



314 E. ANDERSON STREET
ORLANDO, FL 32801

FOR SALE: 2,265 SF HIGH END PROFESSIONAL OFFICE

FOR SALE

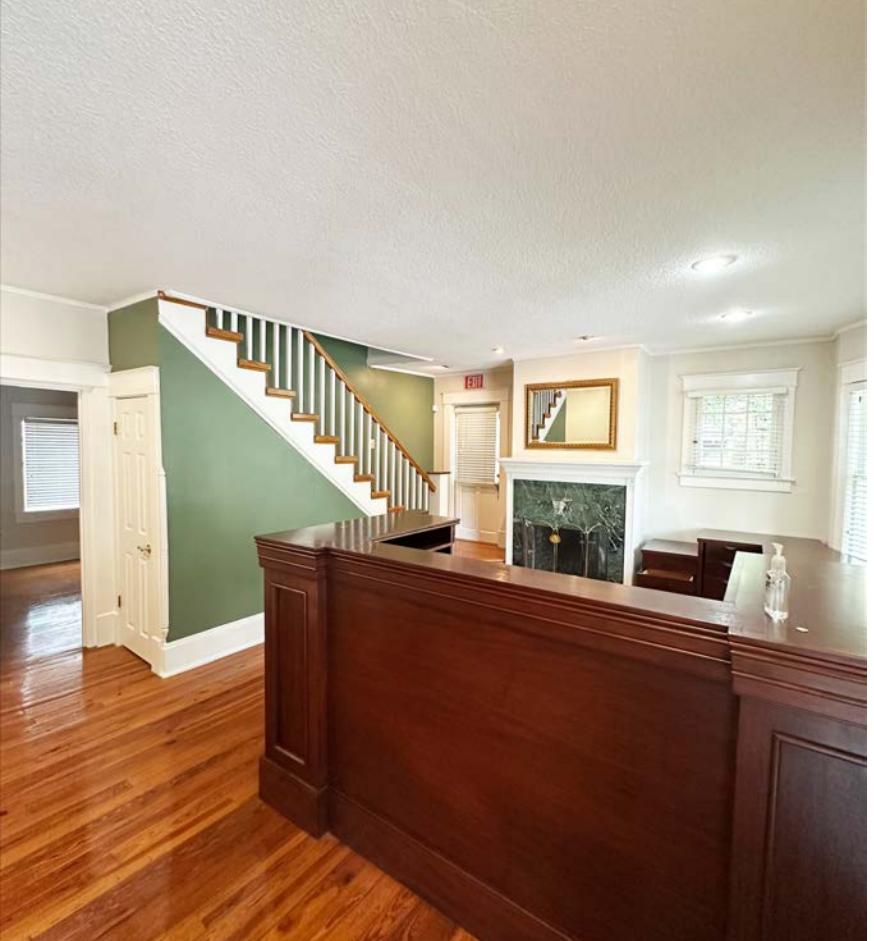


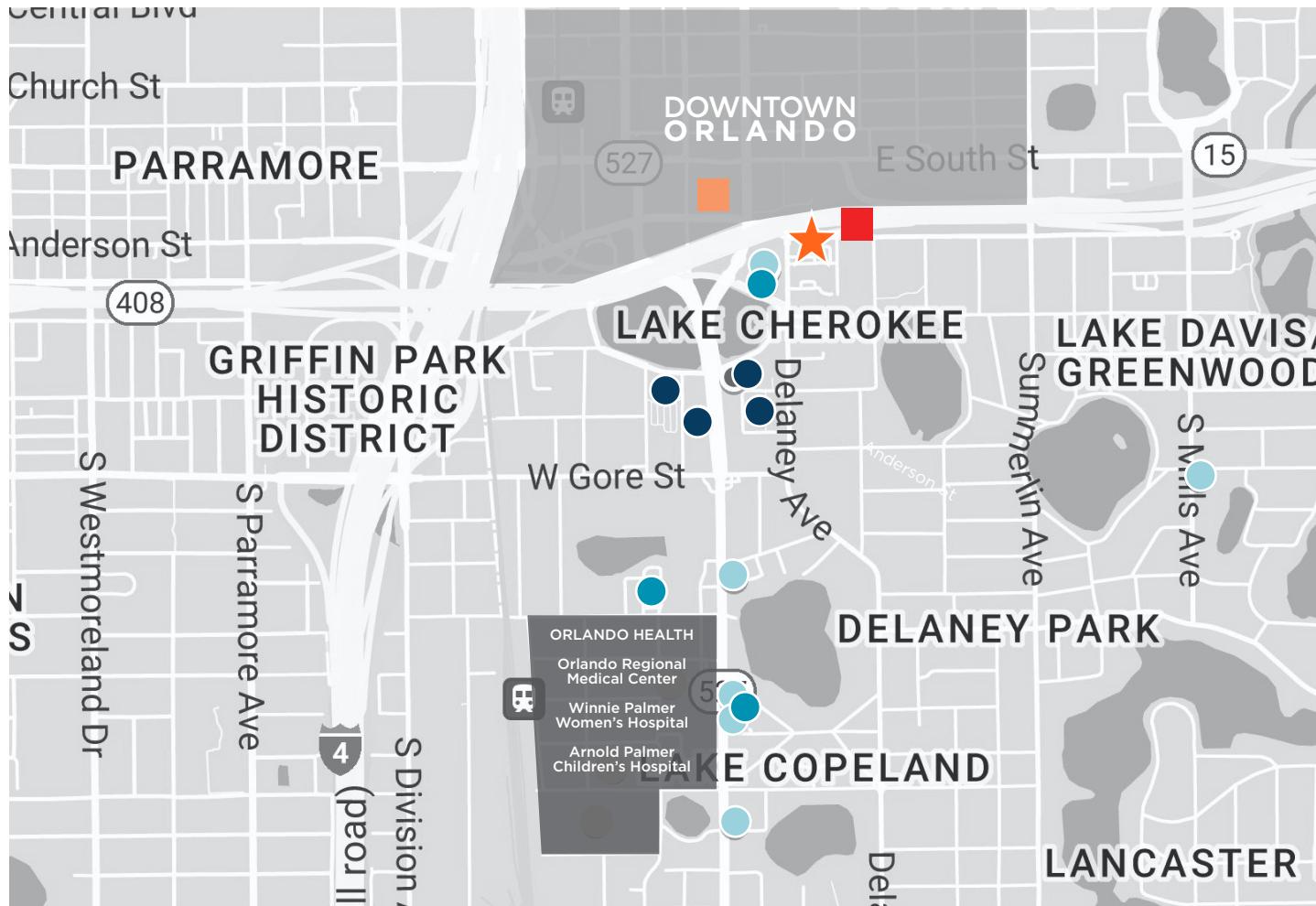
2,265 SF

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 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.

3
HOSPITALS
within 1 mile

10+
RESTAURANTS
within 1 mile

6
HOTELS
within 1 mile

10+
MULTI-FAMILY
within 1 mile

CONTACTS

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