



Millenia
Partners

FOR LEASE OFFICE SUITE 200

221 NE IVANHOE BLVD · ORLANDO, FLORIDA 32804

Ivanhoe Village

Spacious Lakeview Office in the Heart of Downtown Orlando

STOREY BLDG. 221

Available

WorkListcare

Storey
LAW GROUP

6,249 SF

Available Square Feet

822 - 6,249 SF

Divisible From

Contact

Lease Rate / SF

2nd Floor

Private Elevator

PROPERTY OVERVIEW —

Where *executive presence* becomes your address.

221 NE Ivanhoe Blvd offers a rare full-floor leasing opportunity combining executive presence, modern functionality, and exceptional visibility in the heart of Ivanhoe Village. Suite 200 features 6,249 SF of flexible office space with a contemporary layout, abundant parking, and a prestigious business address designed to elevate both client experience and workplace productivity. Ideal for professional firms seeking a highly differentiated office environment in one of Orlando's most connected corridors.



15 Private Offices
FULL-FLOOR IDENTITY



Private Elevator
EXCLUSIVE FLOOR ACCESS



Full Kitchen
GRANITE + STAINLESS



2 Conf. Rooms
FURNISHED, CLIENT-READY



Lake Ivanhoe Views
CORNER EXPOSURE



Divisible to 822 SF
FLEXIBLE CONFIGURATION



OFFERING SUMMARY

LEASE RATE **\$2,877 - \$8,600/month**

AVAILABLE **822-6,249 SF**

PARKING **34 Spaces**

ZONING **ORL-MU-2/T/SP**

SUBMARKET **Ivanhoe Village**



WHY THIS PROPERTY WINS —

Built for firms that *expect more.*

- ★ Full-floor private identity – no shared corridors, no elevator lobbies with competing tenants, no compromise on arrival experience.
- ★ Lake Ivanhoe views from a curved glass facade that no commodity office building in downtown Orlando can replicate.
- ★ The Ivanhoe corridor delivers walkable amenity density – dining, culture, fitness – that drives employee experience and retention.
- ★ Direct I-4 Express access positions the suite within 15 minutes of Winter Park, Maitland, and the entire executive housing base.
- ★ Divisibility to 586 SF creates a rare path for firms to occupy only what they need – with room to grow on the same floor.

DEAL OCCUPIER PROFILE —

The firms this *space attracts.*

Wealth Management Private identity and lakeside presence for client-facing operations.	Law Firm Professional image, conference capacity, and operational efficiency.
Family Office Controlled full-floor environment with security and discretion.	Boutique PE / VC Prestige address outside commodity downtown towers.
Architecture / Design Inspirational environment with strong natural light exposure.	Healthcare Admin Accessible, professional corridor with ample parking.

Downtown Orlando

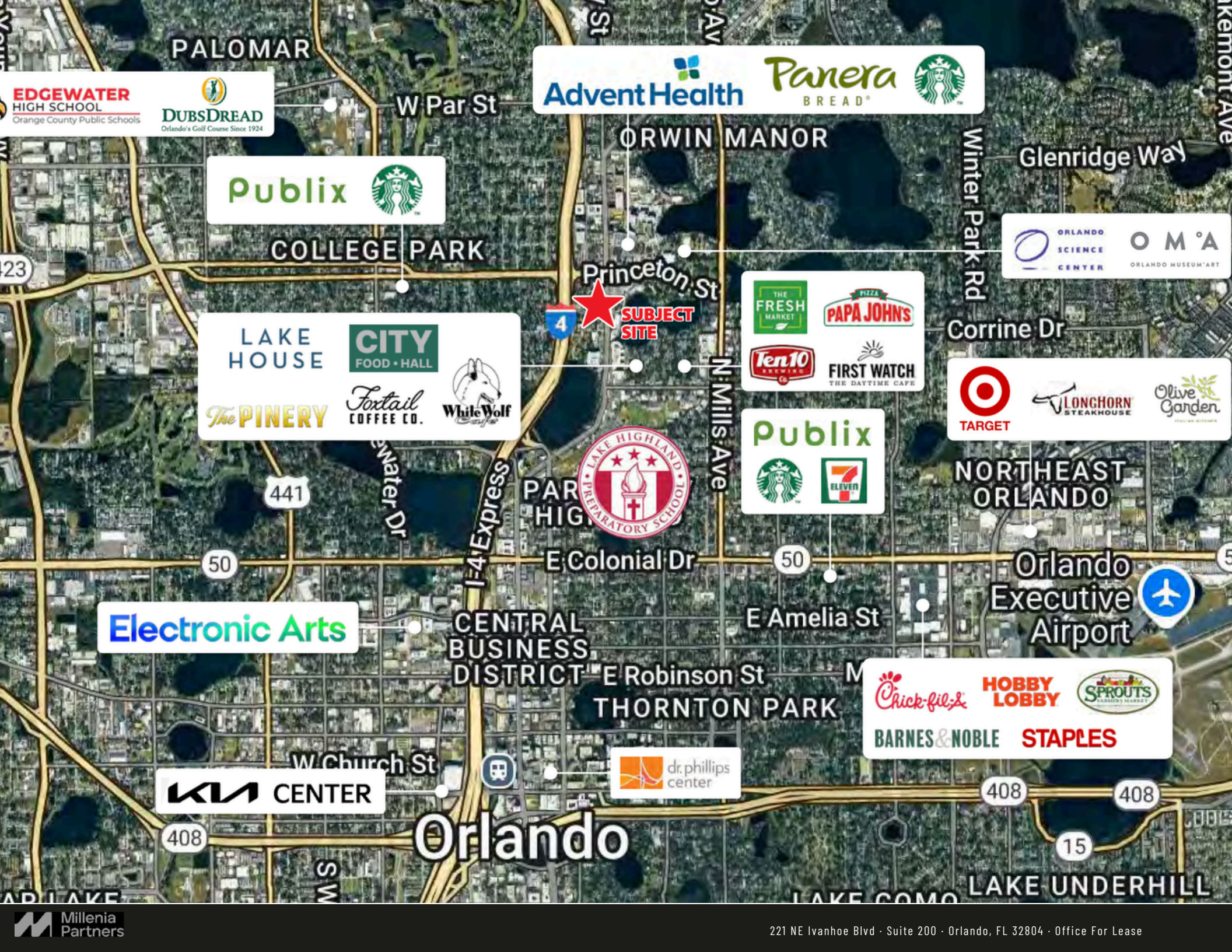
Property

Lake Ivanhoe

LOCATION & POSITIONING

Steps from everything
that matters.

- 591 Multifamily Units Nearby
- Downtown Orlando CBD – 0.8 miles
- AdventHealth & Orlando Health – adjacent
- Winter Park – 12 minutes
- Coffee Shops, Lunch Spots, & Nightlife - Walkable



EDGEWATER HIGH SCHOOL
Orange County Public Schools

DUBSDREAD
Orlando's Golf Course Since 1924

Advent Health **Panera BREAD**

Publix

ORLANDO SCIENCE CENTER **OMA**
ORLANDO MUSEUM ART

LAKE HOUSE **CITY FOOD HALL**

The PINERY **Foxtail COFFEE CO.** **White Wolf**

4 **SUBJECT SITE**

THE FRESH MARKET **PAPA JOHN'S**

Ten10 BREWING CO. **FIRST WATCH**
THE DAYTIME CAFE

TARGET **LONGHORN STEAKHOUSE** **Olive Garden**
ITALIAN RESTAURANT

Publix



Electronic Arts

CENTRAL BUSINESS DISTRICT

Chick-fil-A **HOBBY LOBBY** **SPROUTS**
BARNES & NOBLE **STAPLES**

W CENTER

dr. phillips center

Orlando

Floor Plan & Suite Configuration

4 Suites

AVAILABLE

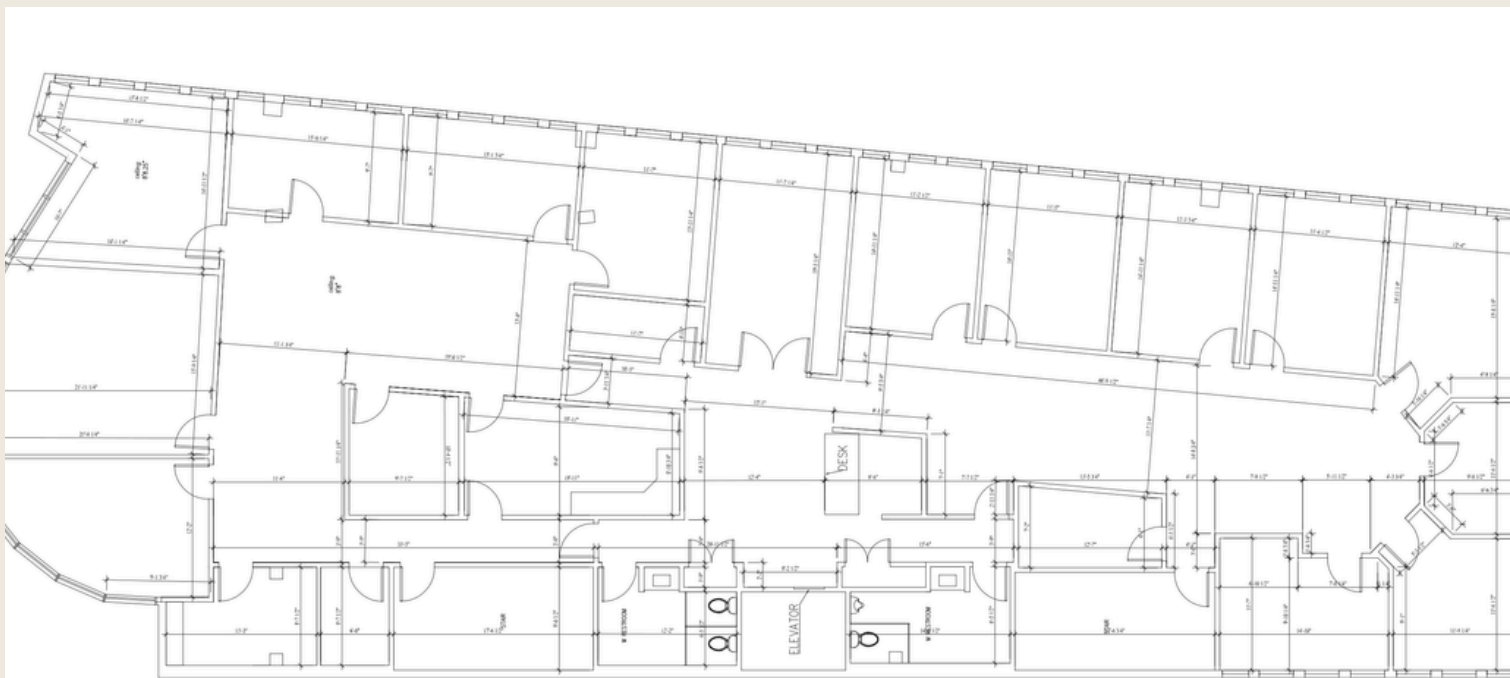
AVAILABLE SUITES

Space A 2,779 SF

Space B 822 SF

Space C 889 SF

Space D 1,759 SF



TOTAL SF: 6,249

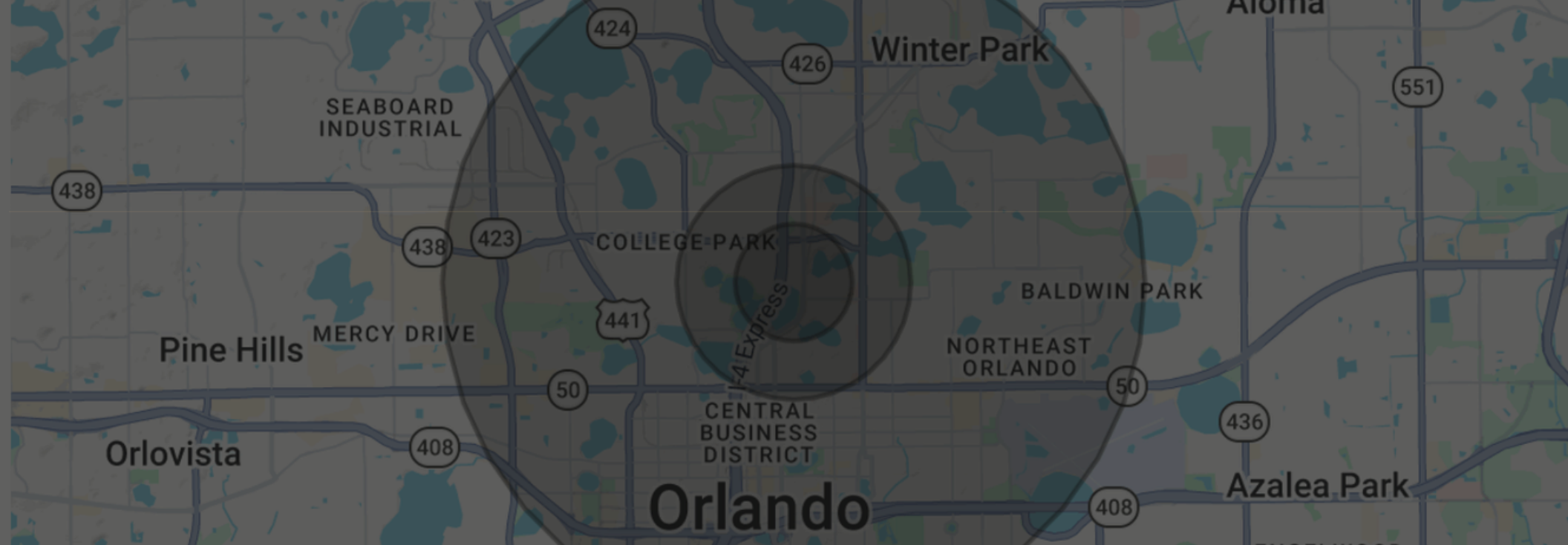
1 FLOOR PLAN: 2ND LVL
SCALE: 1/4" = 1'-0"

TOTAL AVAILABLE

6,249 SF

ENTIRE FLOOR AVAILABLE
OR DIVISIBLE FROM 586 SF

A market built for executive operations.



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,846	12,379	91,909
Average Age	34.3	36.4	40.9
Average Age (Male)	36.2	38.2	41.2
Average Age (Female)	32.4	33.3	40.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,551	6,285	44,933
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$133,099	\$144,922	\$139,871
Average House Value	\$574,251	\$610,628	\$572,325

Schedule a private tour.

For more information, floor plan options,
and private property tours, contact the
exclusive leasing team at Millenia Partners.

WWW.MILLENIA-PARTNERS.COM

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