

**THE PLAZA**  
**121 S ORANGE AVE**  
**SUITE 1450N & 1470N**  
**ORLANDO, FL 32801**





The Plaza, North Tower situated at 121 South Orange Avenue in Orlando, Florida, is a distinguished Class A office building completed in 2007. This high-rise spans approximately 500,000 square feet, offering tenants breathtaking views of downtown Orlando and Lake Eola.

Combining office and retail space, the building features several restaurants, a coffee shop, a 12-screen movie theater, and a convenience store on the ground level. Ideally located in downtown Orlando, it provides easy access to City Hall, the Dr. Phillips Center for the Performing Arts, the Amway Center, and major highways like I-4 and the 408 Expressway. Public transportation is also convenient, with the SunRail Church Street Station just a block away. The Plaza offers move-in ready office spaces that can be tailored to various business needs, making it a prime choice for companies seeking a prestigious and well-connected location in Orlando.

LCRE Group at Remax Direct is delighted to present an exceptional investment opportunity in downtown Orlando's Plaza Building – North Tower. This sale includes two income-producing office units, 1450N and 1470N, with a combined total of 6,221 square feet.

Unit 1450N, spanning 4,538 square feet, is a spacious corner unit featuring a large balcony overlooking Orange Avenue. Designed with a modern open-concept layout, it includes conference rooms, private offices, a kitchen, and a breakroom. The unit boasts a high-end, energy-efficient build-out and is currently leased until March 31, 2027.

Unit 1470N offers 1,683 square feet of premium office space with a double-door entry, new paint, and wood laminate flooring. Floor-to-ceiling glass windows provide stunning views of downtown Orlando and Lake Eola. The unit features multiple private offices, a reception area, a breakroom, and conference rooms, all finished with high-end details. It is leased until October 31, 2026.

This is a prime opportunity for investors seeking a well-positioned and income-generating asset in Orlando's thriving business district.

<b>Summary</b>	
Offering Price:	\$1,550,000.00
Price/ SF	\$242.14
	Class A office space on 14 <sup>th</sup> Floor
Address:	121 S Orange Ave 1450-1470
	Orlando, FL 32801
Suite sqft	6,401 sqft
UNIT 1450N (4,538 sqft)	Yearly income \$153,202.88
UNIT 1470N (1,863 sqft)	Yearly income \$ 46,053.36
CAP RATE	6%
NOI:	\$ 92,377.34

# Investment Summary

<b>Suite</b>	<b>SF</b>	<b>Current Rate</b>		<b>Rent Yearly</b>	<b>Rent Monthly</b>
1450	4538	\$	33.76	\$ 153,218.30	\$ 12,768.19
1470	1863	\$	24.72	\$ 46,053.36	\$ 3,837.78
				\$ 199,256.24	\$ 16,605.97
<b>Monthly Assoc fees</b>		<b>Yearly Assoc fees</b>		<b>Lease Expires</b>	
1450	\$3,426.62	\$	41,119.44	March 31 <sup>st</sup> , 2027	Gross Lease
1470	\$3,611.84	\$	43,342.08	October 31 <sup>st</sup> , 2026	Gross Lease
<b>Property Taxes</b>					
1450	2025	\$	11,321.52		
1470	2024	\$	11,095.86		
		<b>Total Expense</b>	<b>\$ 106,878.90</b>		
		<b>Net Income</b>	<b>\$ 92,377.34</b>		

# FLOOR PLAN

4,538 Sqft UNIT A

Open Concept Workspace

Large Balcony overlooking Orange Ave

Corner Unit

Large Conference Room

Small conference room

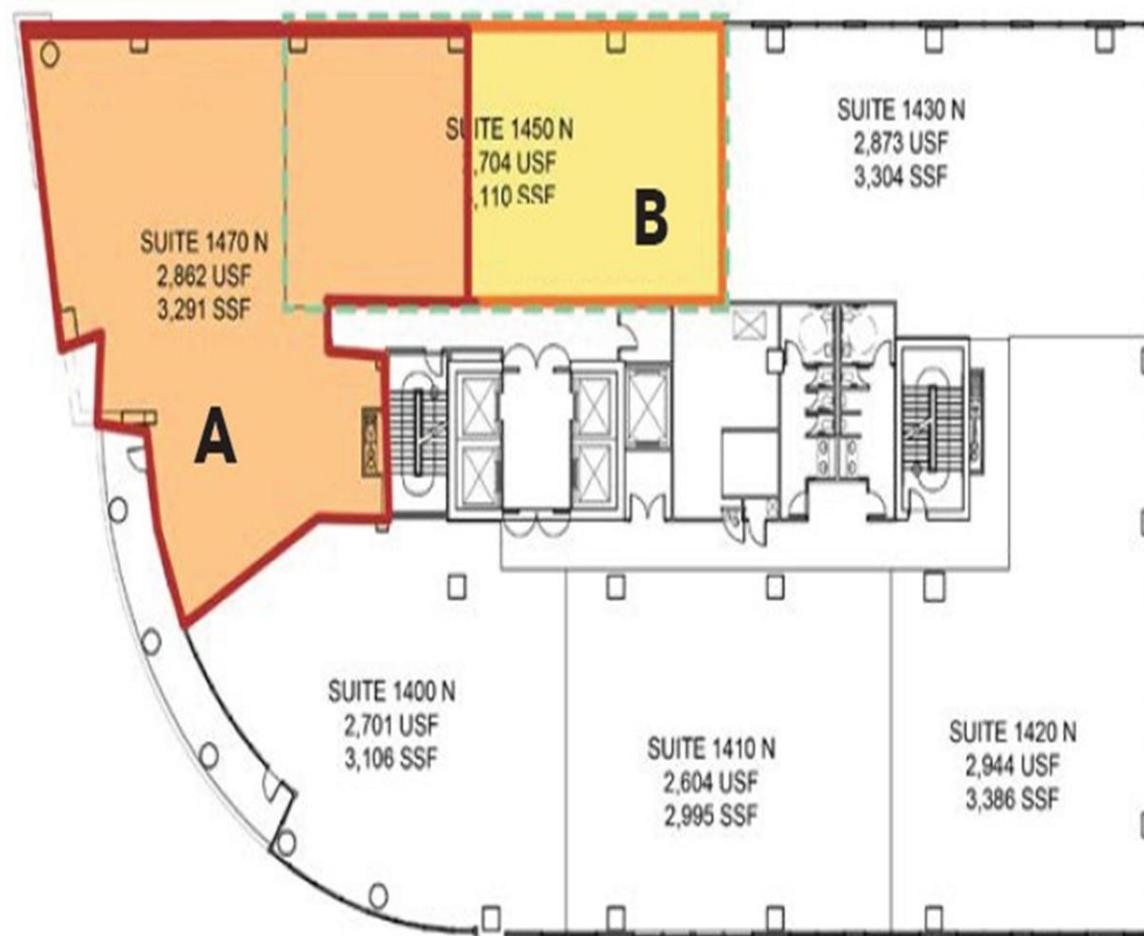
2 private offices

Kitchen/ break room

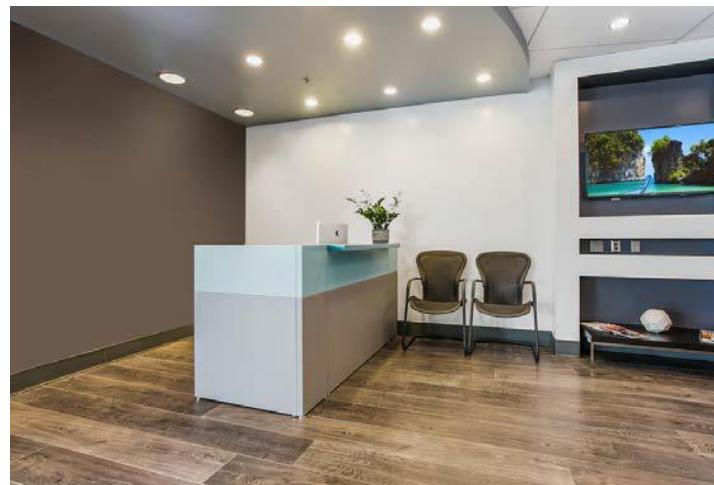
High-energy high-end built out

1,863 Sqft UNIT B

- Double door entry directly off elevator
- New Paint and wood laminate flooring
- Views of Downtown and Lake Eola
- Floor to ceiling glass
- High end finishes throughout
- Private offices, Reception, break and conference rooms



# Interior

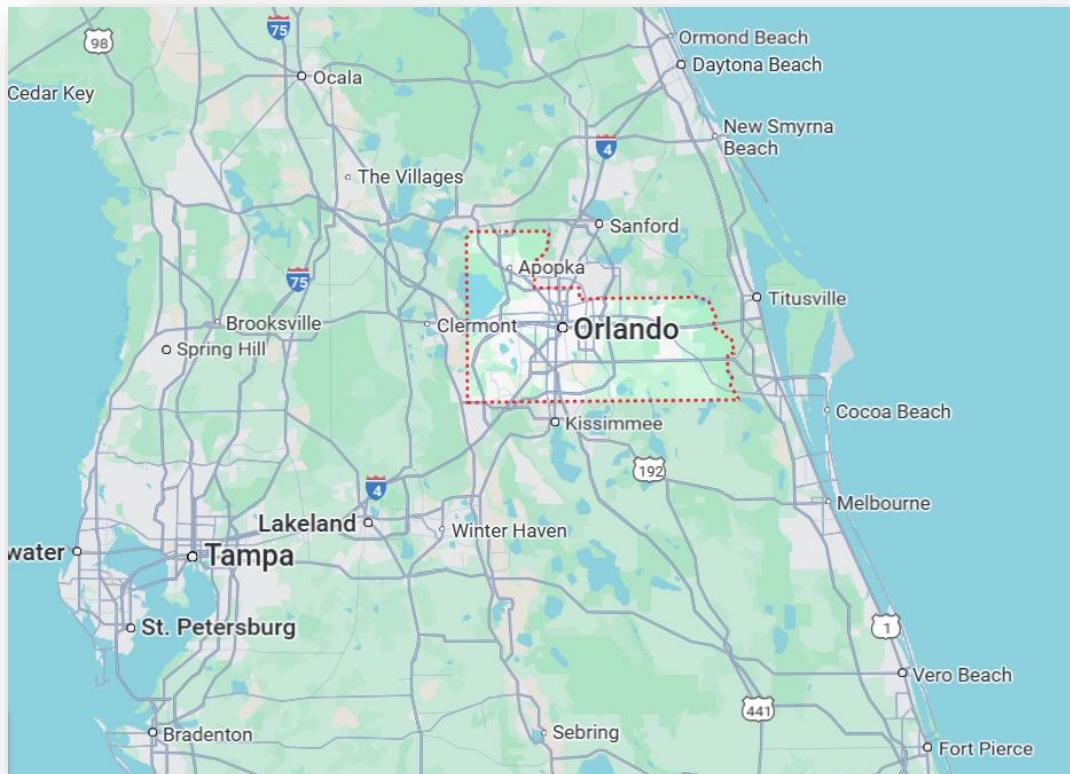


# Exterior



## Why Invest in Orange County, Orlando, FL?

Orange County, Orlando, is a prime investment destination due to its **thriving economy, strategic location, and strong population growth**. As a global hub for tourism, business, and innovation, the region offers **diverse investment opportunities** across real estate, technology, healthcare, and entertainment.



### Key Investment Benefits:

- Booming Economy** – Orlando's economy is fueled by tourism, a growing tech sector, and corporate expansion. Major employers include **Disney, Universal, Lockheed Martin, and AdventHealth**.
- Population & Job Growth** – One of the fastest-growing metro areas in the U.S., with a steady influx of residents and businesses. High demand for housing, office space, and retail properties.
- Business-Friendly Environment** – Florida has **no state income tax**, making it attractive for businesses and investors alike. The county also offers incentives for new developments.
- World-Class Infrastructure** – Easy access to **I-4, Florida's Turnpike, Orlando International Airport (MCO), and SunRail**, connecting businesses to national and global markets.
- Tourism & Hospitality Powerhouse** – Orlando attracts **over 75 million visitors annually**, driving demand for hotels, vacation rentals, and commercial spaces.
- Growing Tech & Innovation Sector** – Dubbed the “Silicon Valley of the South,” Orlando is a rising tech hub with investment in aerospace, simulation, and medical research. With its **strong market fundamentals, high rental demand, and investor-friendly policies**, Orange County, Orlando, presents a **lucrative opportunity** for real estate and business investments.

Downtown Orlando is a dynamic hub with arts, dining, shopping, sports, and entertainment.

• **Arts & Culture:** Catch a Broadway show at **Dr. Phillips Center**, plays at **Mad Cow Theatre**, or explore local art at **CityArts**.

• **Parks & Recreation:** Walk **Lake Eola Park**, rent a swan boat, or visit **Loch Haven Park** for museums and theater.

• **Dining & Shopping:** Enjoy craft cocktails at **Thrive**, Floridian flavors at **Four Flamingos**, and fresh finds at **East End**

**Market** or **Winter Garden Farmers' Market**.

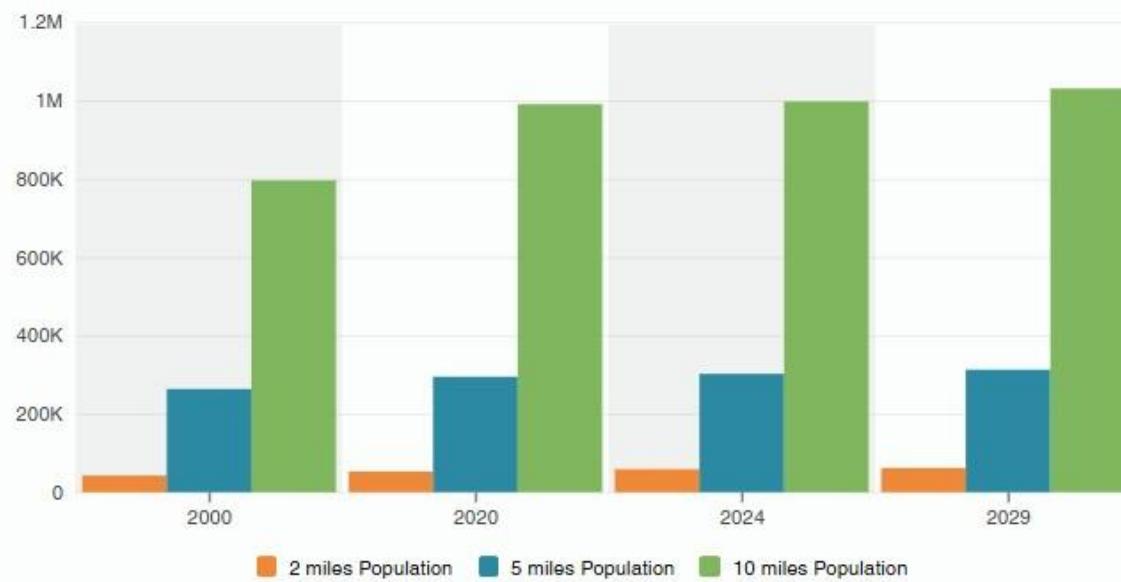
• **Sports & Entertainment:** Watch **Orlando City SC** at **Exploria Stadium** or catch concerts and **Orlando Magic** games at **Amway Center**.

• **Transportation:** Get around with bikes, electric scooters, or explore the **Orlando Urban Trail**.

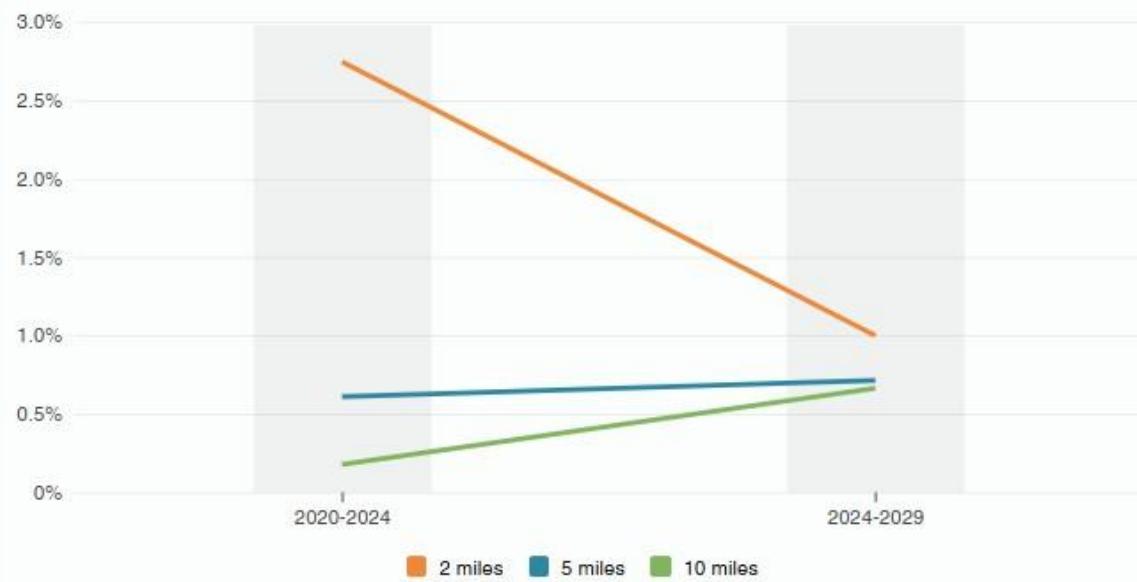
From cultural experiences to thrilling sports action, downtown Orlando has it all!



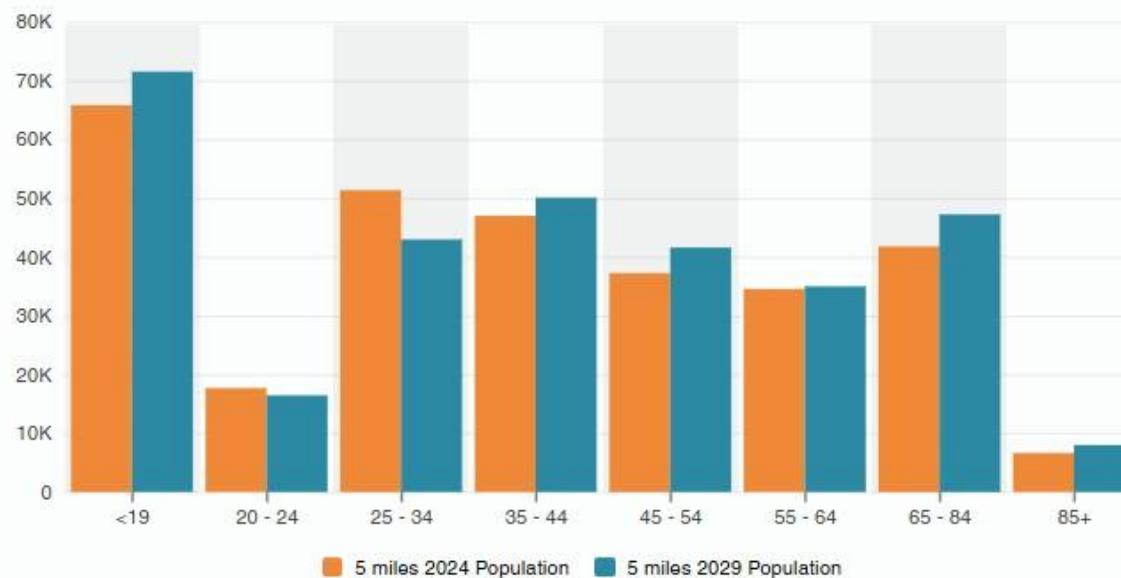
## Population



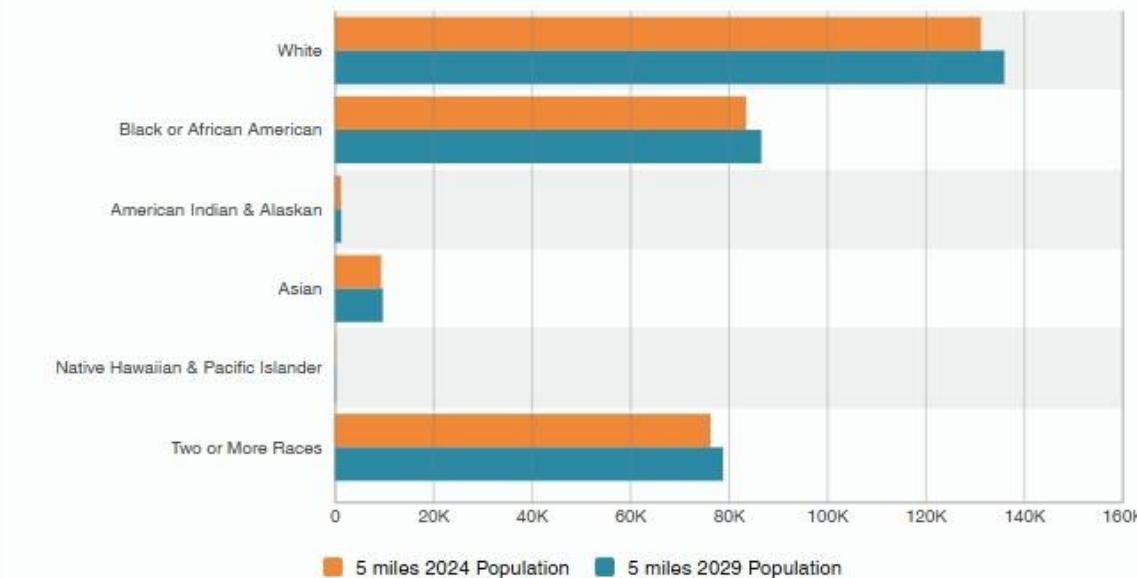
## Annual Population Growth



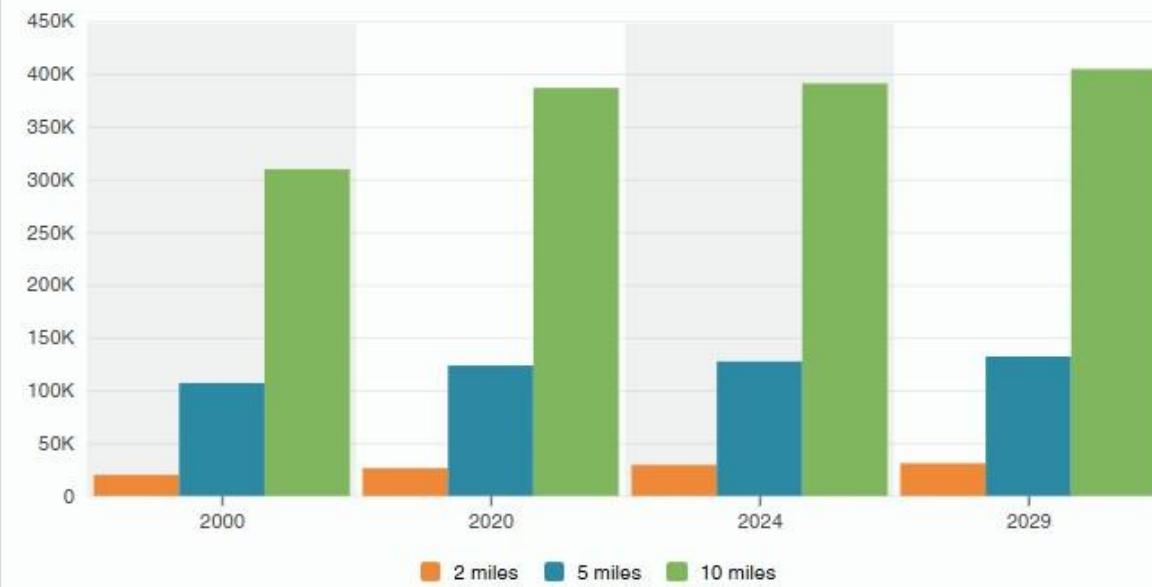
## Population By Age



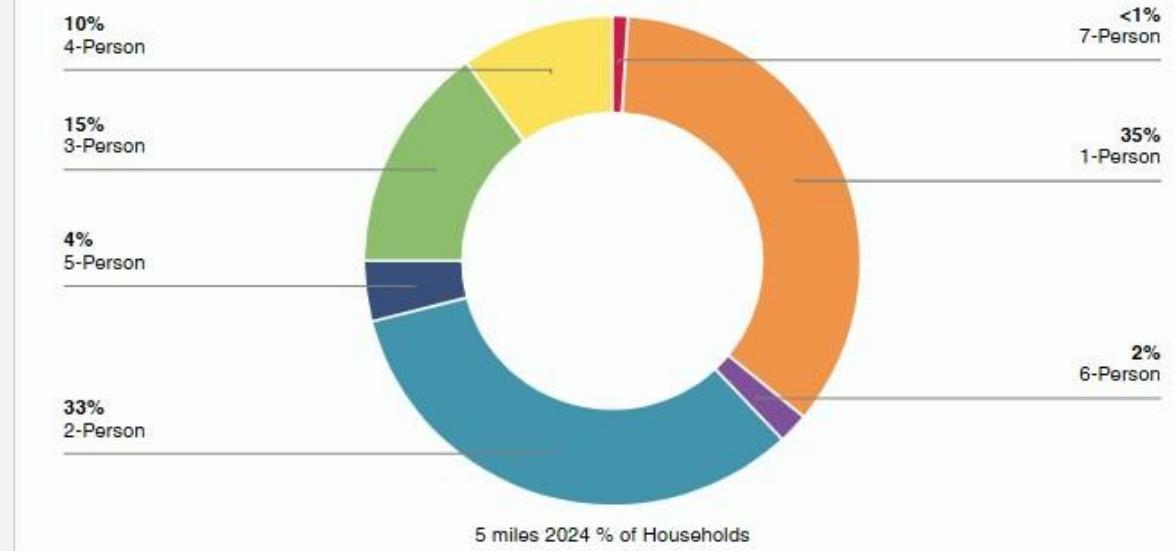
## Population By Race



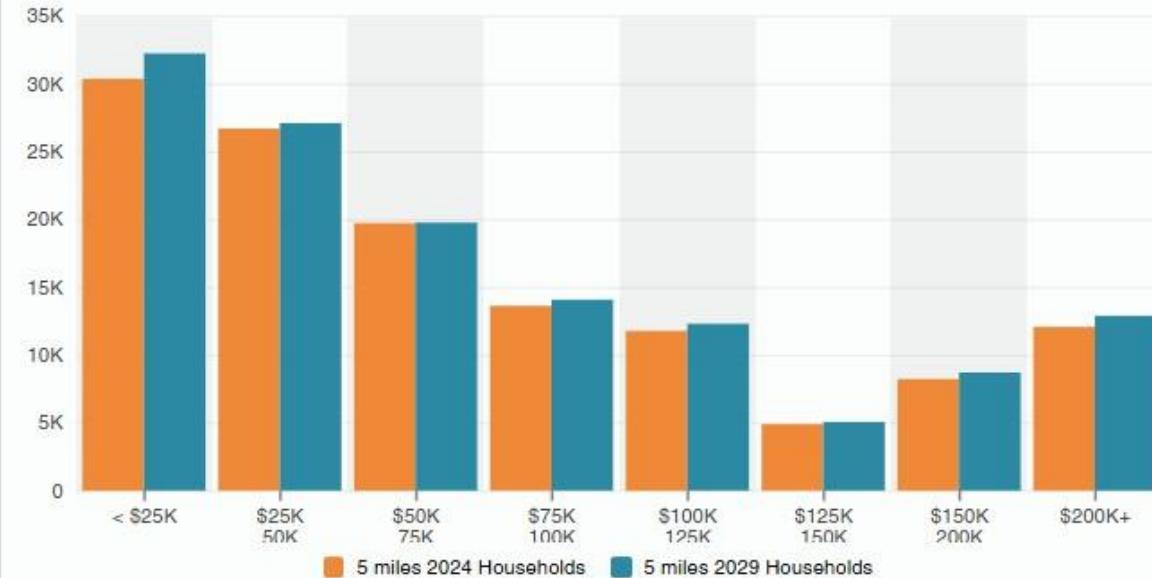
### Households



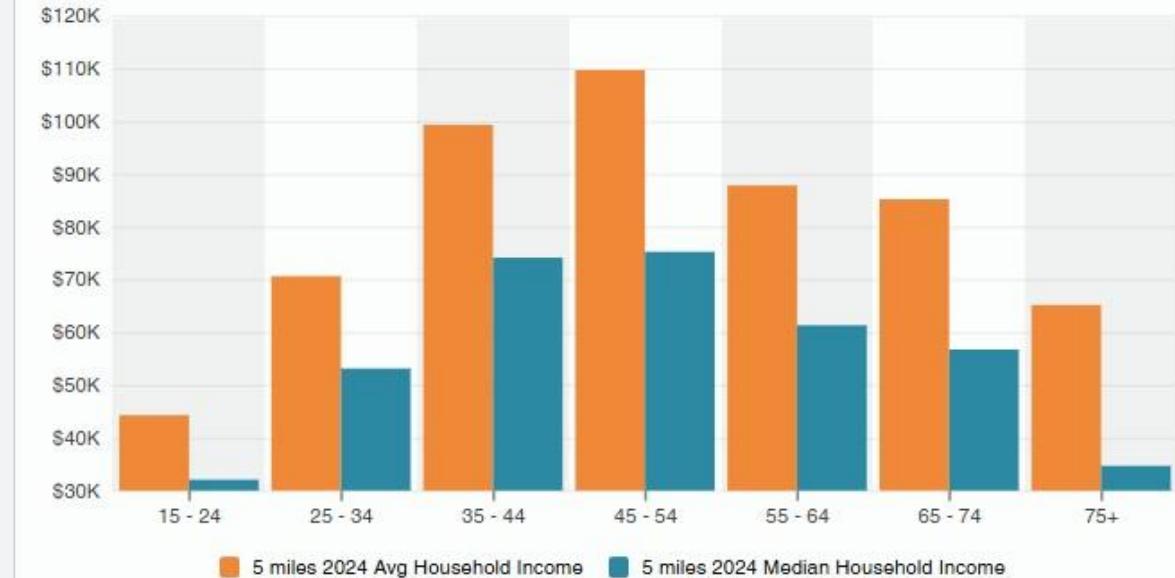
### Household Size



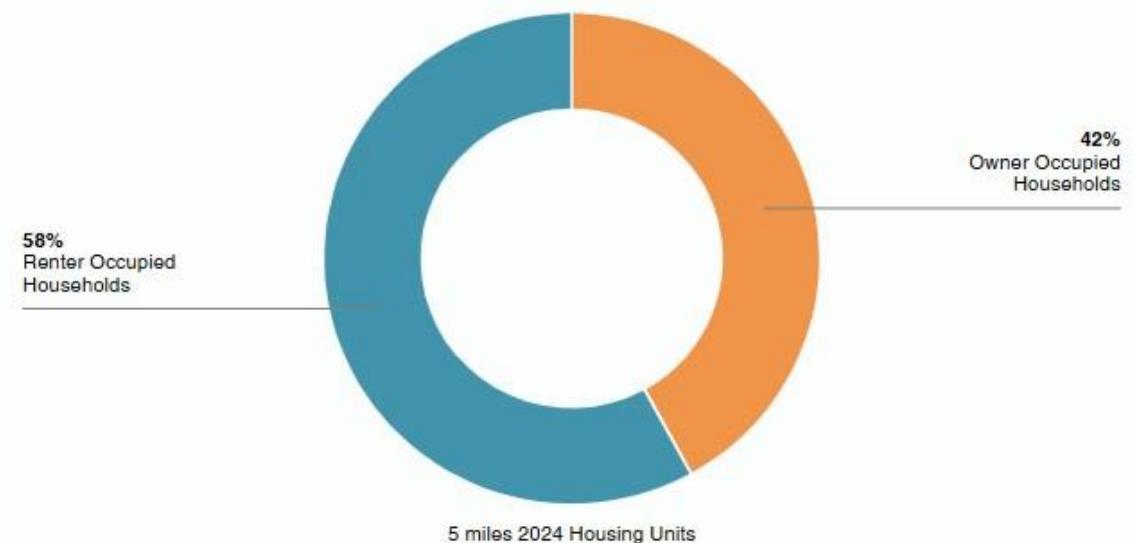
### Household Income



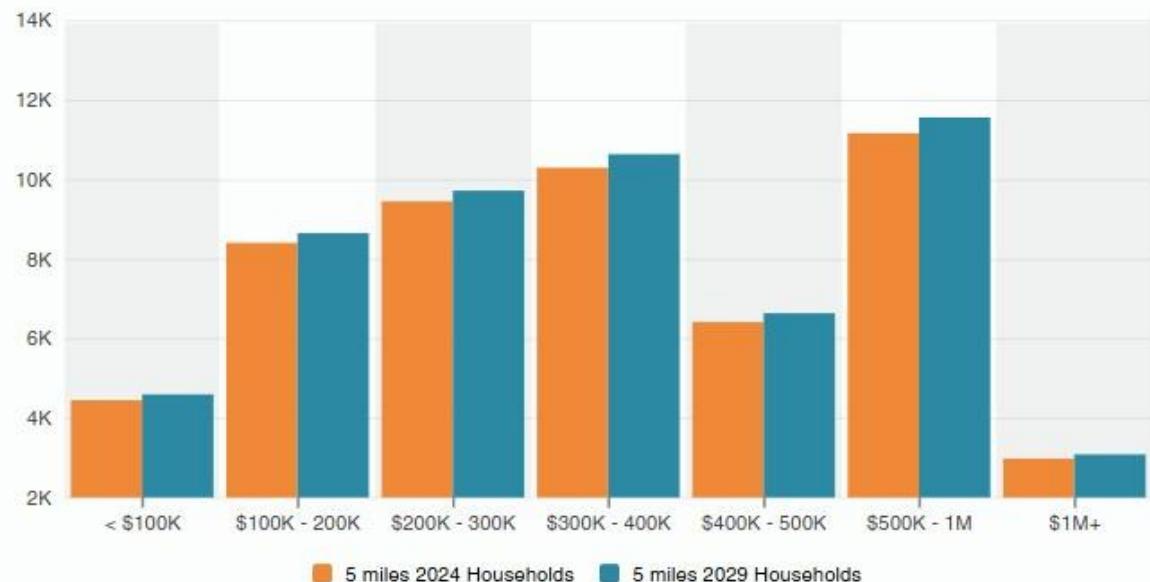
### Household Income By Age



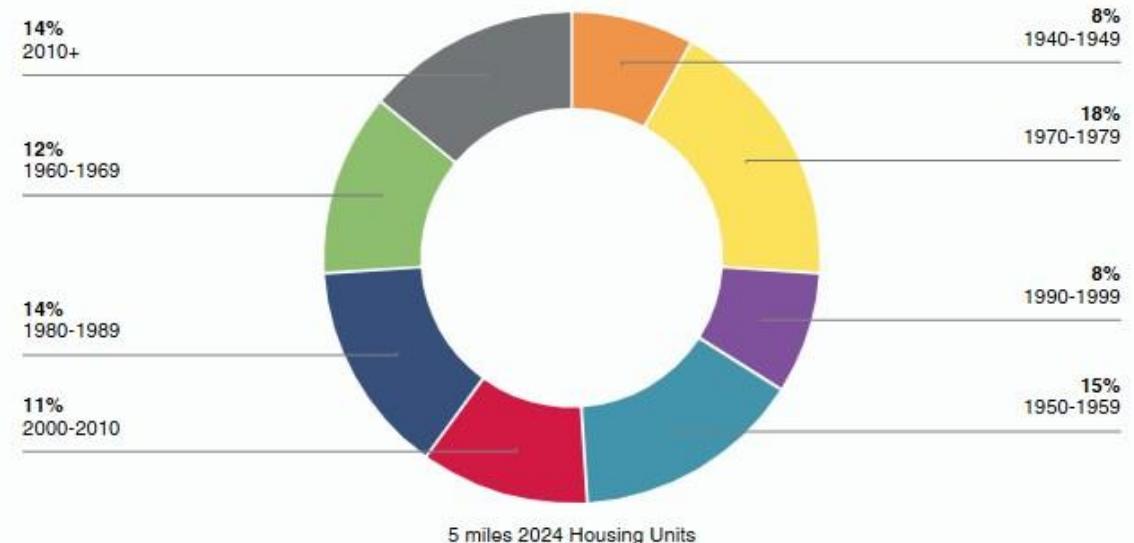
## Housing Occupancy



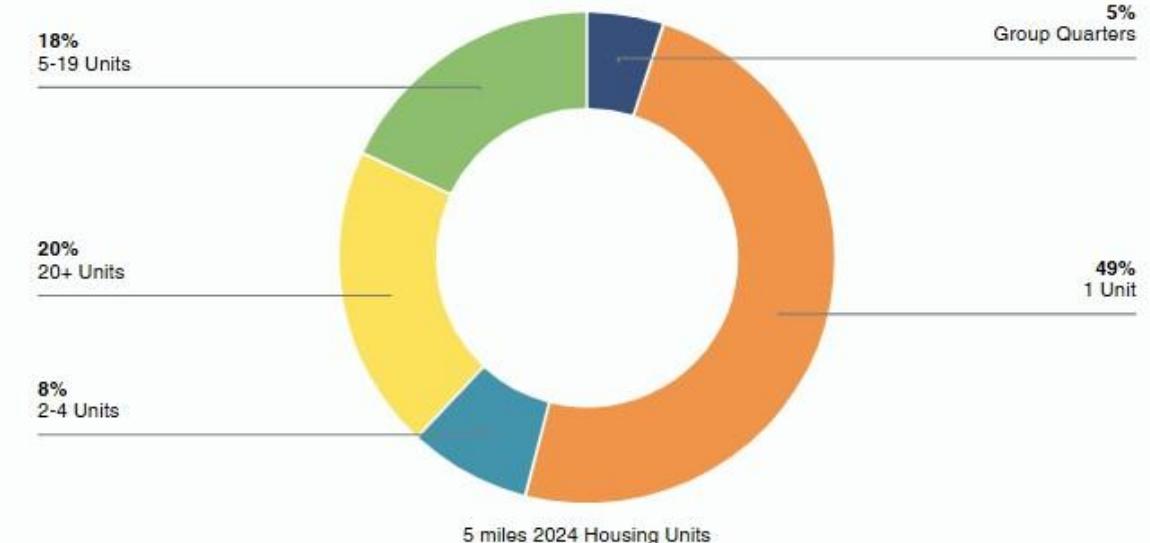
## Home Values



## Homes By Year Built



## Housing Type



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