

Downtown Orlando, FL

# EXCLUSIVE THORNTON PARK

Lake Eola Area

VIVE  
ON EOLA



144 APPROVED

STUDIO & ONE BED APARTMENTS

205 S. EOLA DRIVE ORLANDO, FL

**EXISTING - Income Producing**  
CLASS A EXECUTIVE OFFICE BUILDING  
8,163 SF



## **205 S. Eola Dr. Orlando, FL**

Excellent Hold Opportunity with Income

### Summary

- Class A 8,163 SF Office Building
- 20 Private Offices, 2 Large Conference Rooms, Reception Lobby, Break Room, Mail Room, 4 Restrooms.
- 0.50 Acre Building Site Fronting three streets – S. Eola Dr., Church St., and Mariposa Street.
- 16+ parking spaces plus street parking
- Located in Thornton, one of the hottest and most in demand location in Downtown Orlando.
- 15+ restaurants within 3 blocks
- Free Bus Service at your Door
- Free Standing Office Building Rents in the Area are in High Demand
- Forecasted Market Rental Rates \$26 - \$28 SF modified Gross.



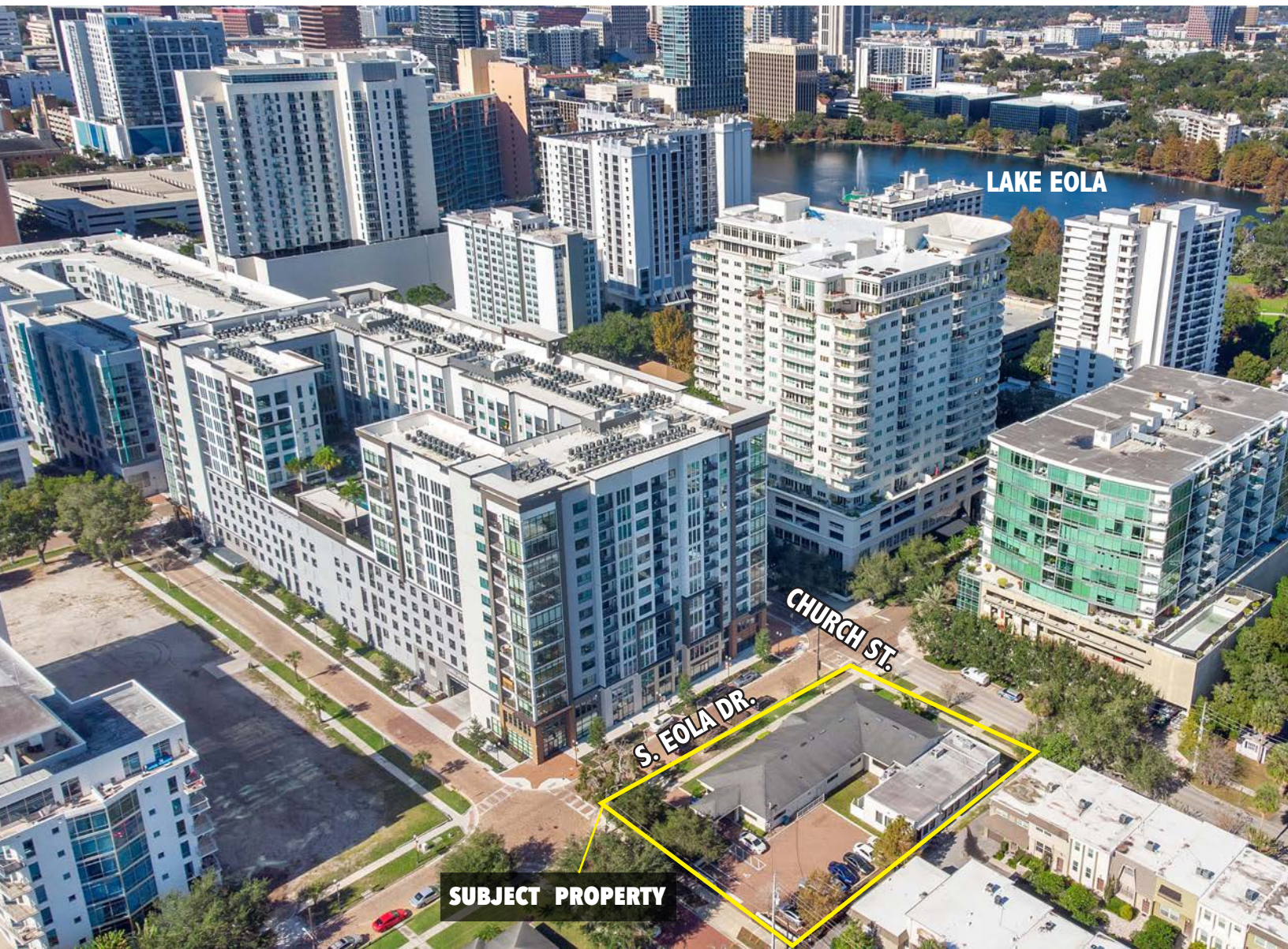
# FLOOR PLAN

205 S. EOLA DR. ORLANDO, FL





# LOCATION



LAKE EOLA

CHURCH ST.

S. EOLA DR.

**SUBJECT PROPERTY**

E Ridgewood St

Ilman Av

Carl Ave

N

LAKE EOLA

CENTRAL AVE



S EOLA ST.

E CHURCH ST.

CAMDEN 420 BLDG

CAMDEN 520 BLDG



MARIPOSA ST.

SUMMERLIN AVE

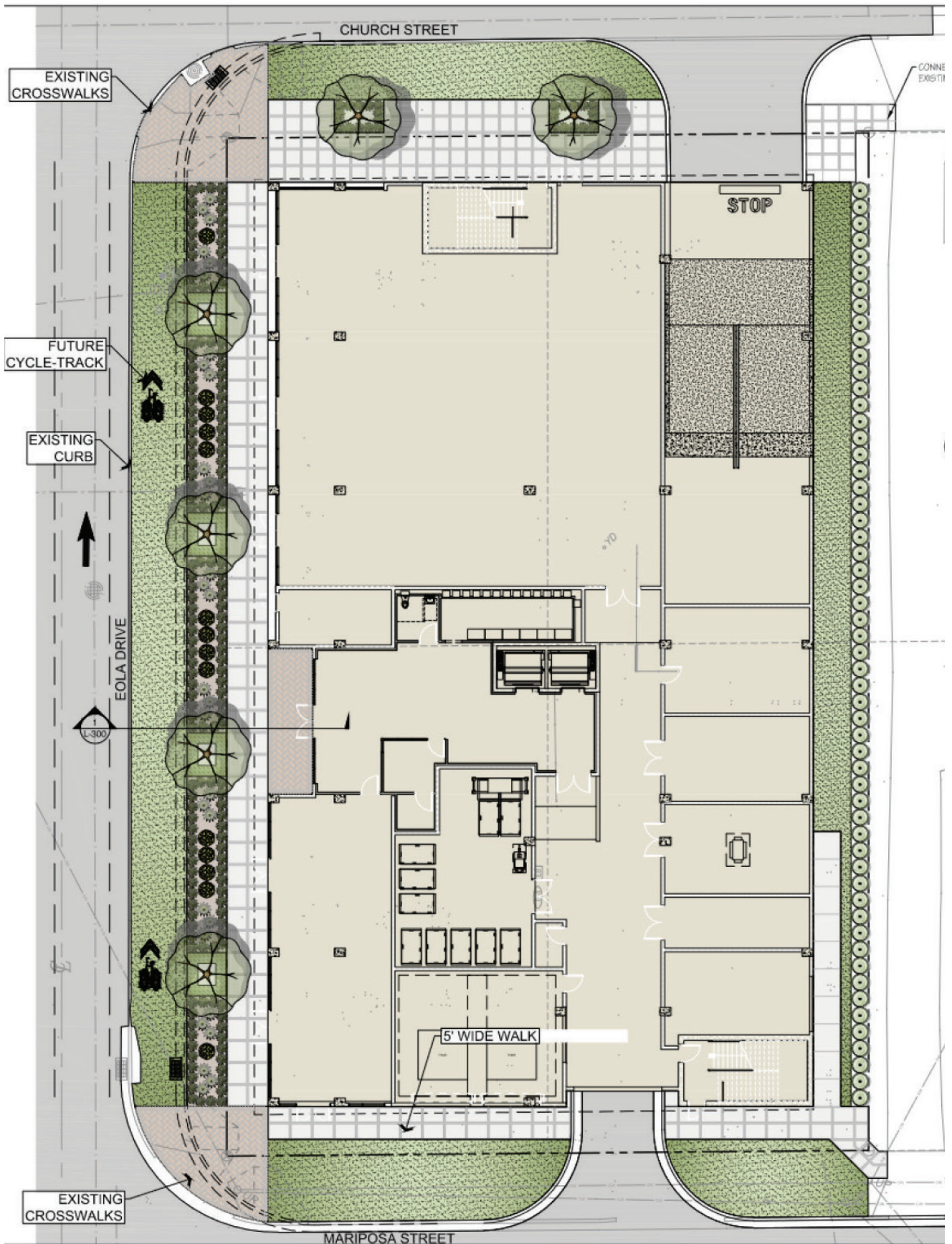


# PROJECT NARRATIVE

- Location: 205 S. Eola Drive Orlando, FL
- Parcel Size: 0.50 Acres
- Existing Use: 1-Story office building
- Existing zoning: Eola and Church PD Mixed Use Residential/Commercial  
Consisting of Two Parcels:
  - 101 S. Eola Drive - Developed
  - 205 S. Eola Drive - Subject
- Approved Use:
  - 13-Story Residential Building Providing 144 Studio and One-Bedroom Rental Units
  - Parking Garage (Levels 2 through Level 6) Providing 133 Parking Spaces, Bicycle Storage, and Personal storage units
  - Ground Floor provides for a total of 6,280 S.F. Retail/Restaurant Occupancy.
- Unit Type: • Studio and One-Bedroom
- Market Rents: • Immediate Area Market Rents for New Similar in Size Units are in the \$3.75 to \$4.25 Per Square Foot Range.



# SITE PLAN





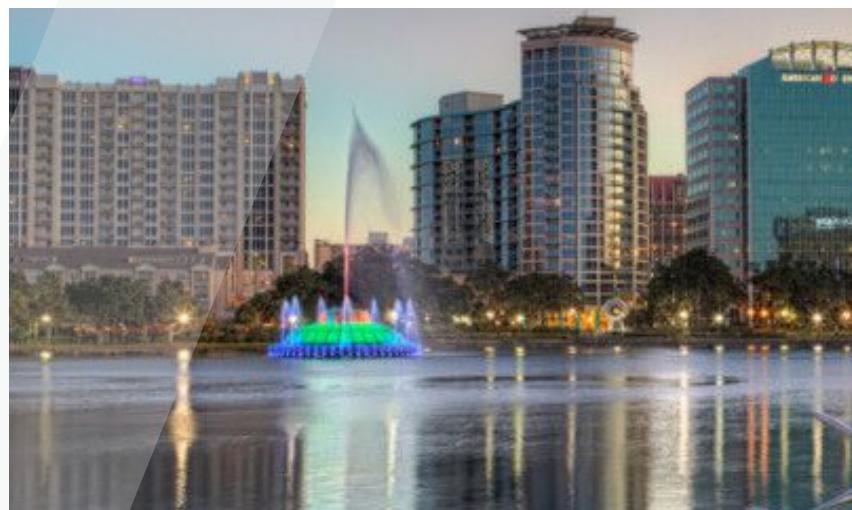


HIGH DEMAND  
TRENDY URBAN  
**LIVING**





GROUND FLOOR  
RESTAURANT  
CONCEPT IDEAS



## NEIGHBORHOOD LIFESTYLE

Restaurants

Dog Grooming

Coffee shops

Farmer's Market

Wine Bars

Personal Services

Executive Offices

Boutique shops

Bakery

Public Transportation

Lake Eola Park

Entertainment

# CURRENT DOWNTOWN PROJECTS

## ORLANDO, FL

**\$2 BILLION**  
investment underway

### CREATIVE VILLAGE SITES

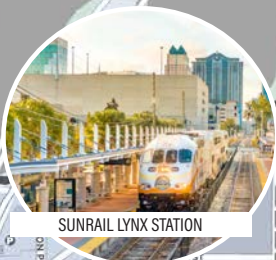
1. University of Central Florida Downtown Campus
2. Valencia College Downtown Campus
3. Digital Animation & Visual Effects School
4. EA Sports
5. Luminary Green Park
6. Amelia Court Apartments
7. The Julian Apartments
8. Unionwest - Student Housing
9. Modera Creative Village Apartments



CREATIVE VILLAGE



THE CANOPY Under I-4



SUNRAIL LYNX STATION



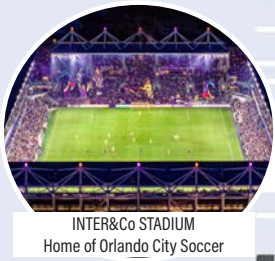
SUNRAIL CHURCH STATION



SPORTS ENTERTAINMENT DISTRICT



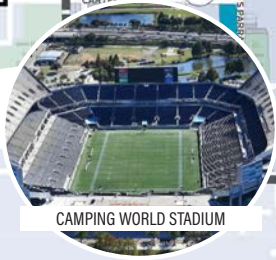
LAKE EOLA PARK



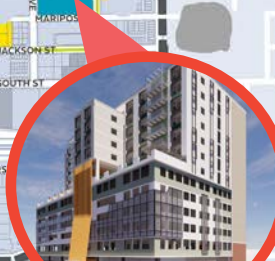
INTER&Co STADIUM  
Home of Orlando City Soccer



KIA CENTER  
HOME OF THE MAGIC



CAMPING WORLD STADIUM



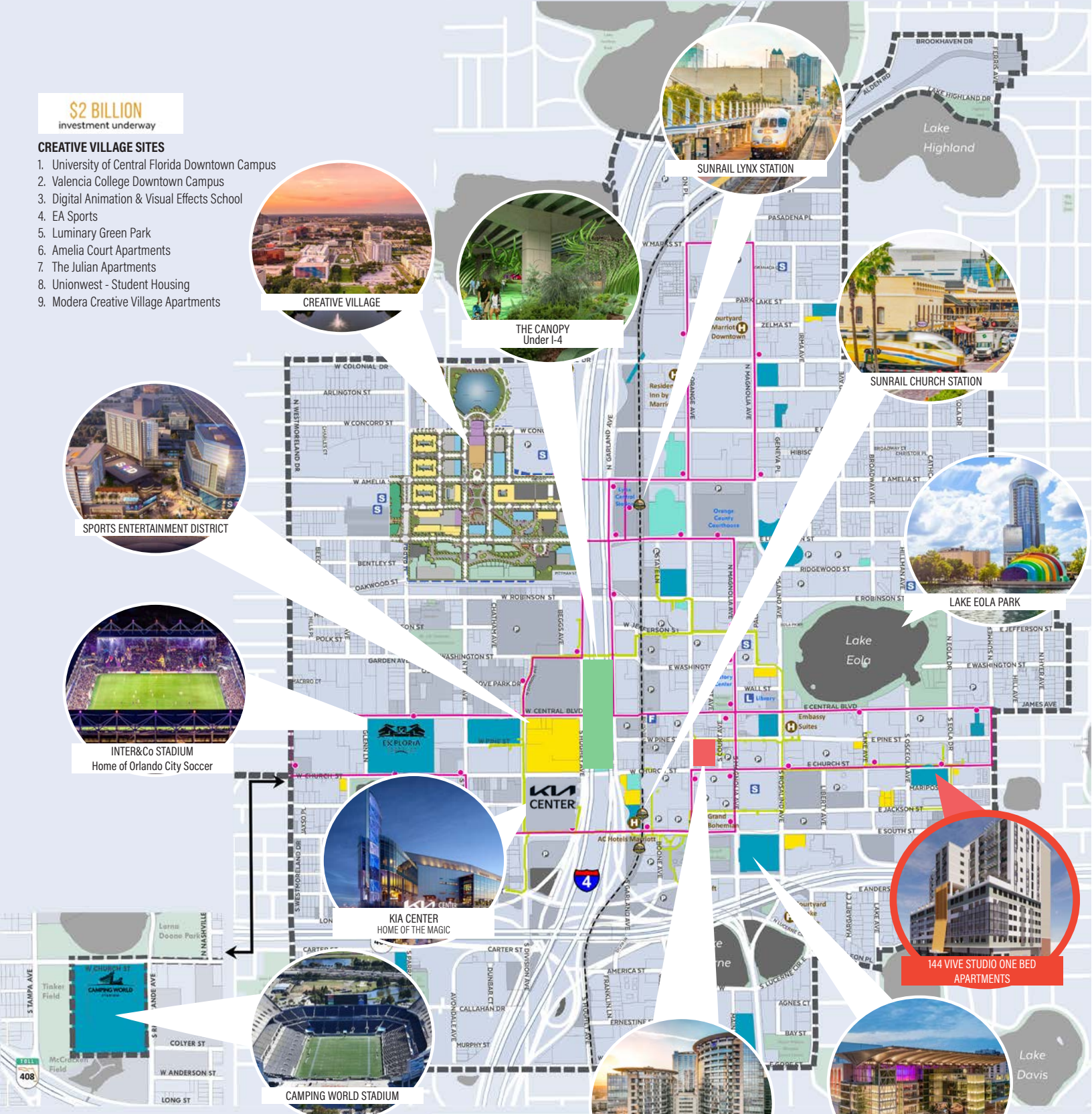
144 VIVE STUDIO ONE BED APARTMENTS



PLAZA RETAIL OPPORTUNITIES & THEATER LEVEL



DR PHILLIPS PERFORMING ARTS CENTER





APPROVED 144 STUDIO & ONE-BEDROOM APARTMENTS

# VIVE ON EOLA

205 S. Eola Drive, Orlando, Florida

**\$7,500,000**

Price and availability are subject to change without notice.

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**STIRLING** | **INTERNATIONAL**  
REAL ESTATE

Equal Housing Opportunity. Home community and development information, including size, pricing, property features, terms, availability and amenities, are subject to change, prior sale or withdrawal at any time without notice or obligation. Drawings, photographs, renderings, video, scale models, square footages, floor plans, elevations, features, colors and sizes are approximate for presentation purposes only and may vary from the homes as built. Interested parties should conduct their own due diligence with regard to zoning, required approvals, rents, costs and risk.