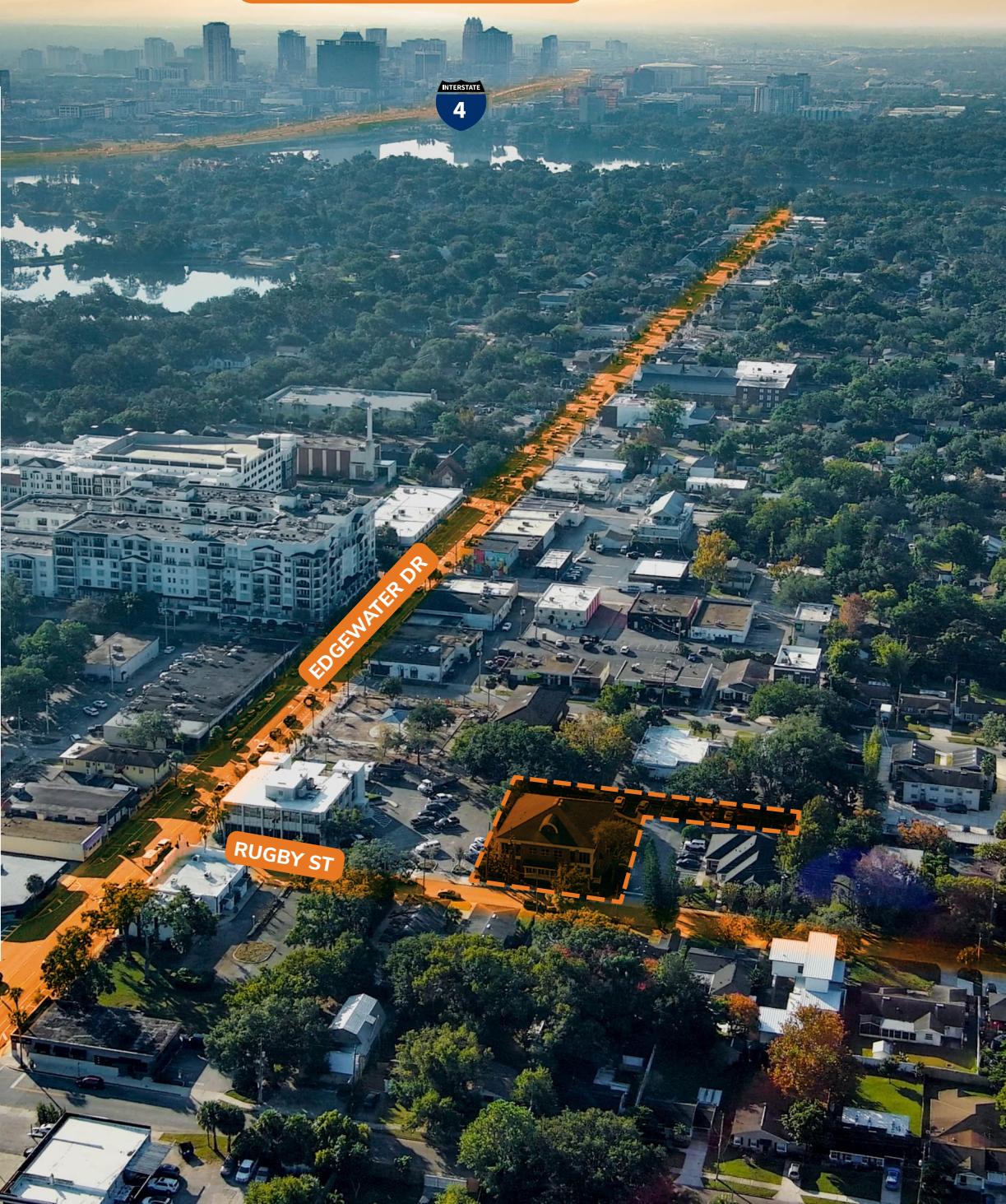
ADDRESS:	720 Rugby St.
COUNTY:	Orange County
SUBMARKET:	College Park
TOTAL BUILDING AREA:	9,206 SF
LOT SIZE:	.49 Acres
PARKING:	34 surface spaces
ZONING:	ORL-AC-1/T/W/SP/AR
USE TYPE:	Professional office / quasi-retail

DOWNTOWN ORLANDO

Location Overview

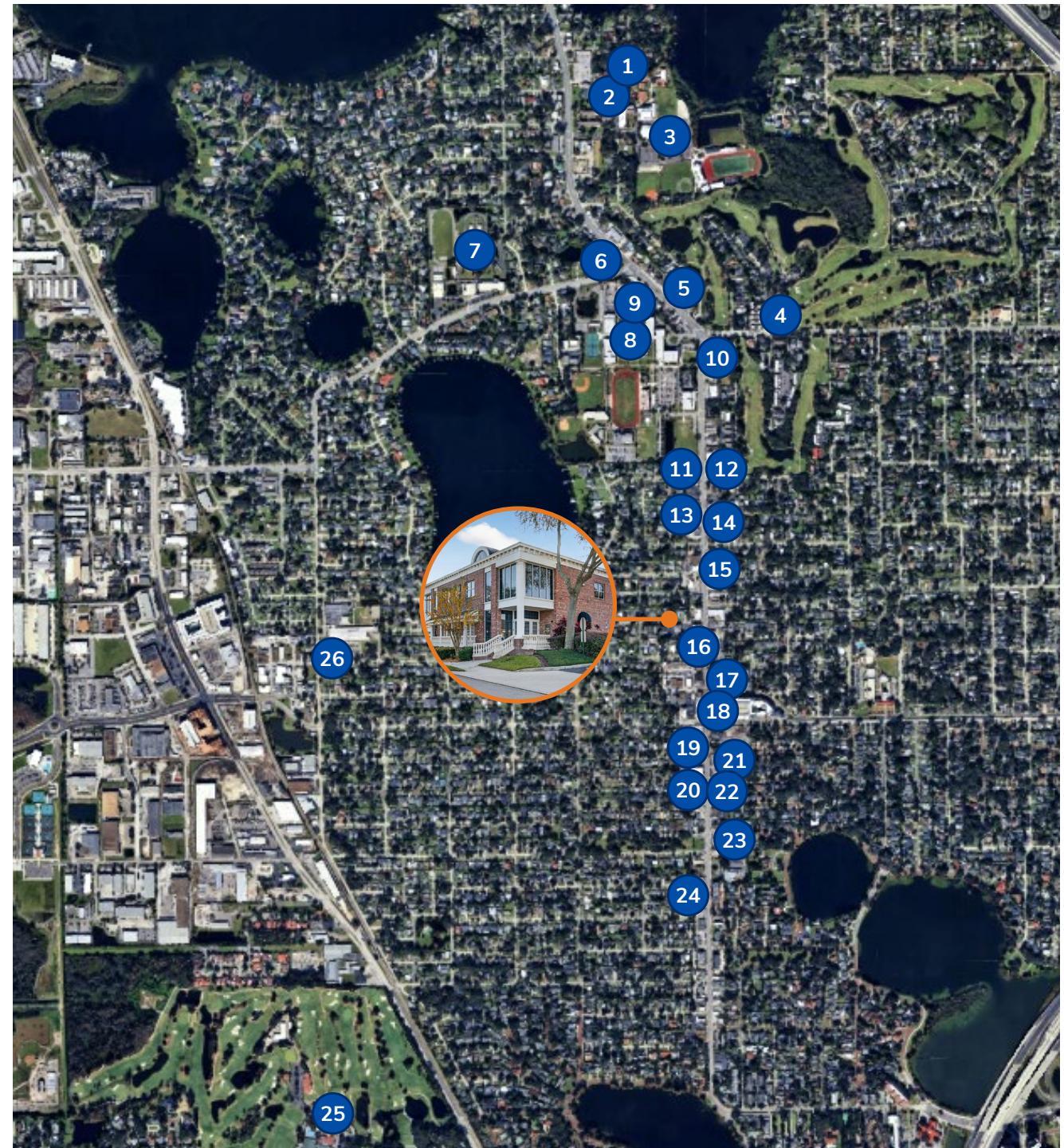
720 Rugby Street is located in College Park, one of Orlando's liveliest neighborhoods, known for its charming blend of residential, retail, and office spaces. This submarket continues to draw both local and foreign tenants because of its robust residential base, bustling retail district, and community-oriented environment.

- Fast access to Downtown Orlando
- Easy connectivity to I-4 and SR-408
- Dense residential base with strong household income
- Retail, dining, and lifestyle amenities along Edgewater Drive
- Strong office occupancy and stable tenant demand
- This location provides a compelling environment for professional service firms, boutique office users, and investors seeking a high-quality infill asset.



Amenities

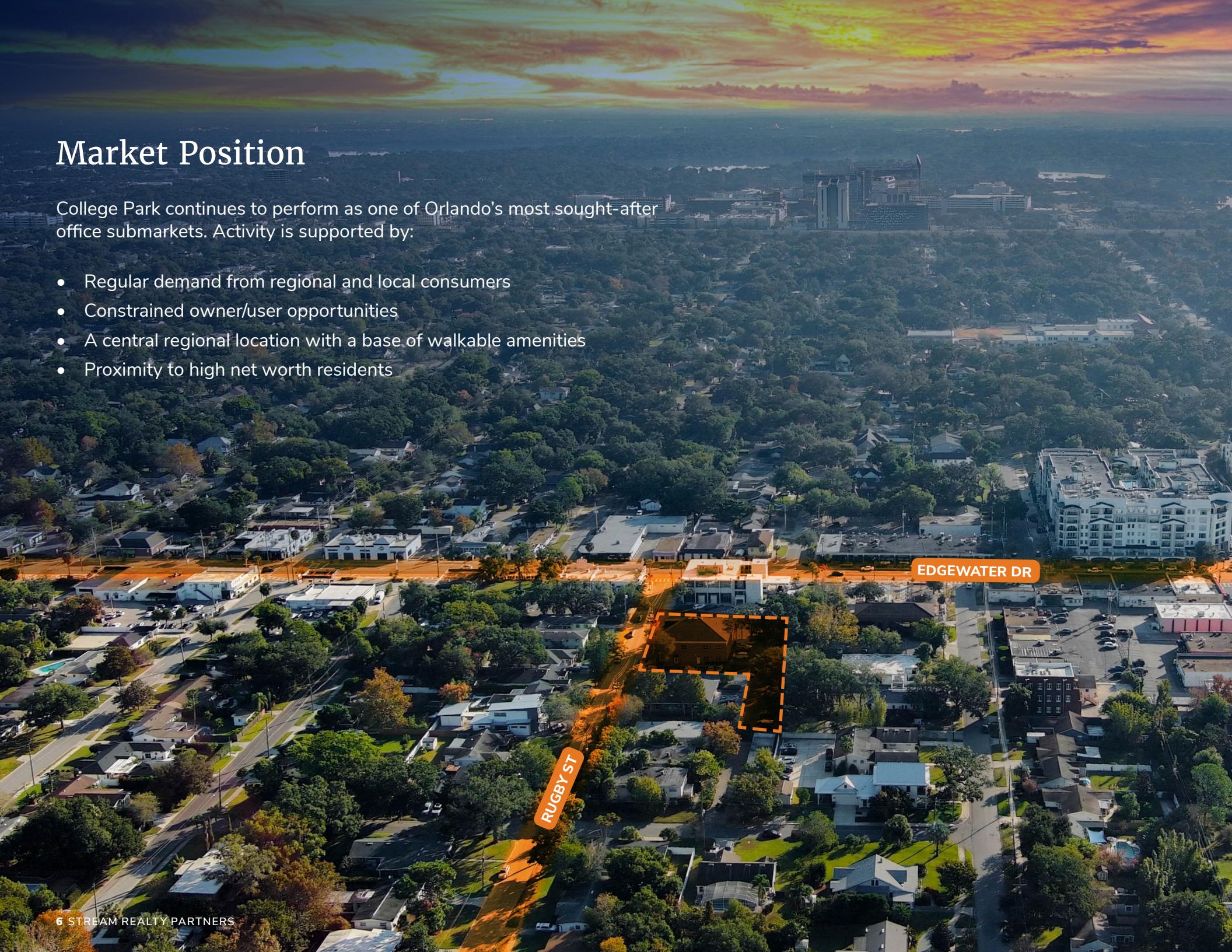
1. Morning Star School
2. St. Charles Catholic School
3. Bishop Moore Catholic High School
4. Dubsdread Golf Course
5. Apenberry's Gardens
6. CVS
7. College Park Middle School
8. Edgewater High School
9. College Park Ace Hardware
10. Walgreens
11. Gabriel's Submarine Sandwich
12. Dunkin'
13. Papa John's Pizza
14. Einstein Bros. Bagels
15. Regions Bank
16. Chase Bank
17. Truist
18. Tijuana Flats
19. Tropical Smoothie Cafe
20. Monarch Learning Academy
21. Publix Supermarket at College Park
22. Starbucks
23. United States Postal Service
24. Shakers American Cafe
25. The Country Club of Orlando
26. Lake Silver Elementary School

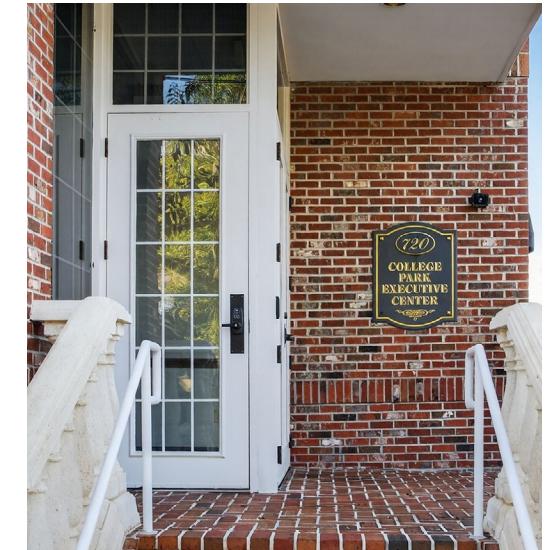


Market Position

College Park continues to perform as one of Orlando's most sought-after office submarkets. Activity is supported by:

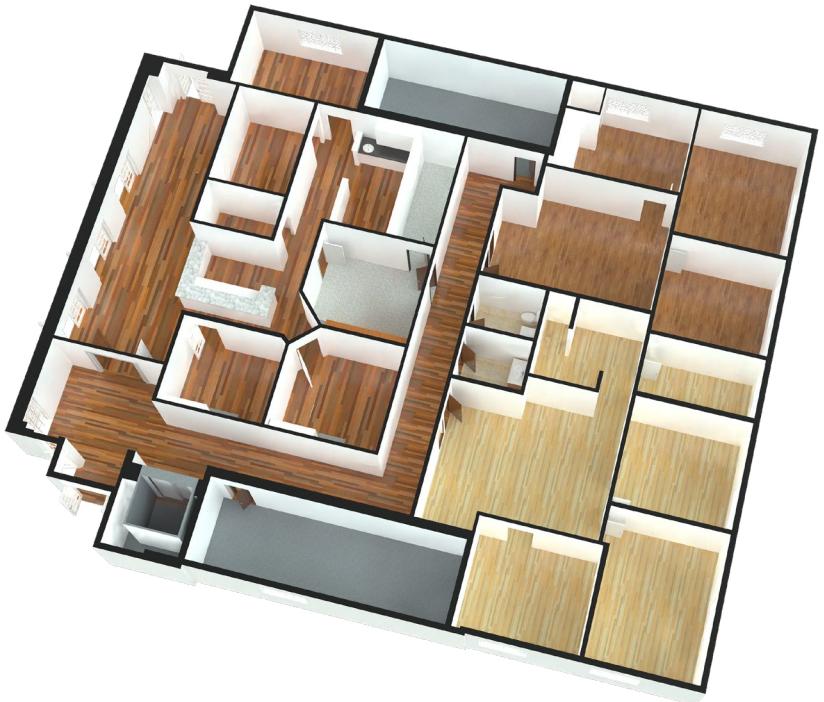
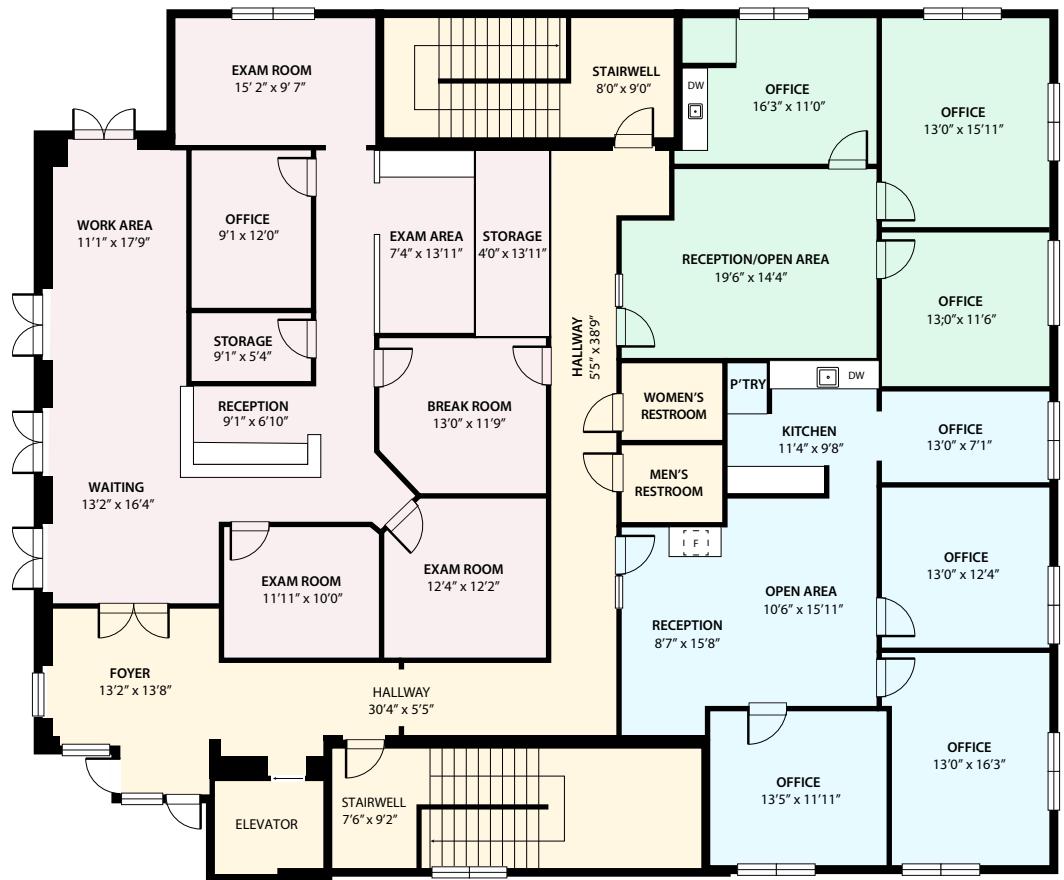
- Regular demand from regional and local consumers
- Constrained owner/user opportunities
- A central regional location with a base of walkable amenities
- Proximity to high net worth residents





Floor Plans

1ST FLOOR

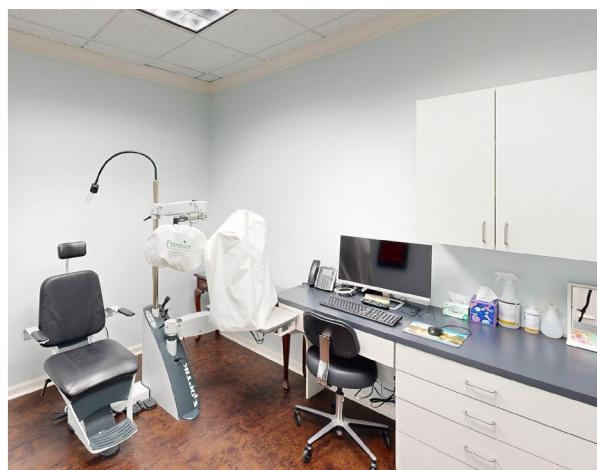
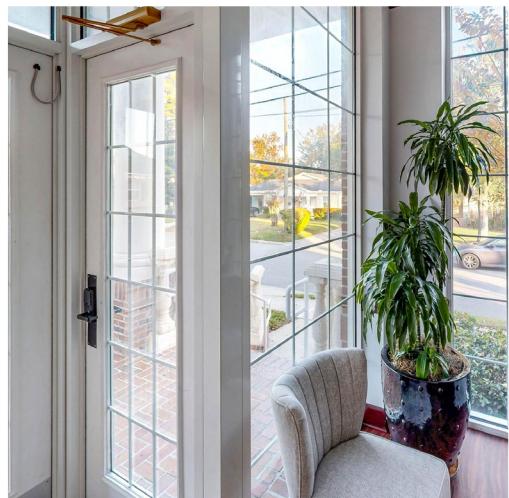


First Floor Suites

- Suite 100
- Suite 120
- Suite 140
- Common Areas



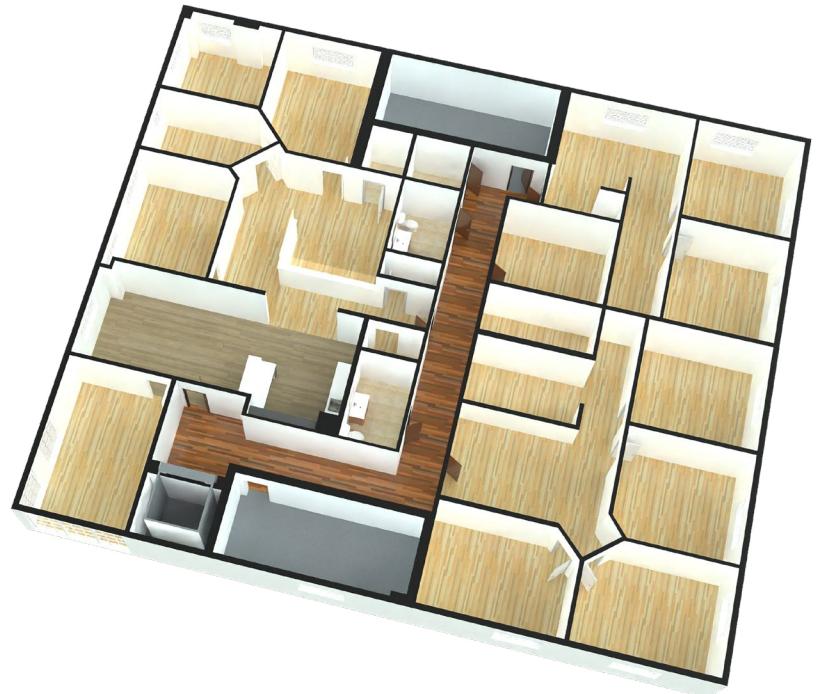
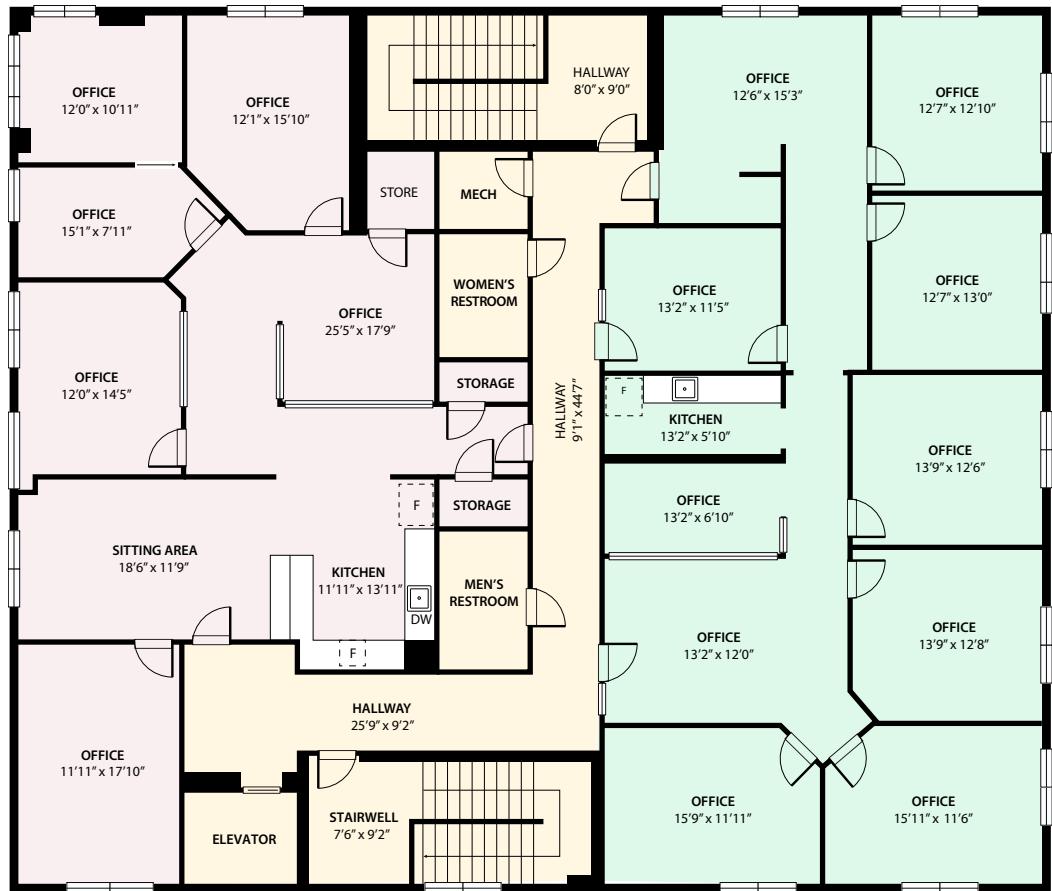
360 VIRTUAL TOUR





Floor Plans

2ND FLOOR



Second Floor Suites

- Suite 200
- Suite 220
- Common Areas



[360 VIRTUAL TOUR](#)



Let's Connect

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