



**F C** FIRST CAPITAL  
**P G** Property Group  
Commercial Real Estate Services

# OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

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**For Lease: \$26.00 / SF, Full Service**

Suite 300: ± 1,112 SF Available: 30 Days

Located at the corner of Ferncreek Ave. & Hillcrest St. directly adjacent to the new Fern Creek Starbucks and Publix

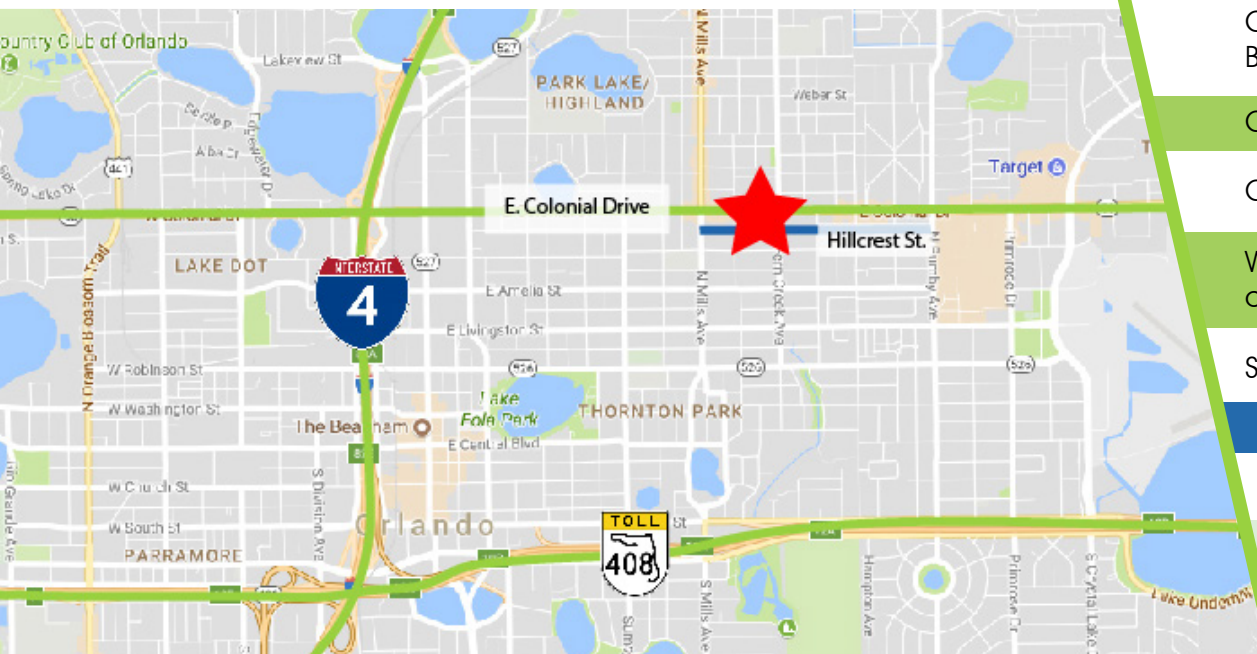
Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

One block South of high-traffic Colonial Drive (48,500 AADT)

On-site parking included at no additional charge

Walking distance from the Mills & 50 restaurant corridor within close proximity to Colonial Plaza & Orlando Executive Airport

Suites include private offices and open work areas



## DEMOGRAPHICS

**2025**

**1 Mile**

**3 Miles**

**5 Miles**



Total Population

15,046

113,855

298,445



Total Households

8,287

54,719

128,467



Average HH Income

\$154,798

\$134,988

\$116,839

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# RECENT CAPITAL IMPROVEMENTS

## April 2024

### NEW ROOF INSTALL COMPLETED

Roof repair completed.

## December 2024

### REPLACE COMMON AREA CARPET

Replaced on the second and third floor common areas.

## April 2025

### PAINT EXTERIOR OF BUILDING

Complete exterior paint updates.

## May 2025

### PAINT INTERIOR OF BUILDING

Complete interior common area paint updates.



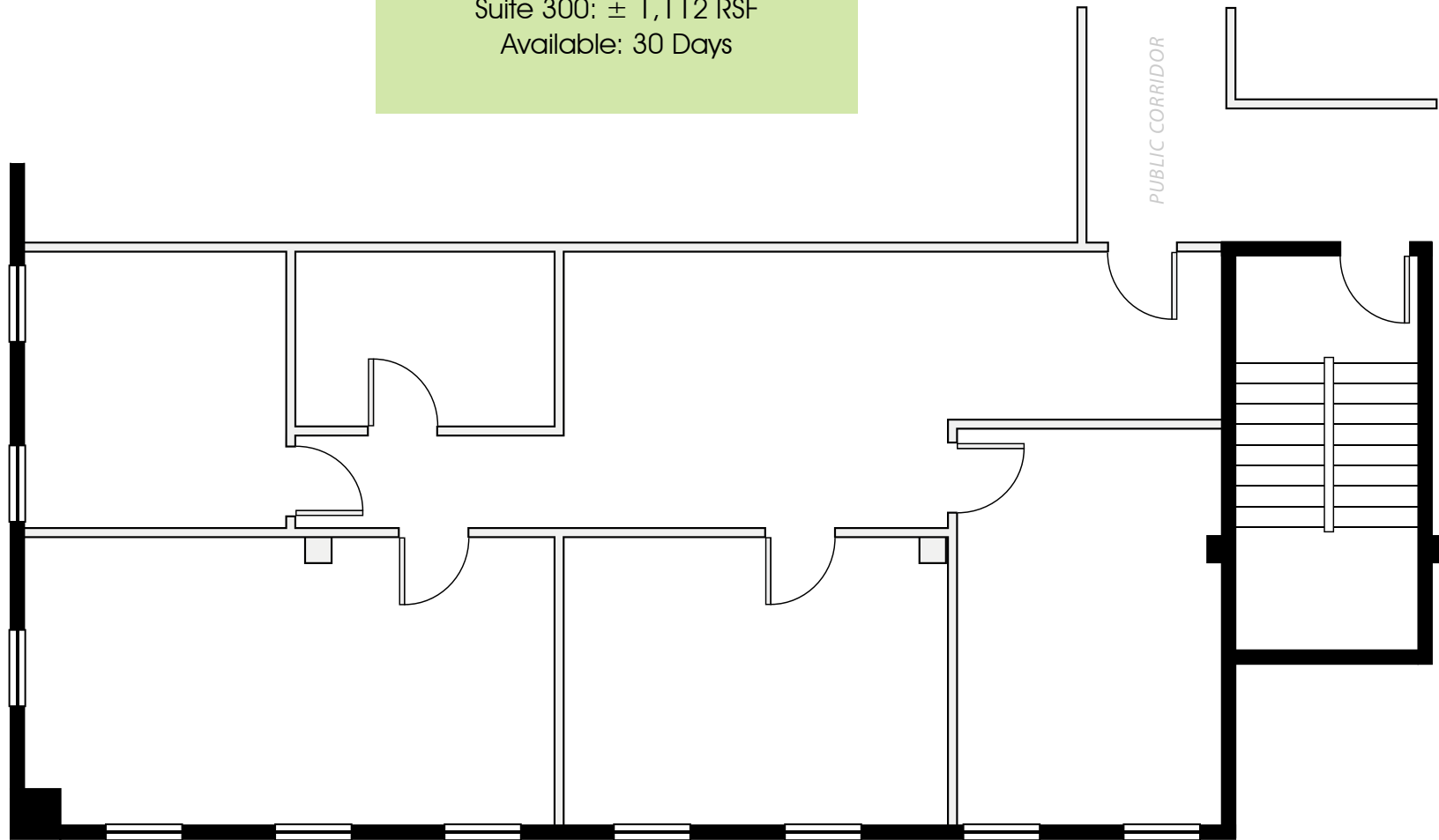
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# SUITE 300

## AVAILABILITY

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Available: 30 Days



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