

Downtown Orlando Office Building ~~\$2,650,000~~

\$2,450,000 **Reduced**

701 E. South Street, Orlando, FL 32801

Rarely available site at the signalized corner of South Street and Summerlin Avenue, across from scenic Constitution Park.

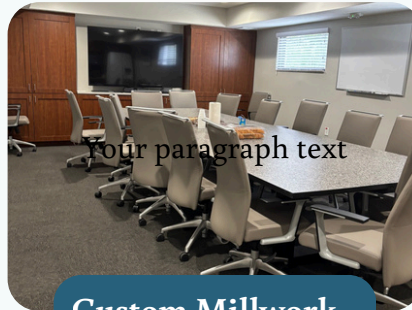
- Two suites -Single-tenant- Governmental agency will be vacating Q1 2027
- Beautifully renovated, including restrooms, flooring, custom millwork in conference rooms, interior and exterior painting, new galvanized steel stairs, LED light conversion, & more
- Truegrid paver system installed in the parking lot



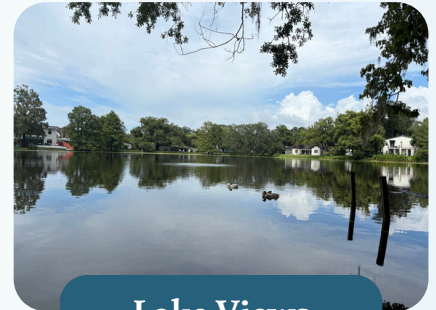
Downtown Orlando Near SR 408 and I-4



Recent Renovations



Custom Millwork



Lake Views

About 701 E. South Street

- ✓ Investment Opportunity through Lease end- CAP rate 6.16%
- ✓ Corner Lot with ample parking-two access points
- ✓ 0.62 acre site, 10,243 leased SF
- ✓ Elevator Service
- ✓ Multiple conference rooms, rest rooms, offices
- ✓ Strong demographics

Call today

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Dover
INTERNATIONAL COMPANY, INC.