



# OFFERING MEMORANDUM

189 S Orange Ave • Suite 1430-1470 • The Plaza South Tower • Orlando, FL

# CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is provided by Alpha Equity Realty & Management solely to assist the recipient in evaluating a potential purchase or lease of Suites 1430–1470 at 189 S Orange Ave, Orlando, FL.

All information—including financials, floor plans, and building data—is confidential. Recipient agrees not to distribute, copy, or share this information outside their organization except with advisors actively involved in their review.

Alpha Equity Realty & Management and Ownership make no representations or warranties regarding accuracy or completeness. All figures should be independently verified.

This Memorandum is not an offer or contract, and Ownership reserves the right to modify terms or withdraw the property at any time.

Recipient agrees not to contact tenants, building staff, or property management without prior written consent.

# EXECUTIVE SUMMARY

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Suites 1430–1470 at The Plaza South Tower offer a premium Class A office condominium opportunity in the heart of Downtown Orlando. Totaling ±9,817 RSF, this professionally built-out workspace includes multiple private offices, glass conference rooms, open work zones, break room, reception area, and floor-to-ceiling glass delivering exceptional natural light and skyline views.

Ideal for professional users, corporate expansions, or investors seeking a high-quality, trophy office asset.

# INVESTMENT HIGHLIGHTS

- ±9,817 RSF premium office suite collection (1430–1470)
- Executive build-out with modern finishes
- Floor-to-ceiling glass with skyline views
- Efficient layout with mix of private offices + open space
- Located in premier Downtown Orlando Class A tower
- Walkable to Church Street, Amway Center, Kia Center, retail, dining & transit
- Secure building with 24/7 access
- Suitable for owner-users, investors, legal, financial, administrative, and tech firms
- Available for purchase or long-term lease



# PROPERTY OVERVIEW

<b>Property:</b>	189 S Orange Ave – Suites 1430–1470
<b>Address:</b>	189 S Orange Ave, Orlando, FL 32801
<b>Building:</b>	The Plaza South Tower
<b>RSF:</b>	±9,817 RSF
<b>Availability:</b>	For Sale (Lease Option Available)
<b>Purchase</b>	\$1,600,000
<b>Lease:</b>	\$26
<b>Lease Terms:</b>	Negotiable
<b>Zoning:</b>	AC-3A – Downtown Commercial Core
<b>Allowed Uses:</b>	Professional office, corporate HQ, nonprofit, legal, financial, tech, administrative
<b>Amenities:</b>	Floor-to-ceiling windows, modern lobby, 24/7 access, attached parking garage, walkable urban core



*For improved access to the property,  
please scan the QR code.*



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



# FLOOR PLANS & CONFIGURATION OPTIONS

FLOOR PLAN

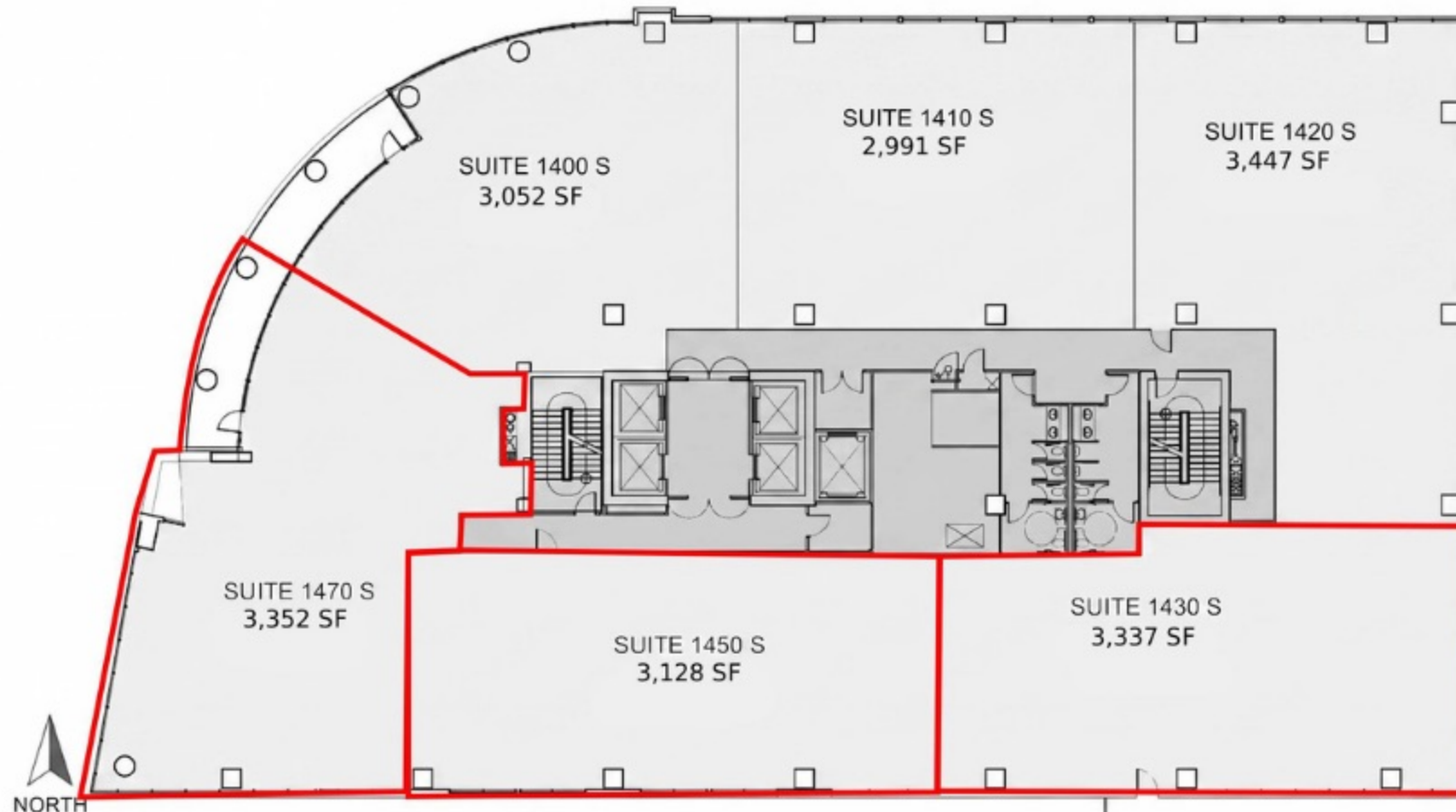


**Suite Range: 1430–1470**  
**Total RSF: ±9,817**

## Layout Features:

- Multiple executive offices
- Glass conference rooms
- Open work/collaborative areas
- Break room/kitchenette
- Reception area
- Floor-to-ceiling windows
- Multiple entry points

FLOOR PLATE



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# BUILDING OVERVIEW – THE PLAZA SOUTH TOWER

A premier mixed-use Class A office tower offering:

- Secured access and modern lobby finish
- Attached parking garage with private access
- Onsite restaurants, cafés, and retail offerings
- Professional corporate tenant mix
- Direct connection to public transit and major roadways
- High-end finishes suitable for established organizations and institutional tenants

# LOCATION SUMMARY

Situated in the core of Downtown Orlando, The Plaza South Tower provides unmatched walkability and connectivity.

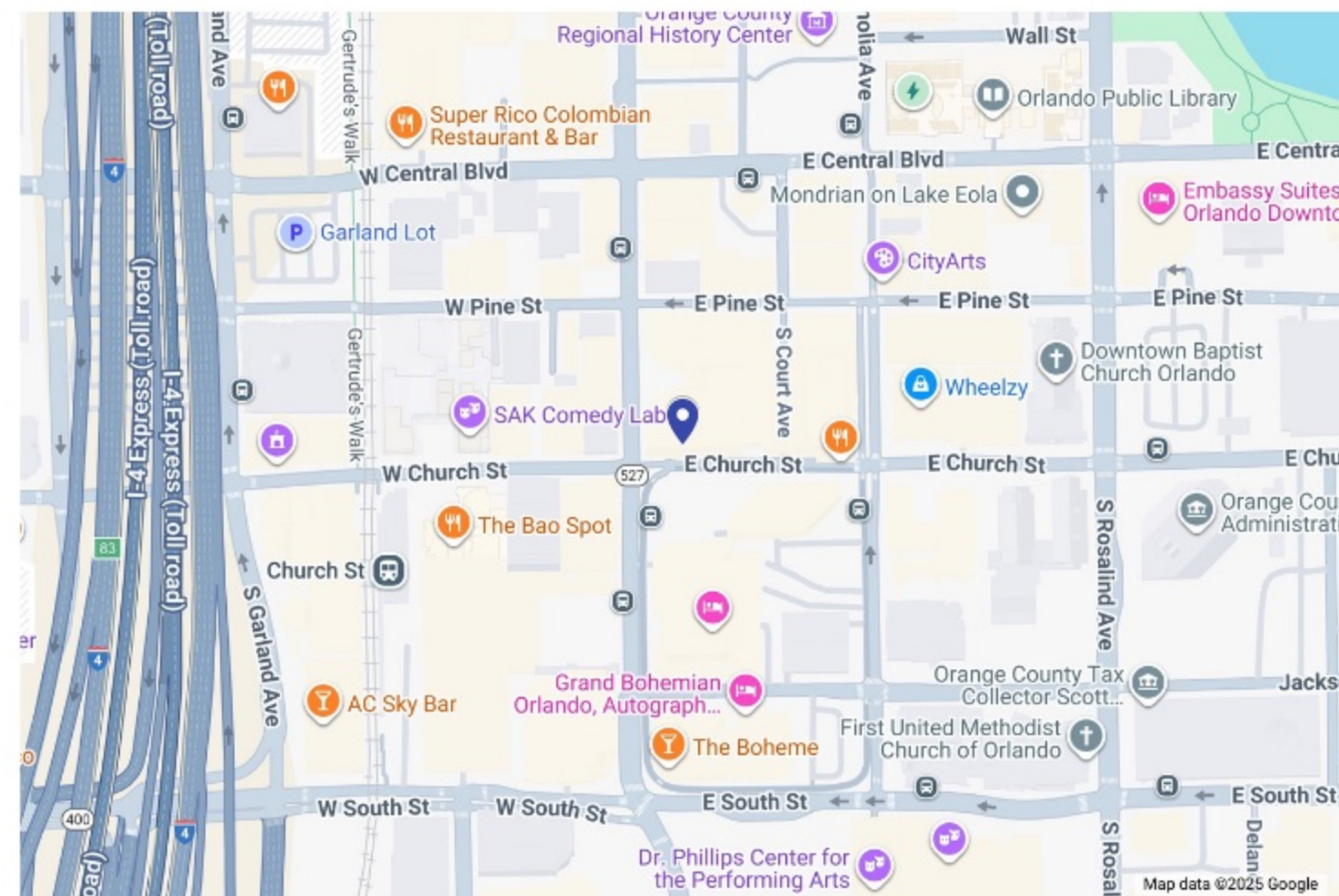
## Walkability:

- Amway Center
- Kia Center
- Church Street District
- Restaurants, lounges, and retail

## Accessibility:

- 3 minutes to I-4
- 4 minutes to SR-408
- 18 minutes to Orlando International Airport

The surrounding district features dense daytime population, government centers, major employers, and vibrant residential development.



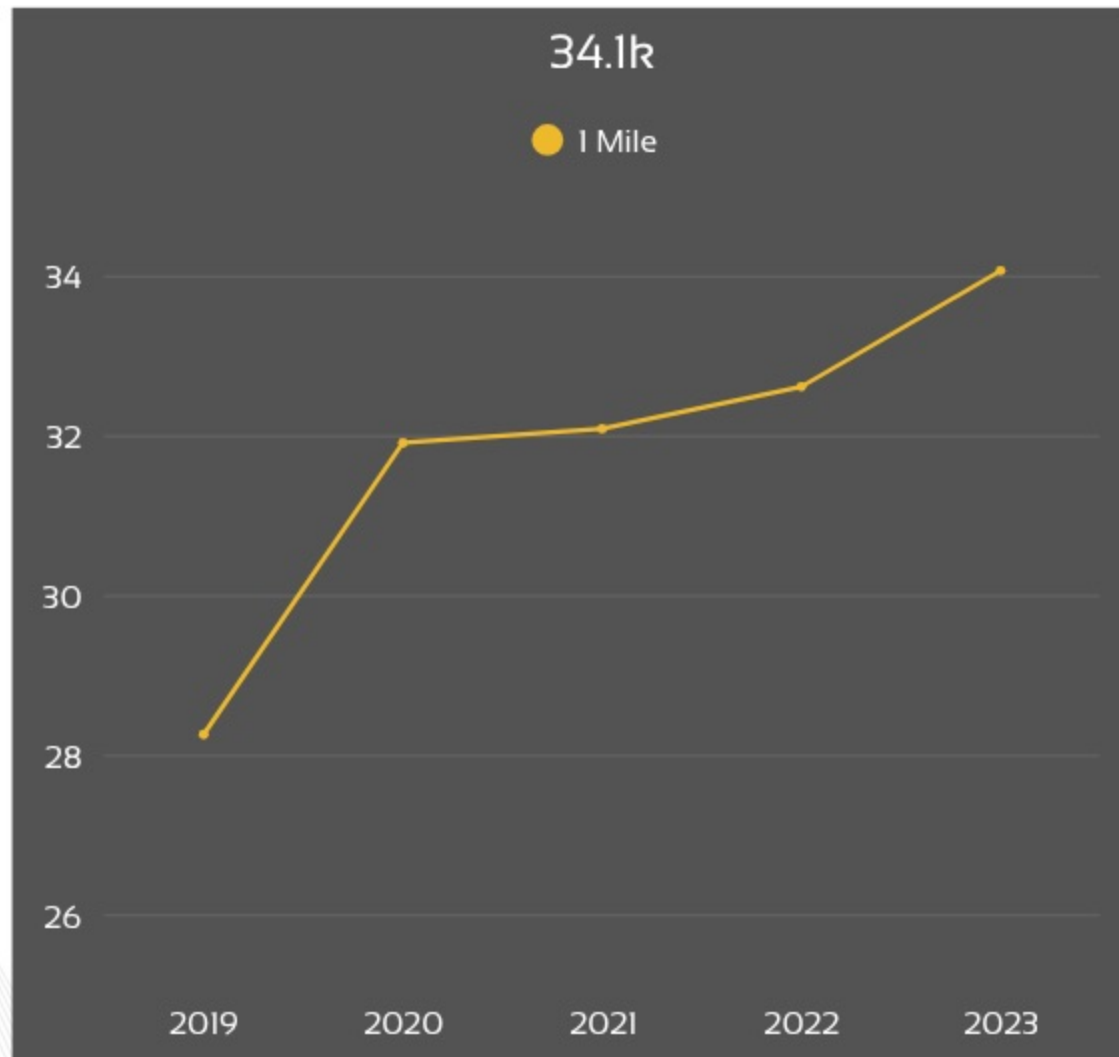
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# MARKET & DEMOGRAPHICS

## POPULATION

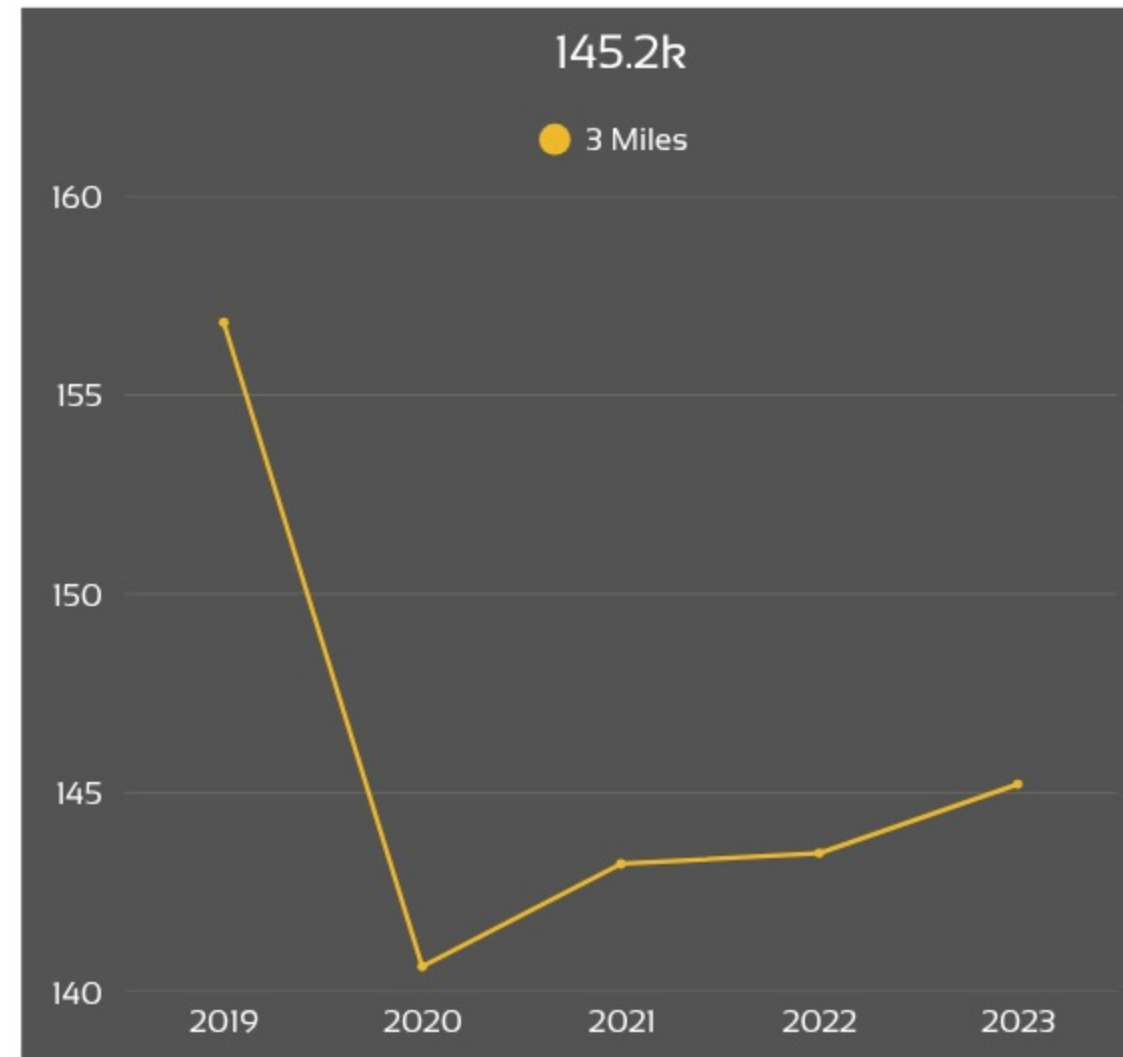
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● 1 Mile



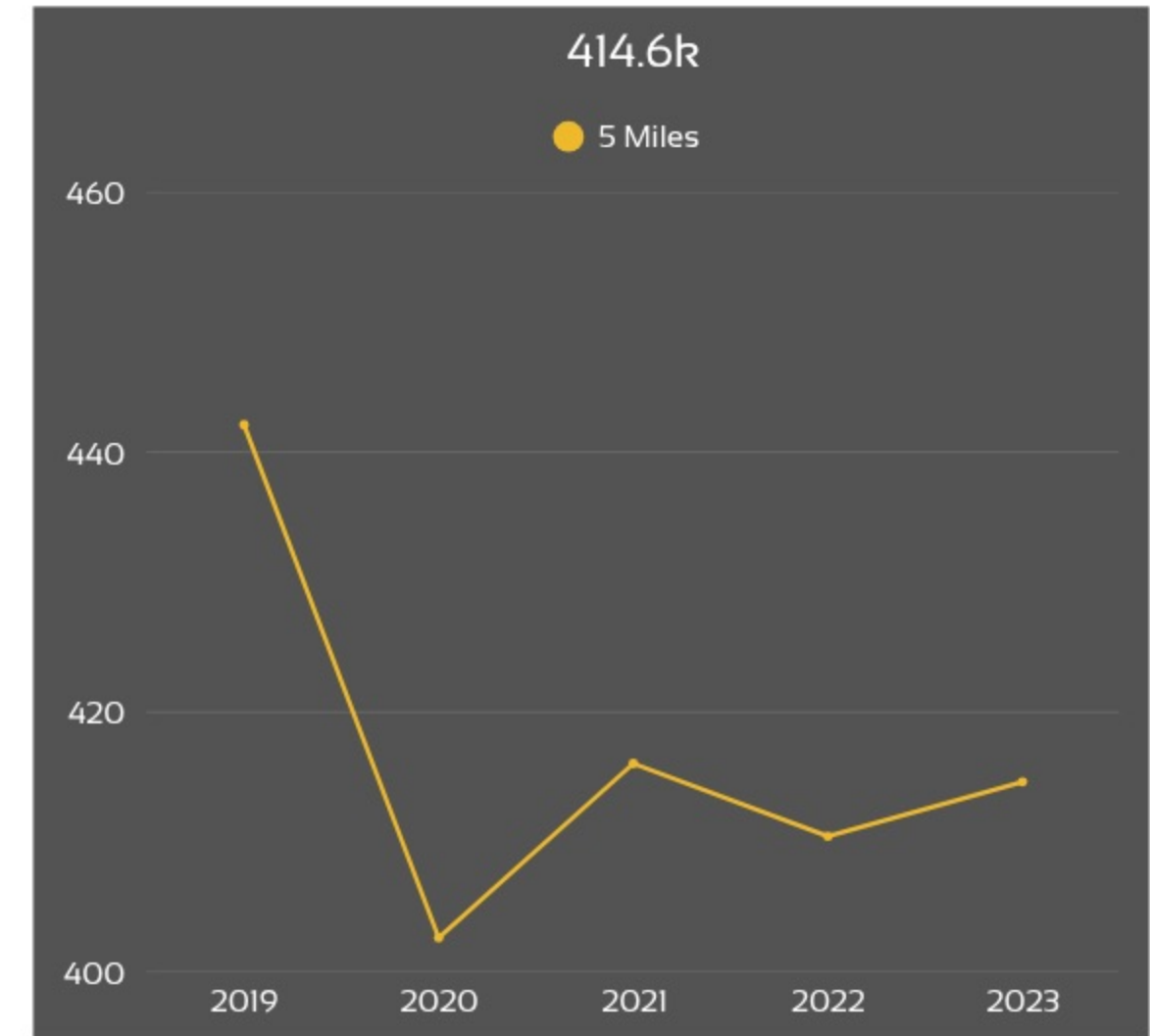
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● 3 Miles



5 Miles

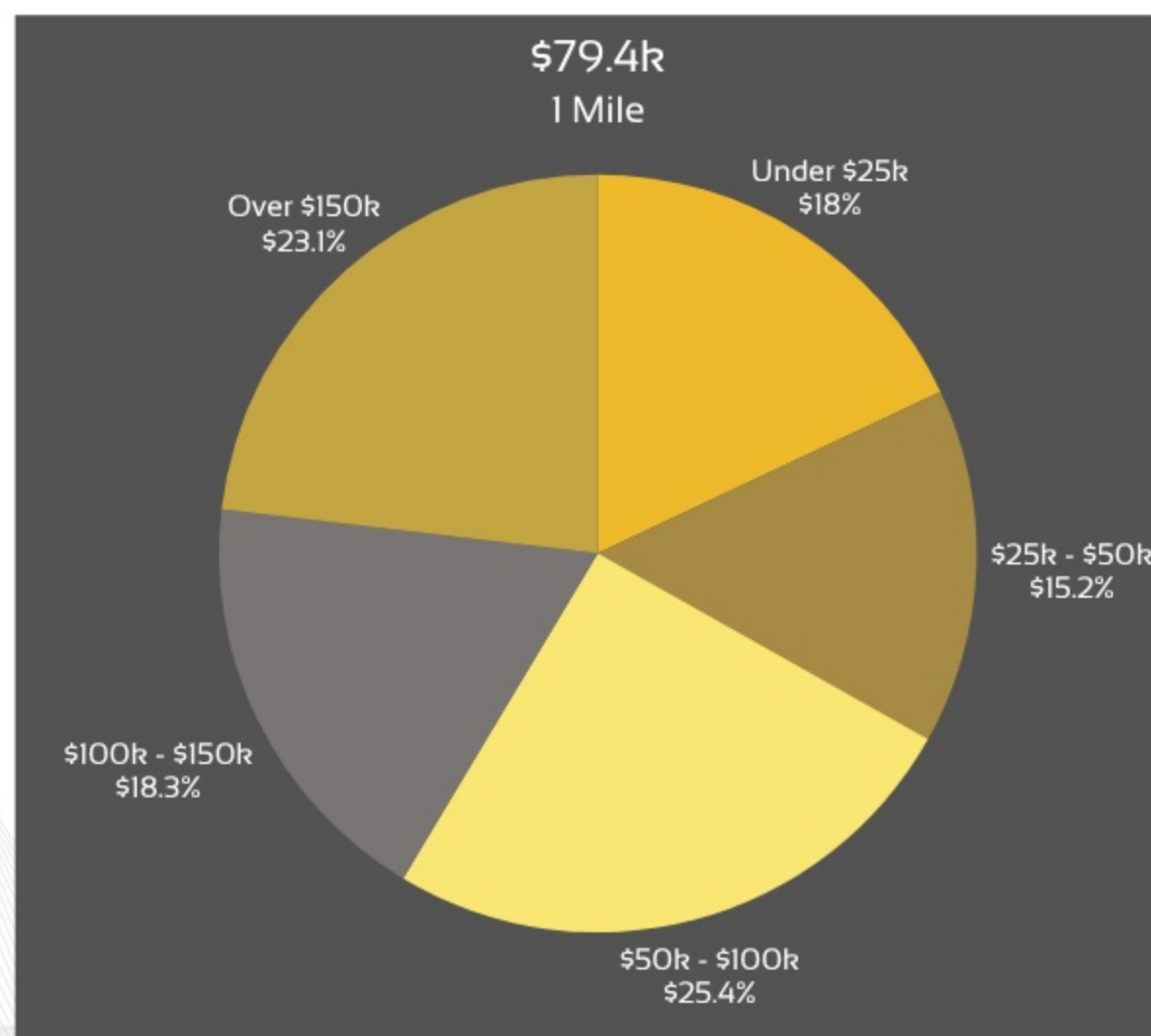
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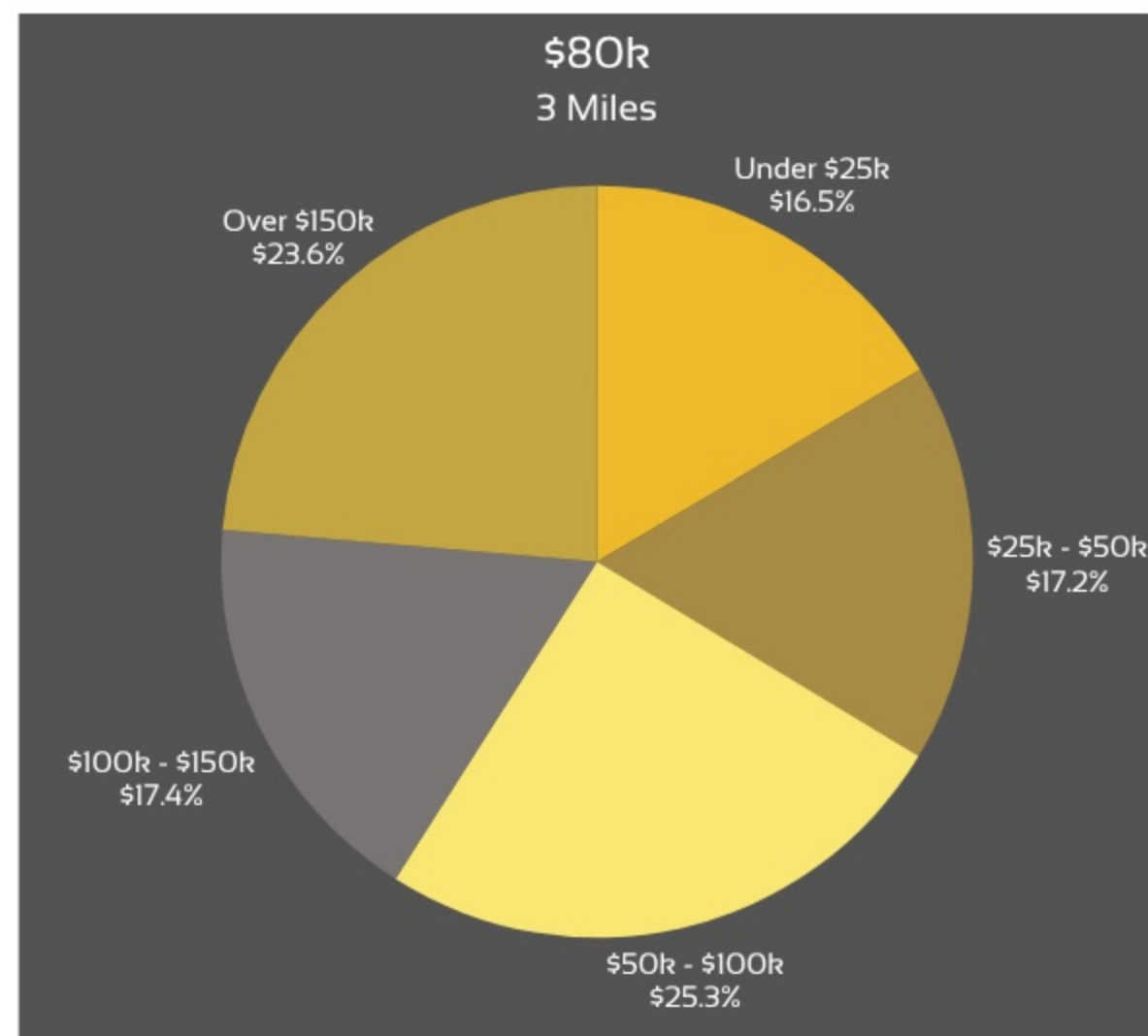
# MARKET & DEMOGRAPHICS

## HOUSEHOLD INCOME

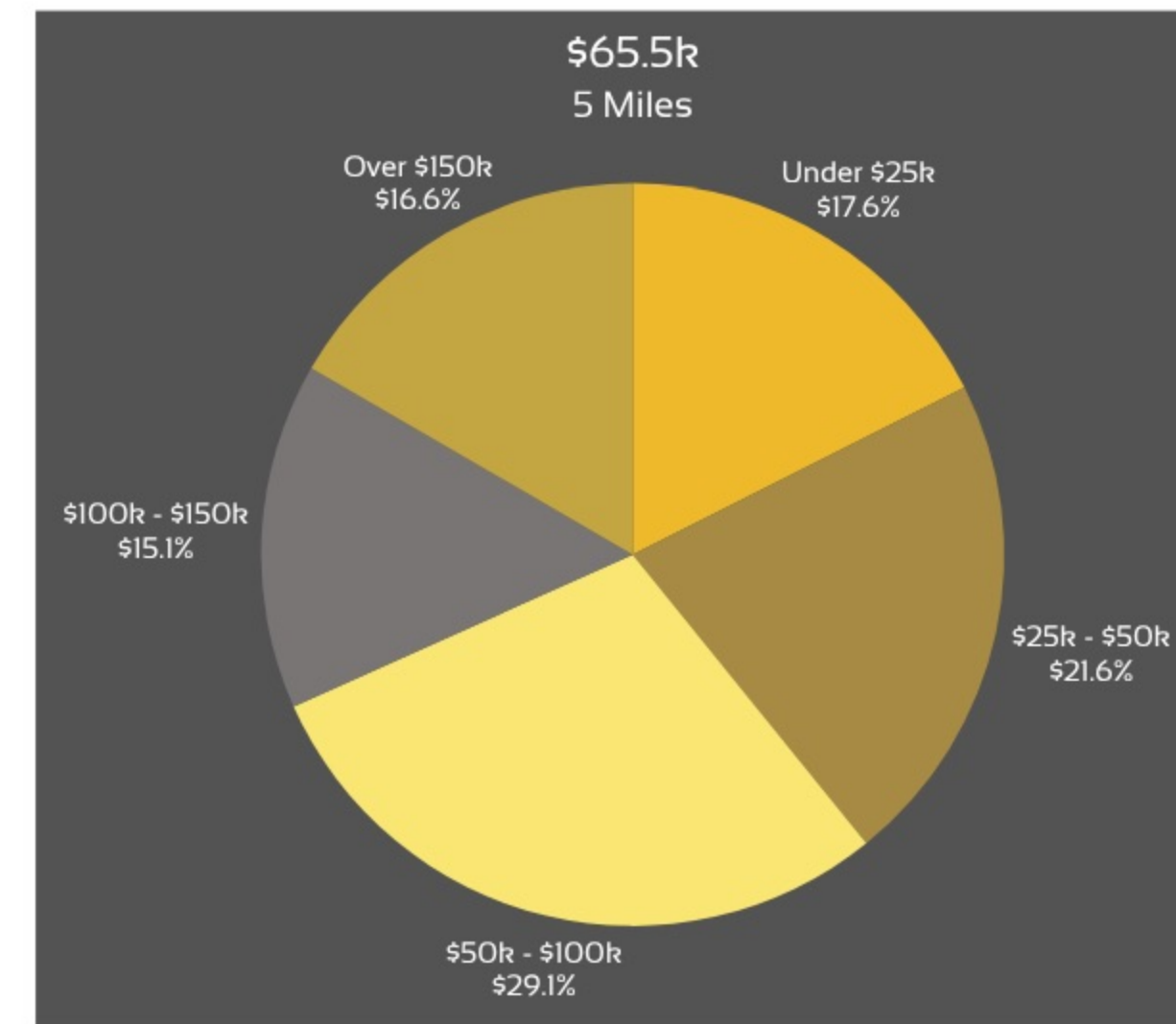
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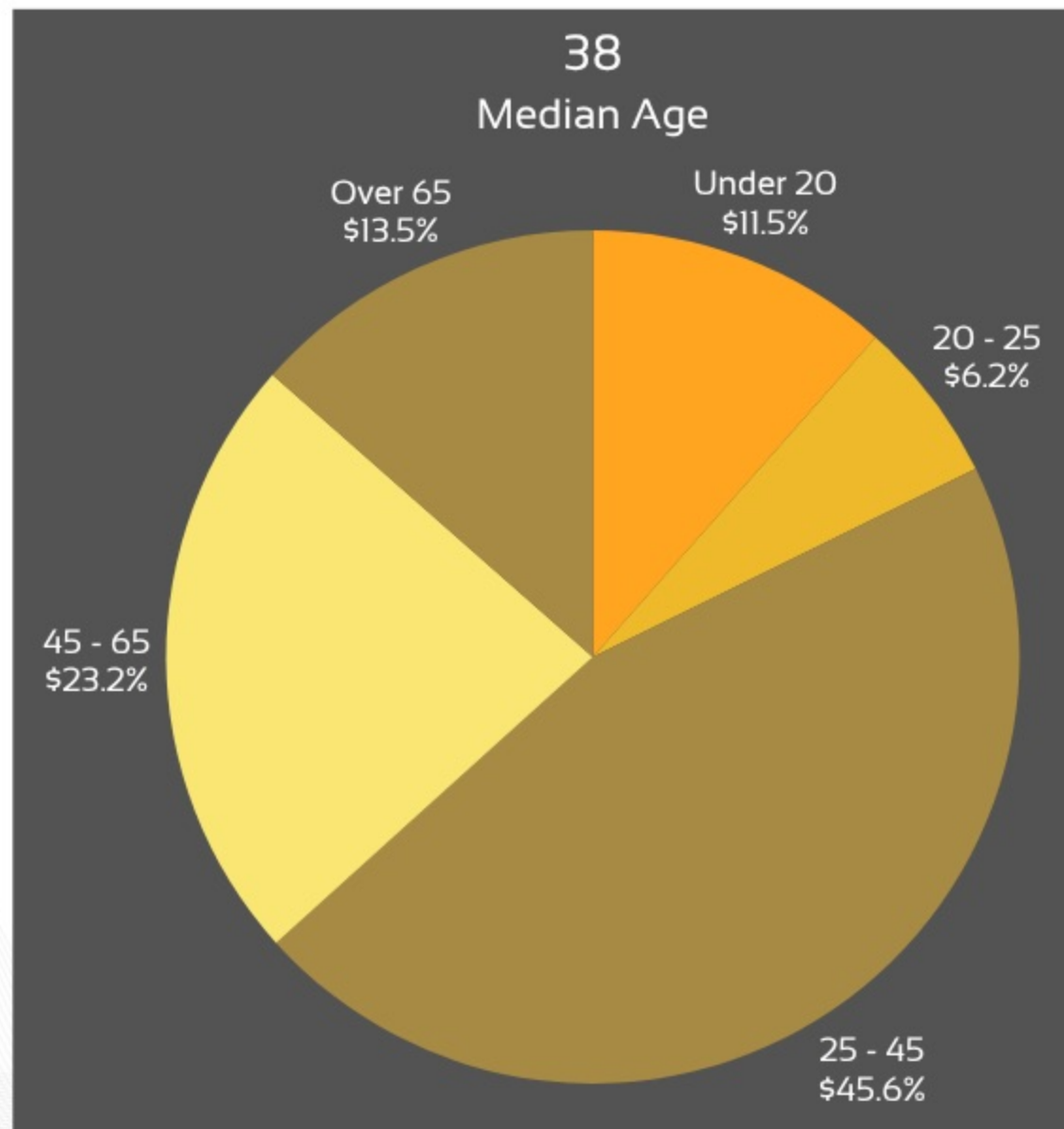
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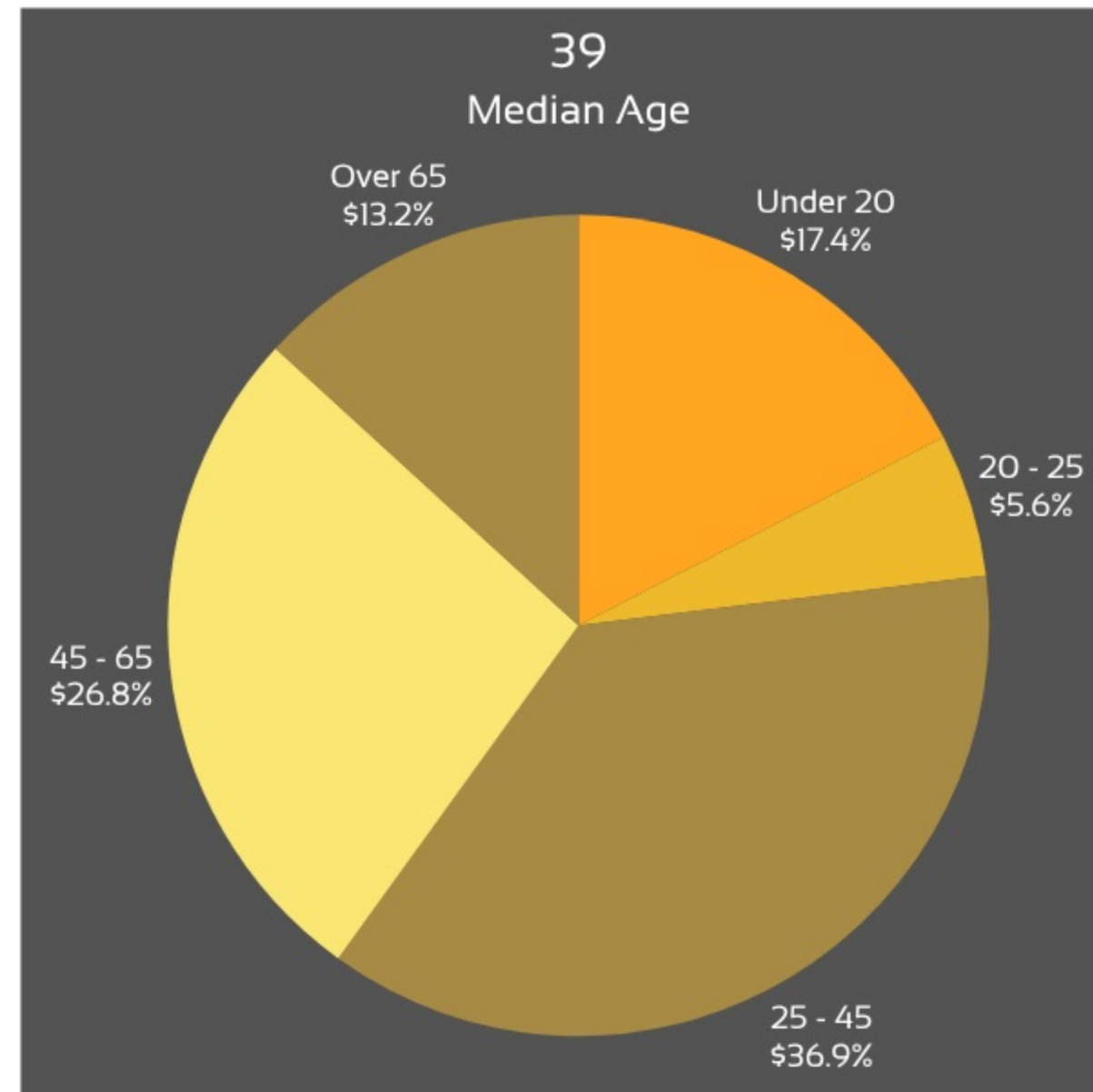
# MARKET & DEMOGRAPHICS

## AGE DEMOGRAPHICS

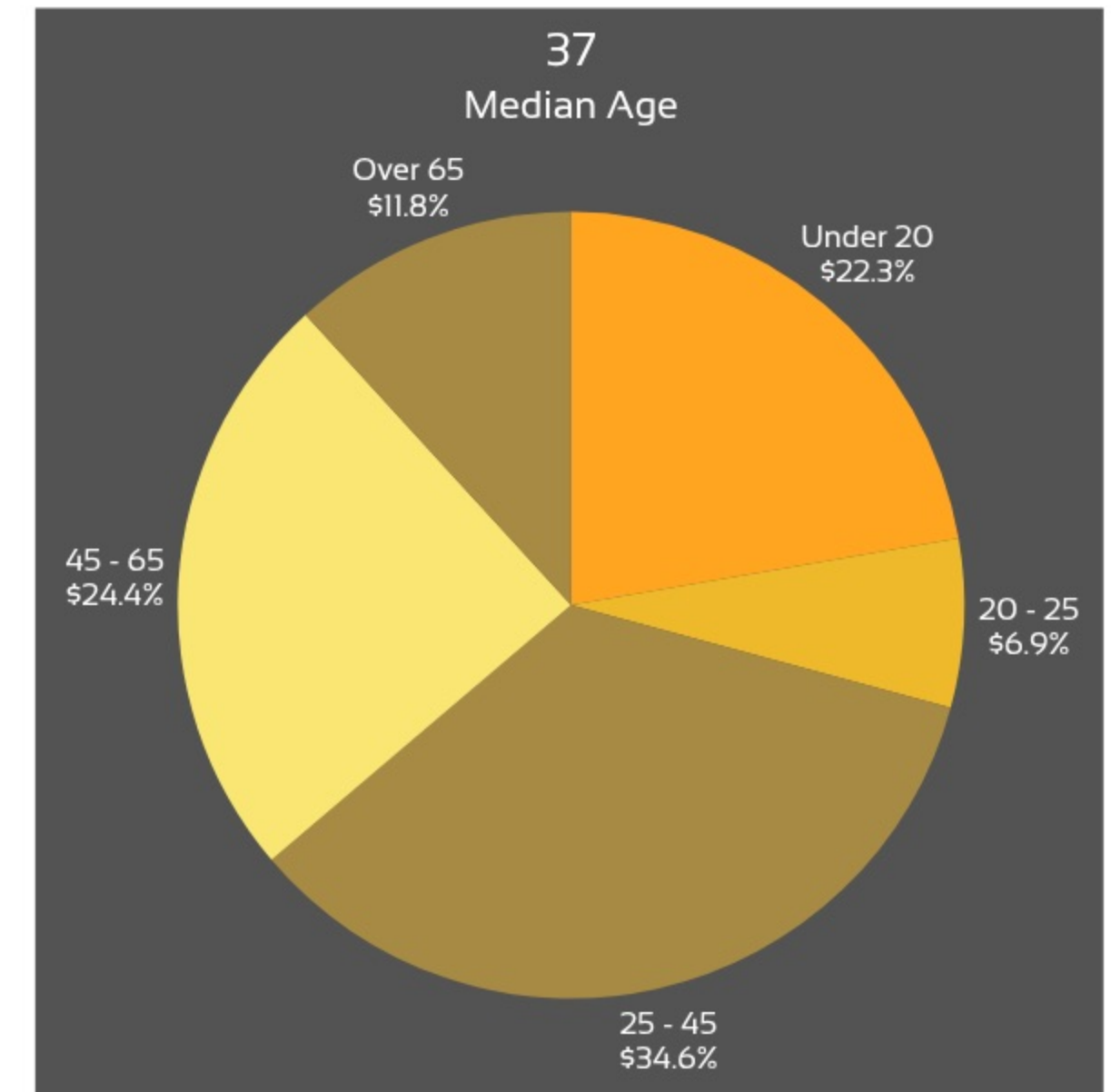
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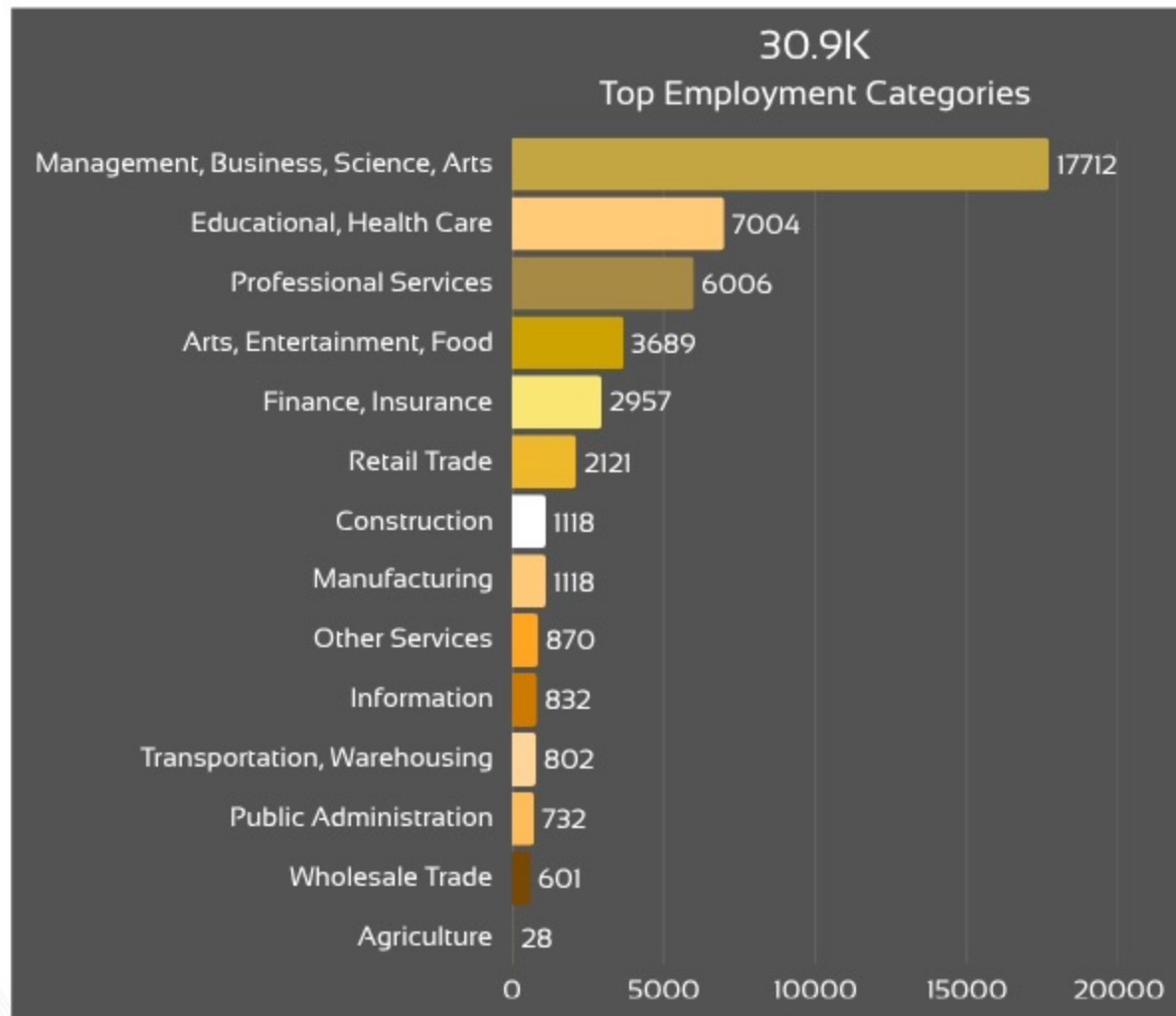
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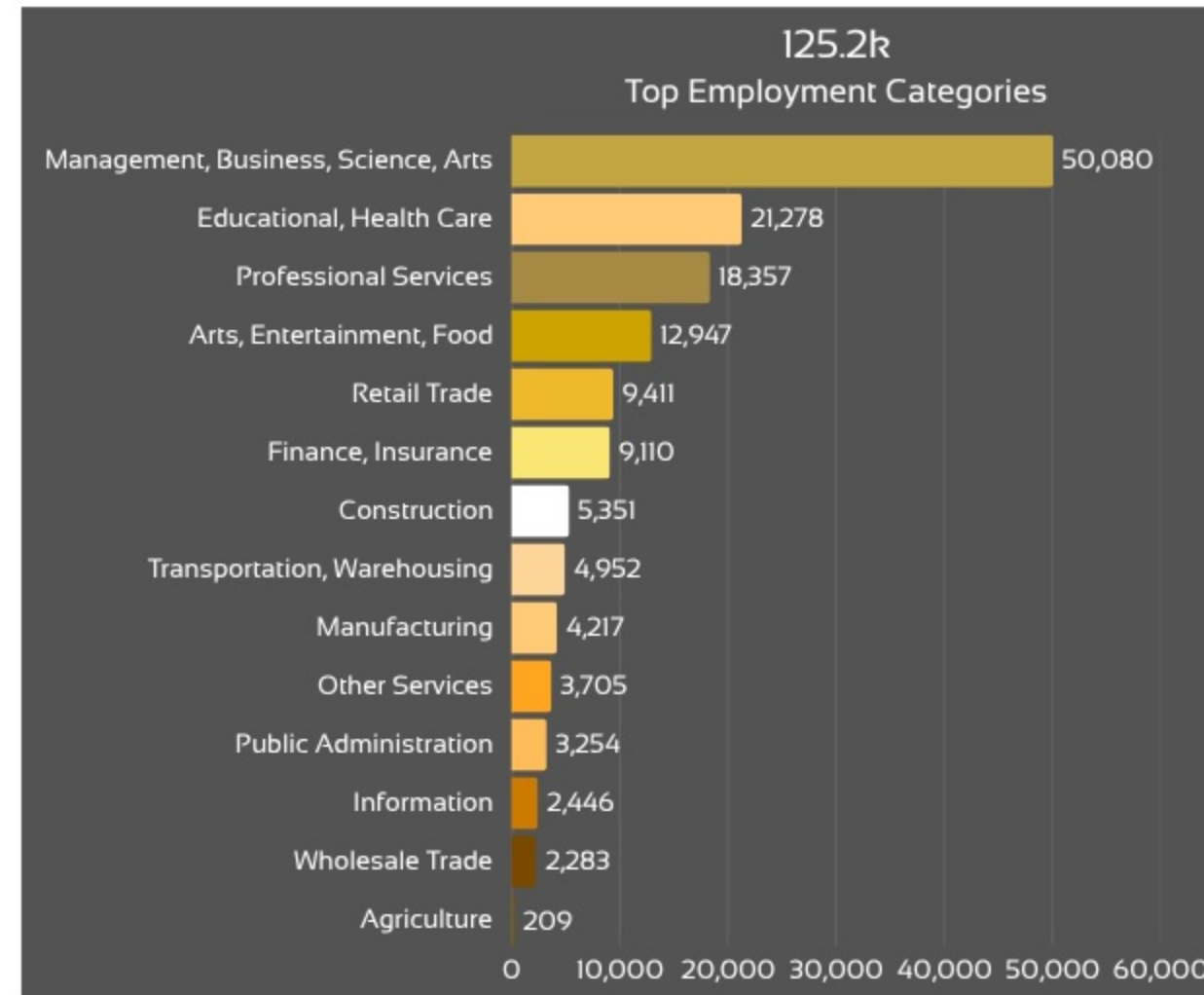
# MARKET & DEMOGRAPHICS

## NUMBER OF EMPLOYEES

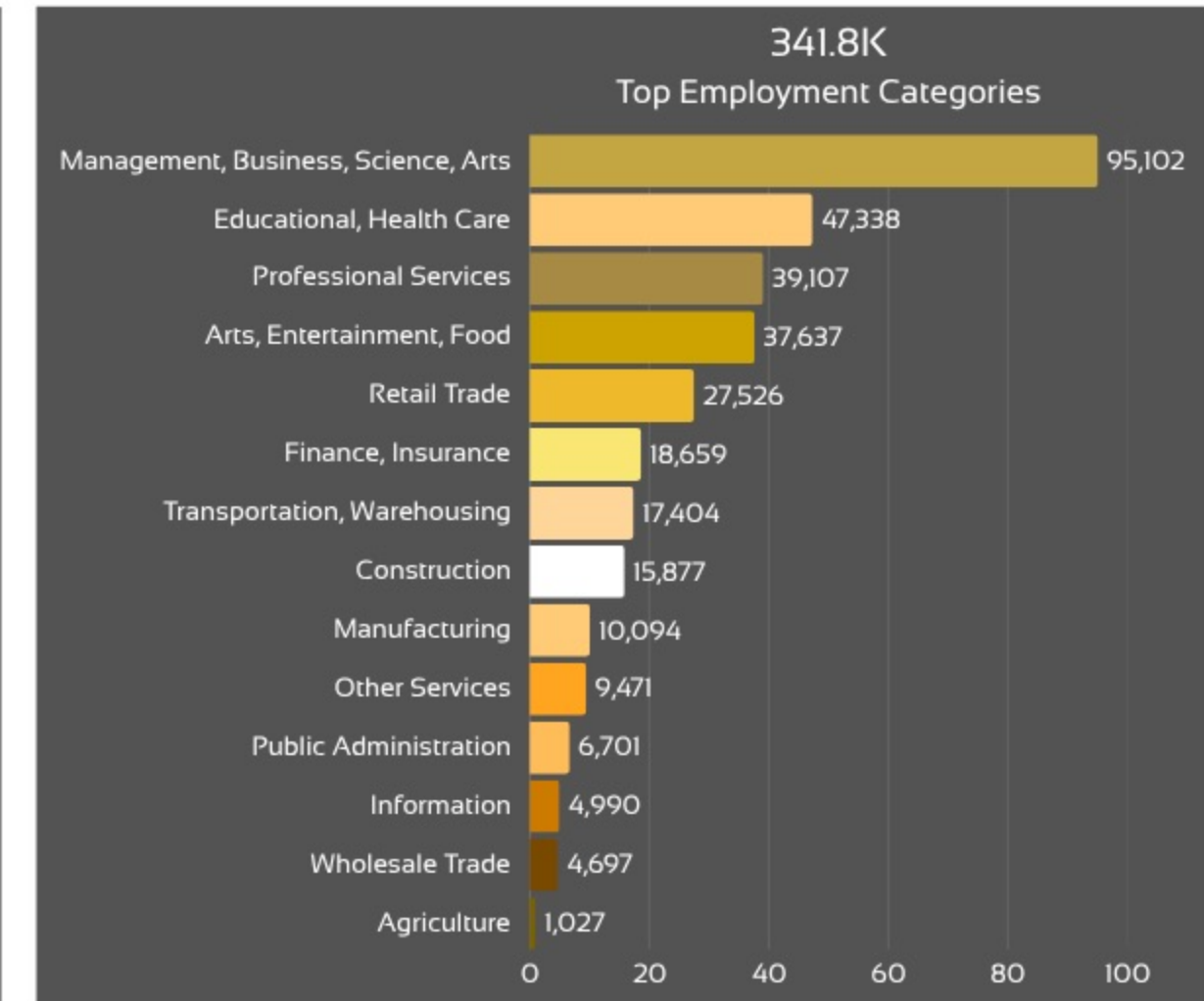
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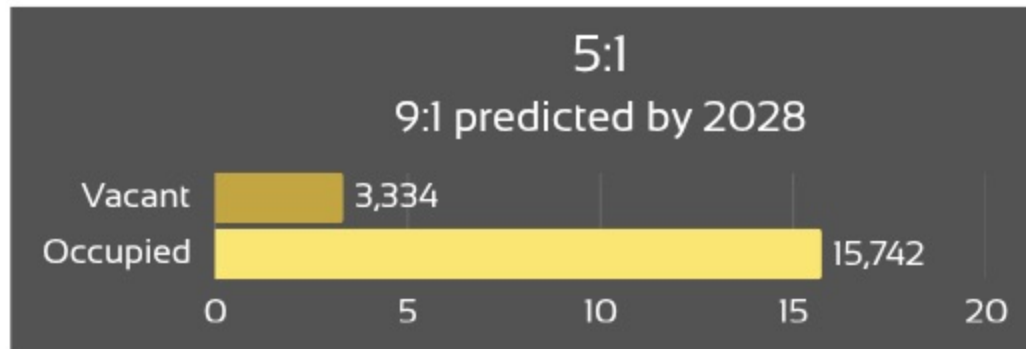
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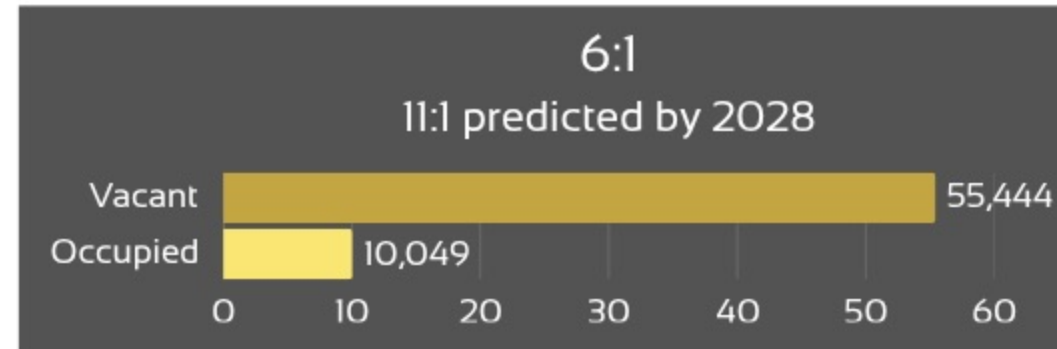
# MARKET & DEMOGRAPHICS

## Housing Occupancy Ratio

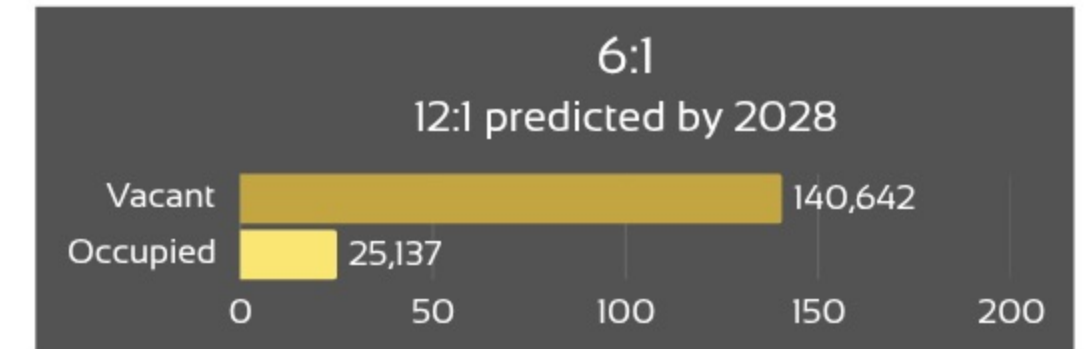
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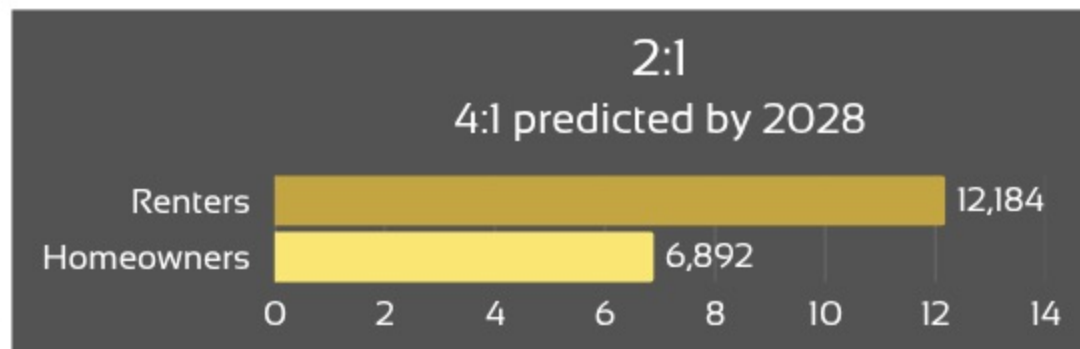


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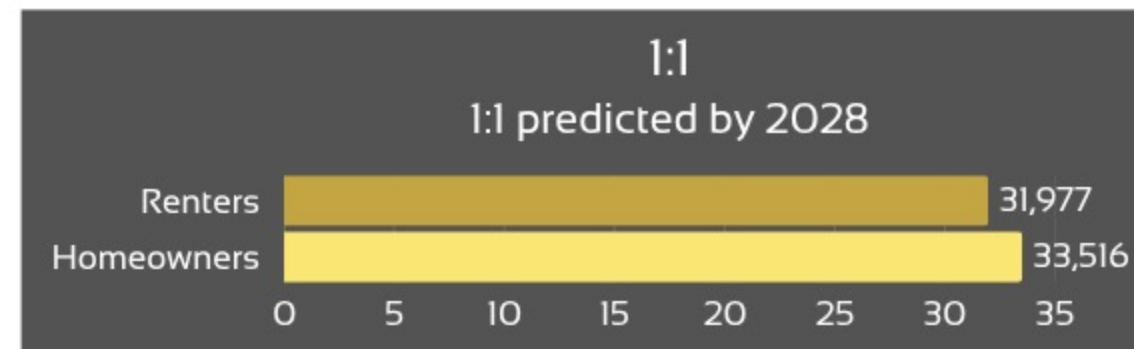


## Renter to Homeowner Ratio

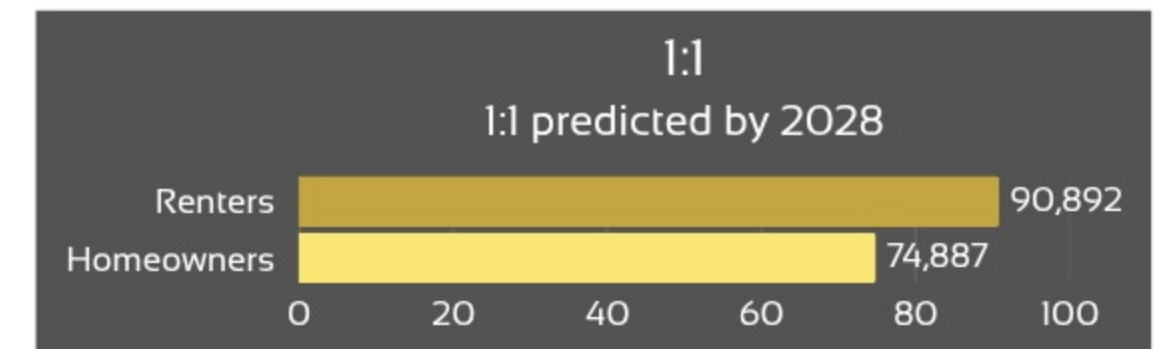
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3 Miles



5 Miles

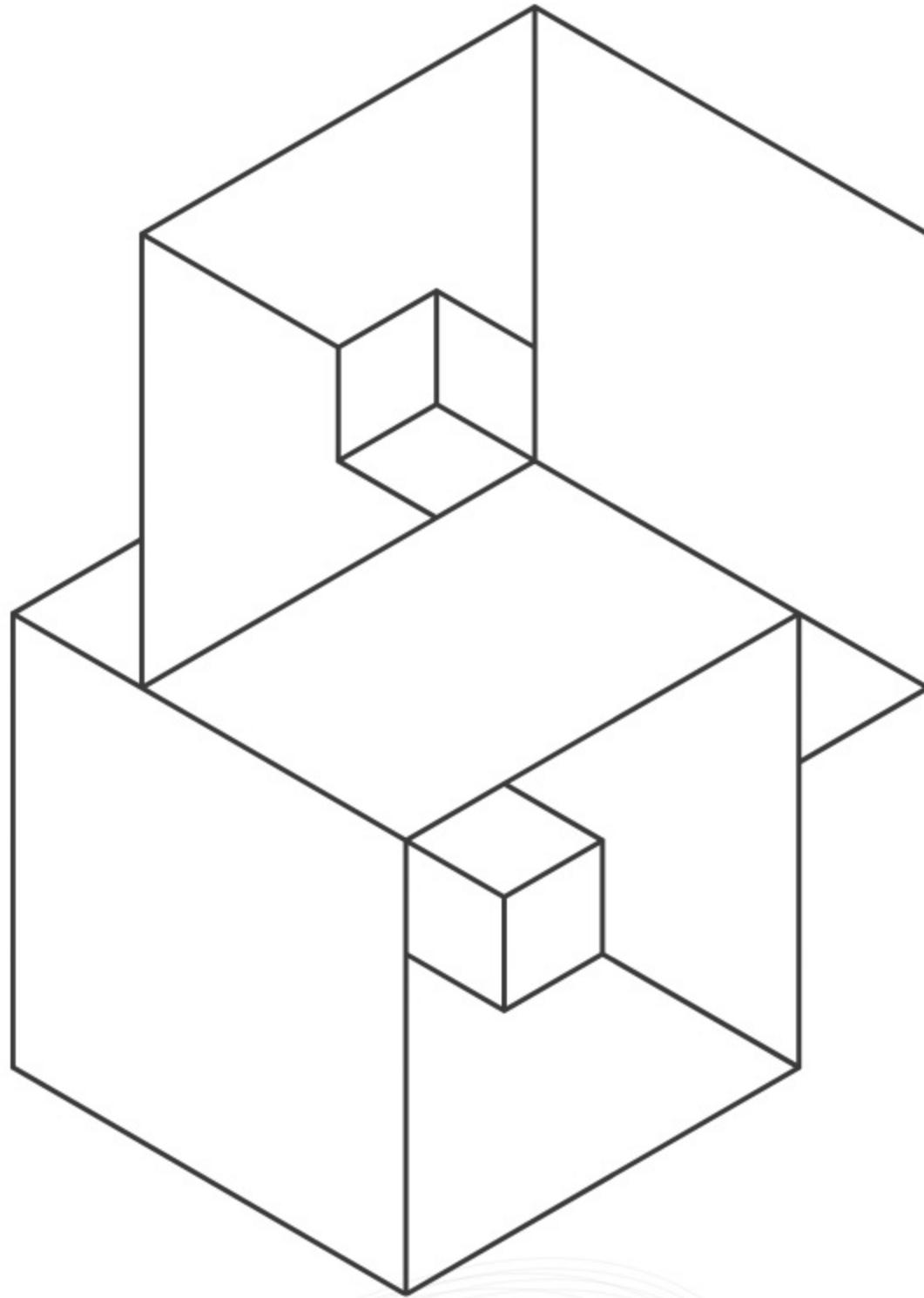


# ZONING OVERVIEW (AC-3A)

Zoning: AC-3A – Downtown Commercial Core  
Permitted uses include:

- Corporate office
- Administrative operations
- Nonprofit HQ
- Professional/financial/legal services
- High-density commercial and mixed-use activity

Supports flexible occupancy for both owner-users and tenants.





ALPHA  
EQUITY  
REALTY & MANAGEMENT

## ALPHA EQUITY REALTY & MANAGEMENT

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