



314 E. ANDERSON STREET  
ORLANDO, FL 32801

FOR SALE: 2,265 SF HIGH END PROFESSIONAL OFFICE





FOR SALE

2,265 SF

# Property Highlights

Situated less than one mile south of Downtown Orlando, two blocks east of Dr. Phillips Center for the Performing Arts, 314 E. Anderson Street is a single-tenant office building with high-end buildout and finishes. The building features a private drive with dedicated parking in the front of the building. The space includes:

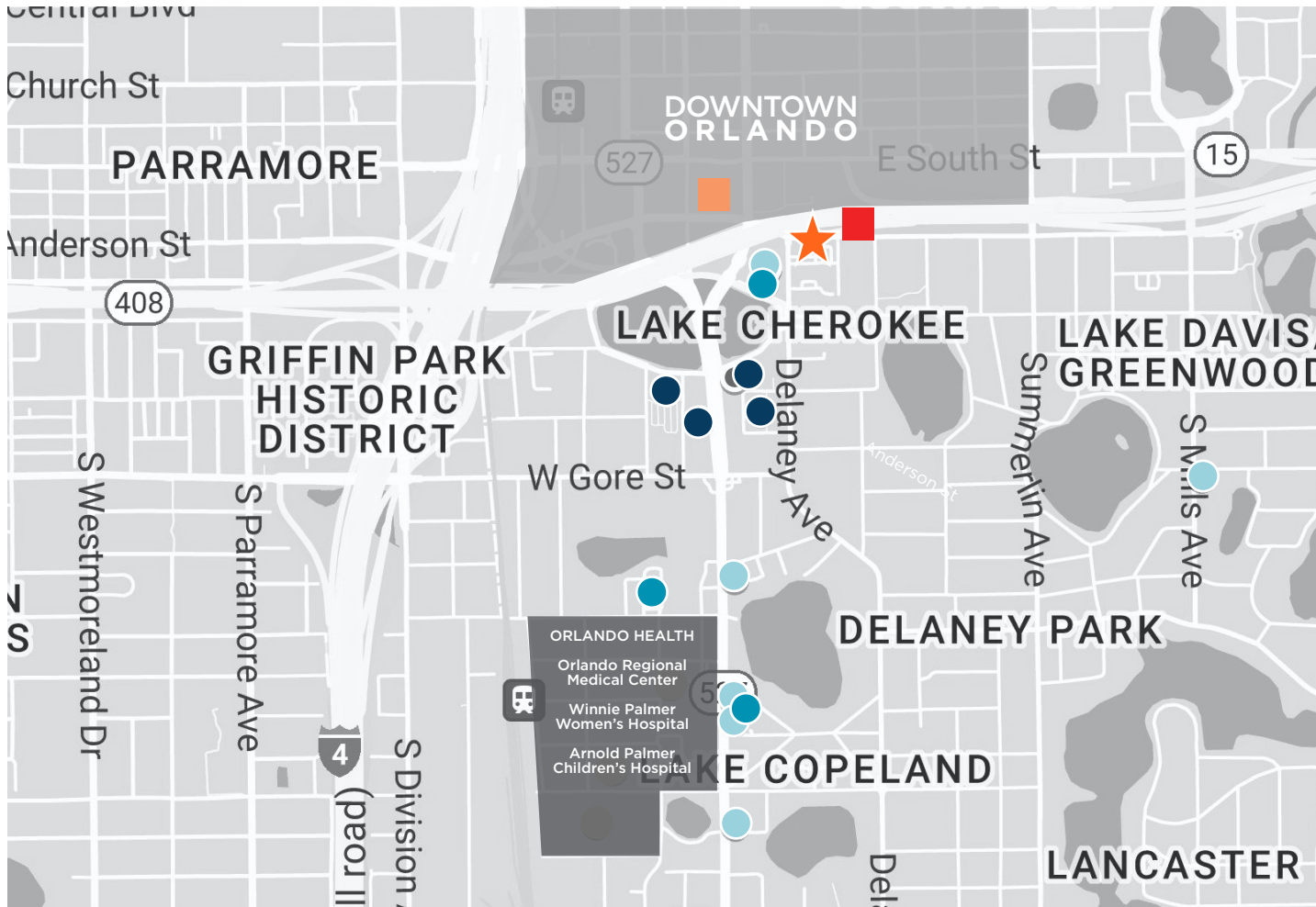
- Purchase Price: **\$930,000**
- New roof with 30 year warranty on material and labor
- Reception desk and waiting area
- 4 x large executive offices
- 1 x open work areas
- 1 x conference room
- Newly renovated kitchen with quartz countertops
- 3 private restrooms all with full bathrooms
- Situated on 0.20-acre lot with 6 surface parking spaces (2.65/1,000 SF)
- Two-story wood-frame structure
- New roof installed and recently interior and exterior painted in 2025
- Monument signage along Anderson Street
- Across the street from East Bound 408 on Ramp
- Near Lake Cherokee Historic Park and Delaney Park

314 E. ANDERSON STREET









## CONTACTS

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★ 314 E. Anderson Street is impeccably positioned less than one mile from Downtown Orlando, ■ Dr. Phillips Center for the Performing Arts, ■ On Ramp for East Bound 408 Expressway, 3 Orlando Health Hospital, and countless amenities including hotels, restaurants, and multi-family housing. The building offers unparalleled access to both the 408 Expressway and I-4.

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HOSPITALS

within 1 mile

10+

RESTAURANTS

within 1 mile

6

HOTELS

within 1 mile

10+

MULTI-FAMILY

within 1 mile

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