

professional
office space
for
LEASE

2,789 rentable sf to
6,315 rentable sf

\$32.00/rsf fs

3 options:

one 6,315 rsf space or
two smaller spaces:
2,789 rsf & 3,426 rsf

+ bulding: 25,324 rsf

+ year built: 2002

+ signage: monument

1615 Edgewater Drive
Orlando, Florida 32804

patrick goetz
vice president
(407) 734.7210
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Bishop Beale Duncan
COMMERCIAL REAL ESTATE



downtown
orlando



lake ivanhoe



edgewater dr

highlights

Professional
Office Building
Located on
Edgewater Drive
in College Park

- Close to Many Local Restaurants & Retail
- Tenant Allowance Offered for Approved Improvements, Including Your Choice of Floor Covering
- Multiple Private Offices and Work Stations, Break/Copy Room & Reception Area
- Beautiful Building Lobby
- Just Over a Mile from Interstate 4 and Highway 50
- Ample Parking



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

aerial elevation



exterior

edgewater dr

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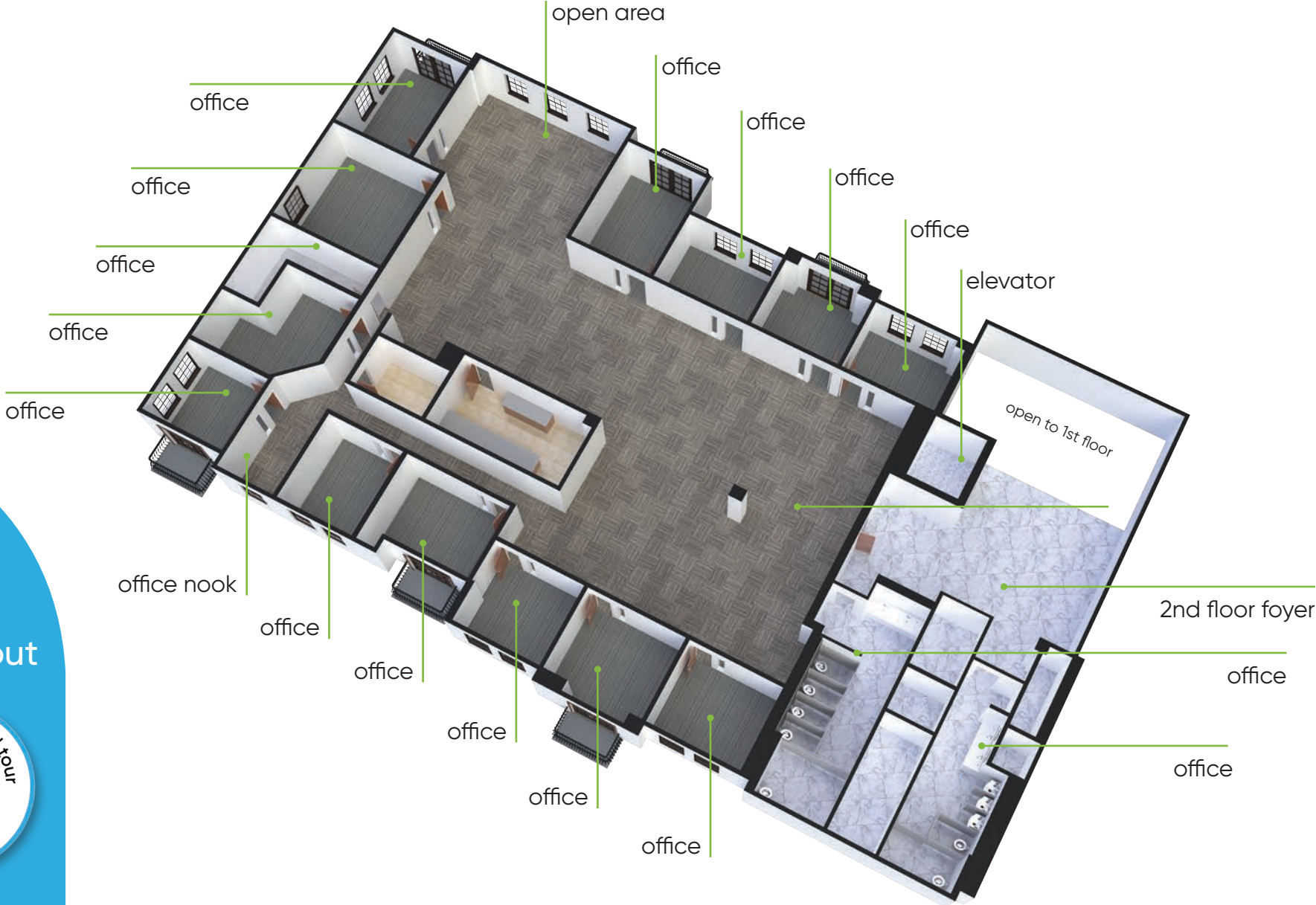
back elevation



exterior

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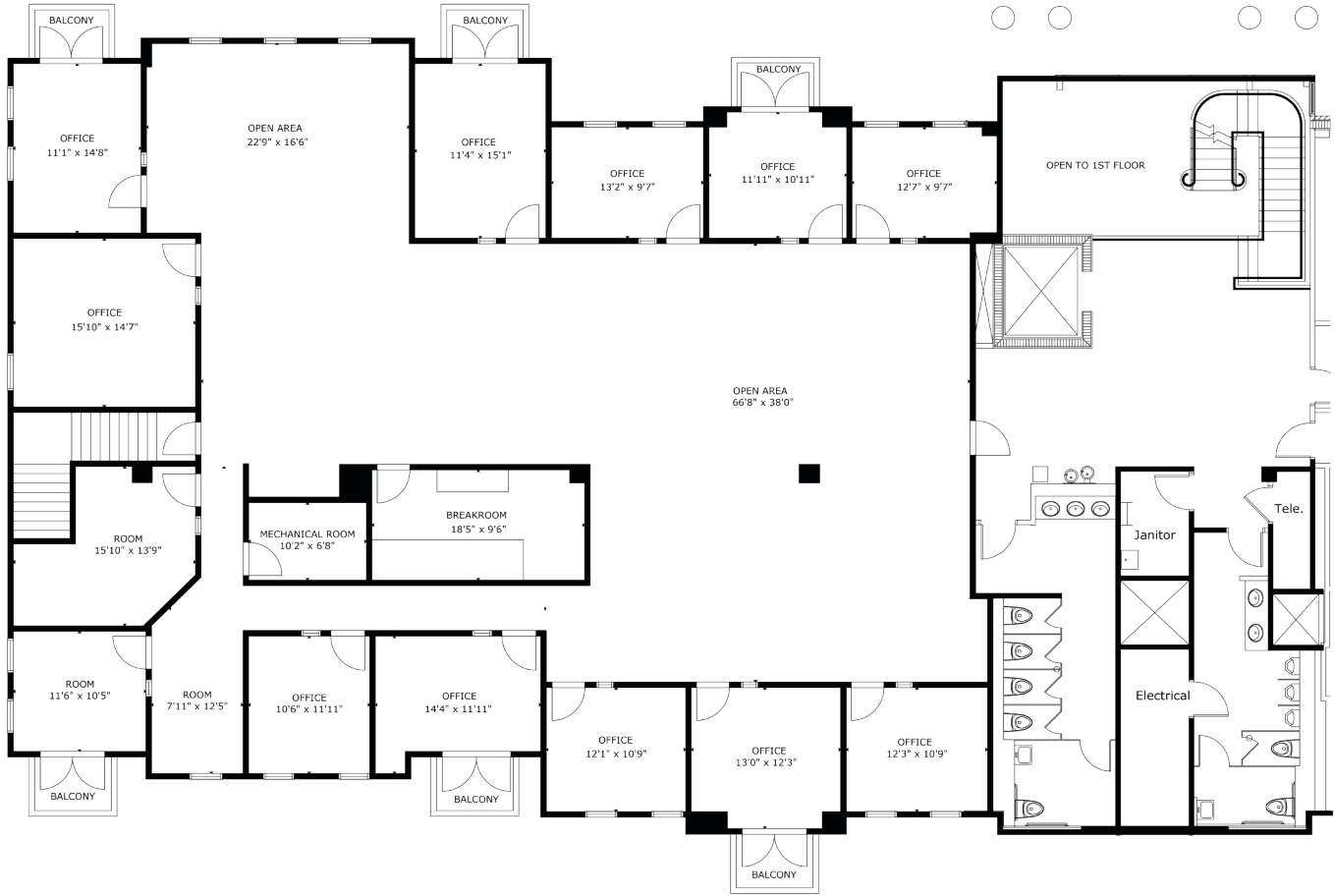
suite 200b | 6,315 rsf



3d layout



suite 200b | 6,315 rsf



floor plan



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split suite options | suite 200 b1 | suite 200 c



floor plan



split suite options | suite 200 b1 | suite 200 c

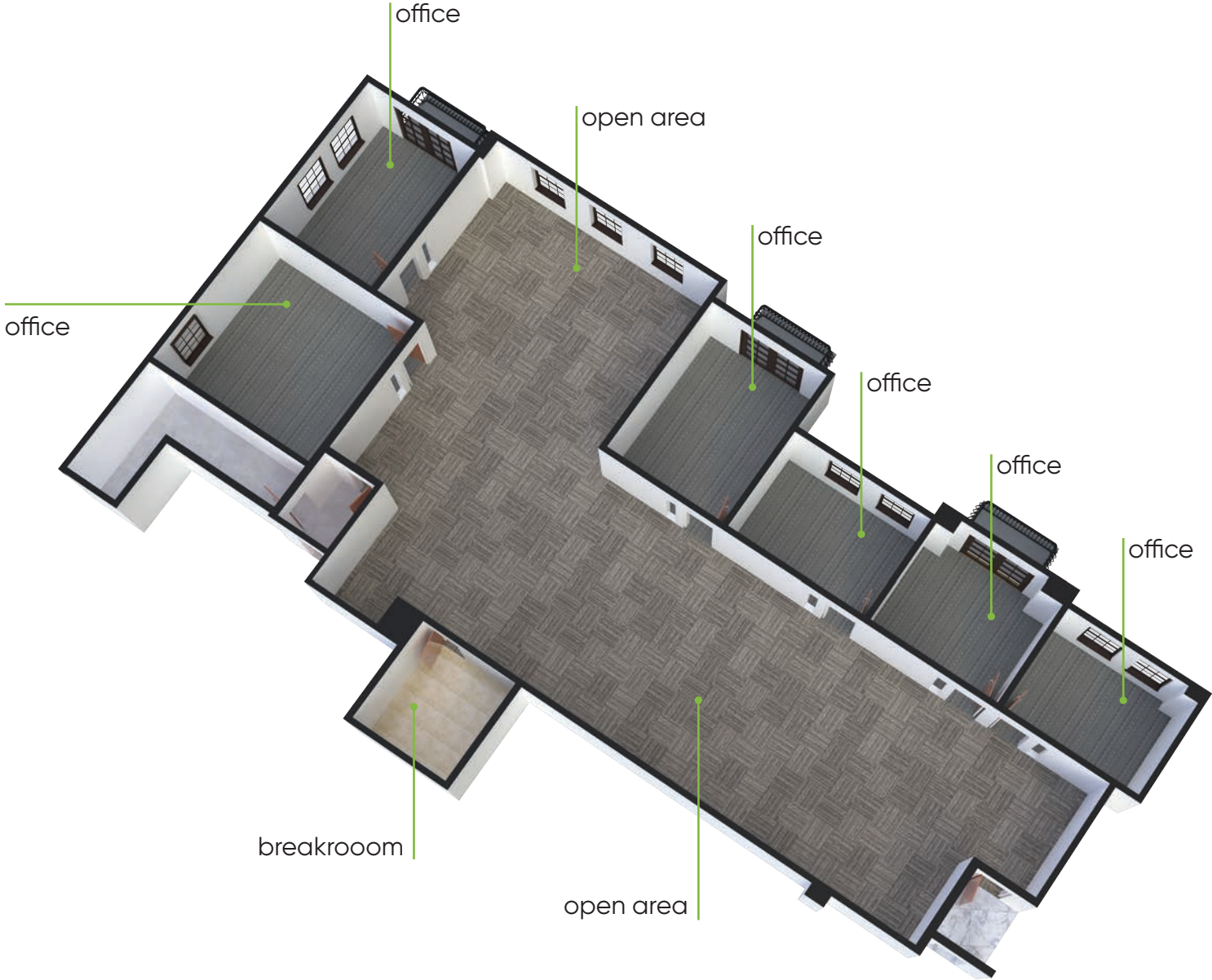


floor plan



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suite 200 b1 | 3,426 rsf

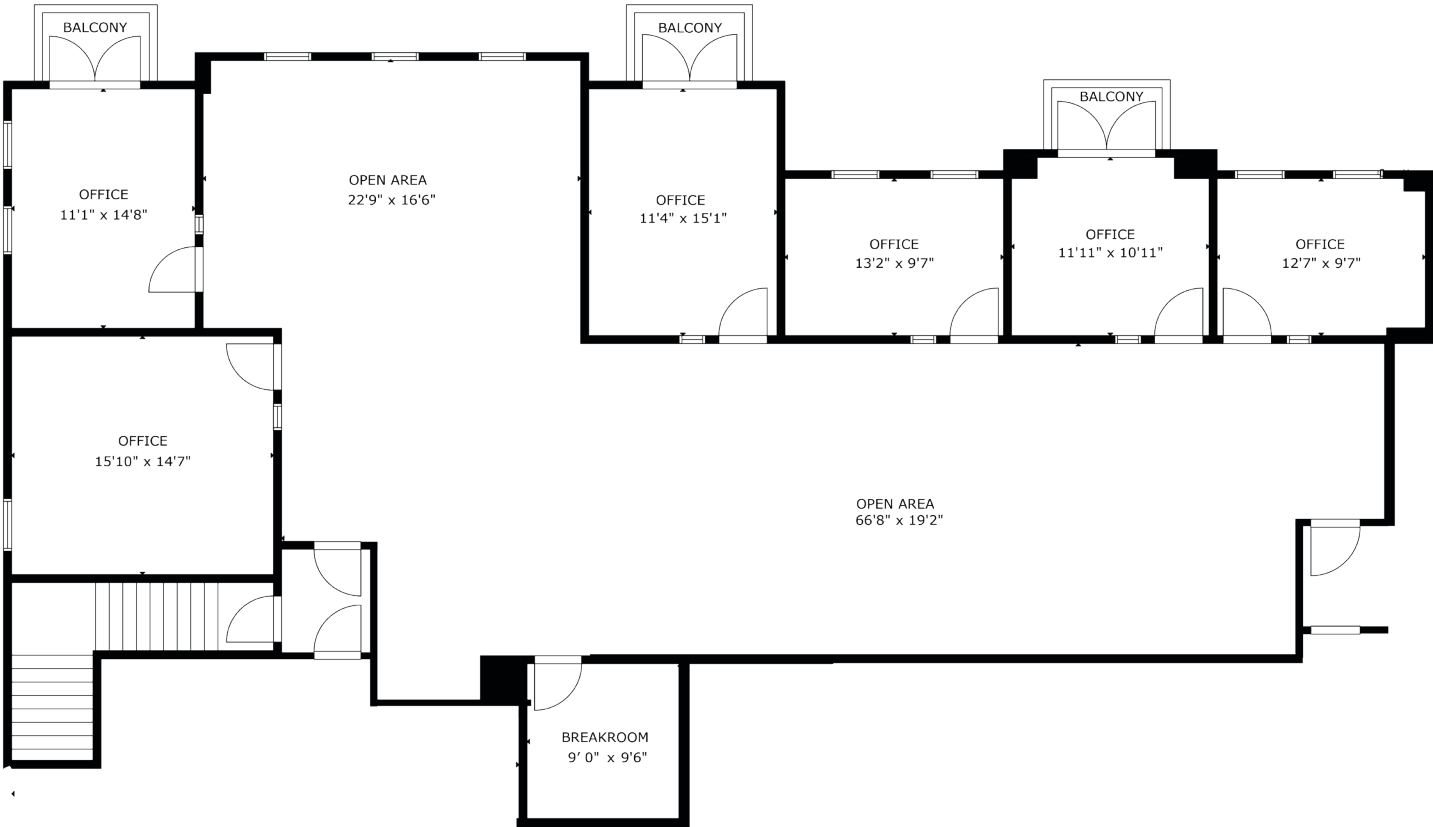


3d layout



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suite 200 b1 | 3,426 rsf



floor plan



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suite 200 b1 | 3,426 rsf | common areas



suite 200 b1 | 3,426 rsf | open areas

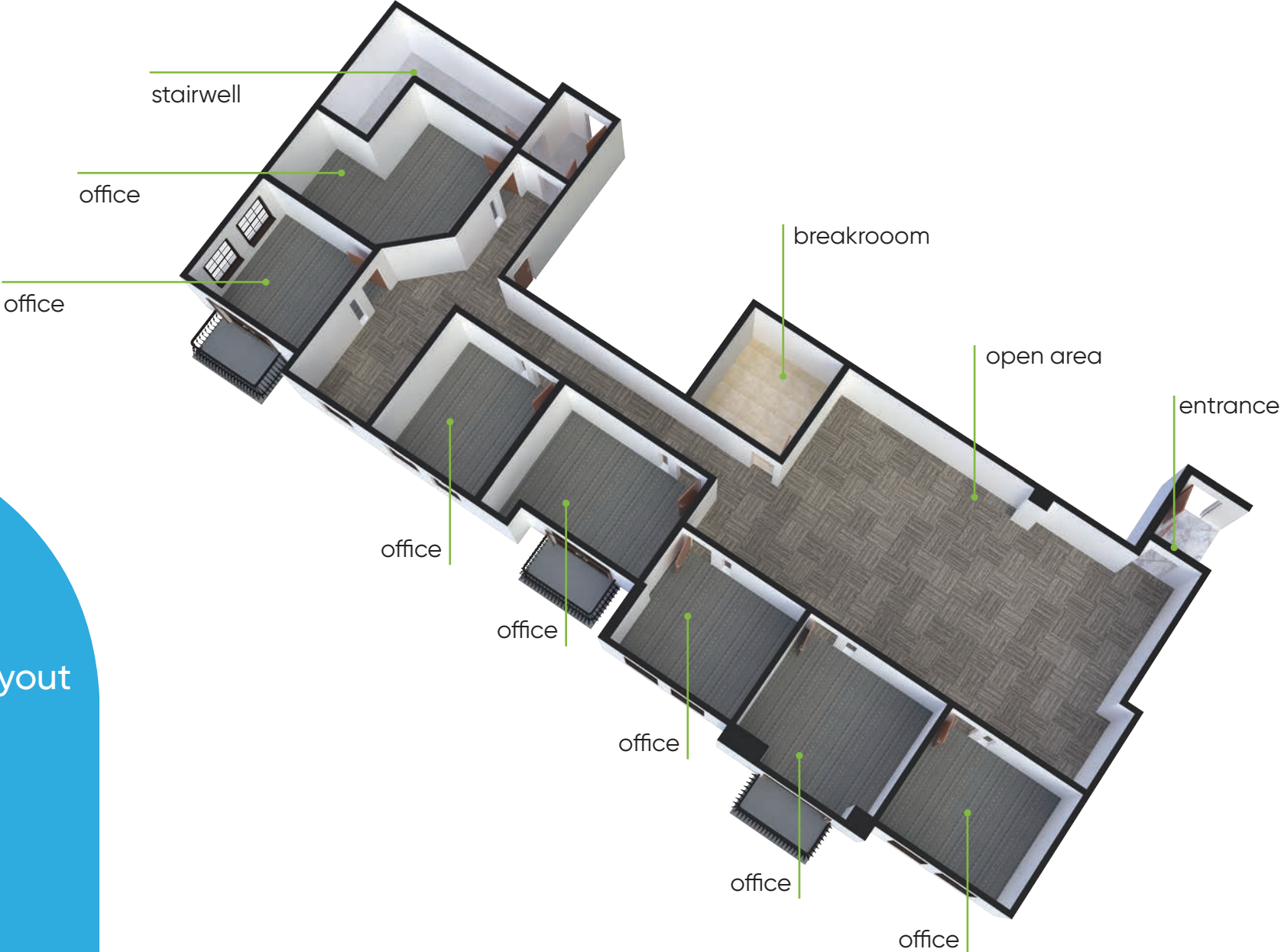


interiors



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suite 200 c | 2,789 rsf

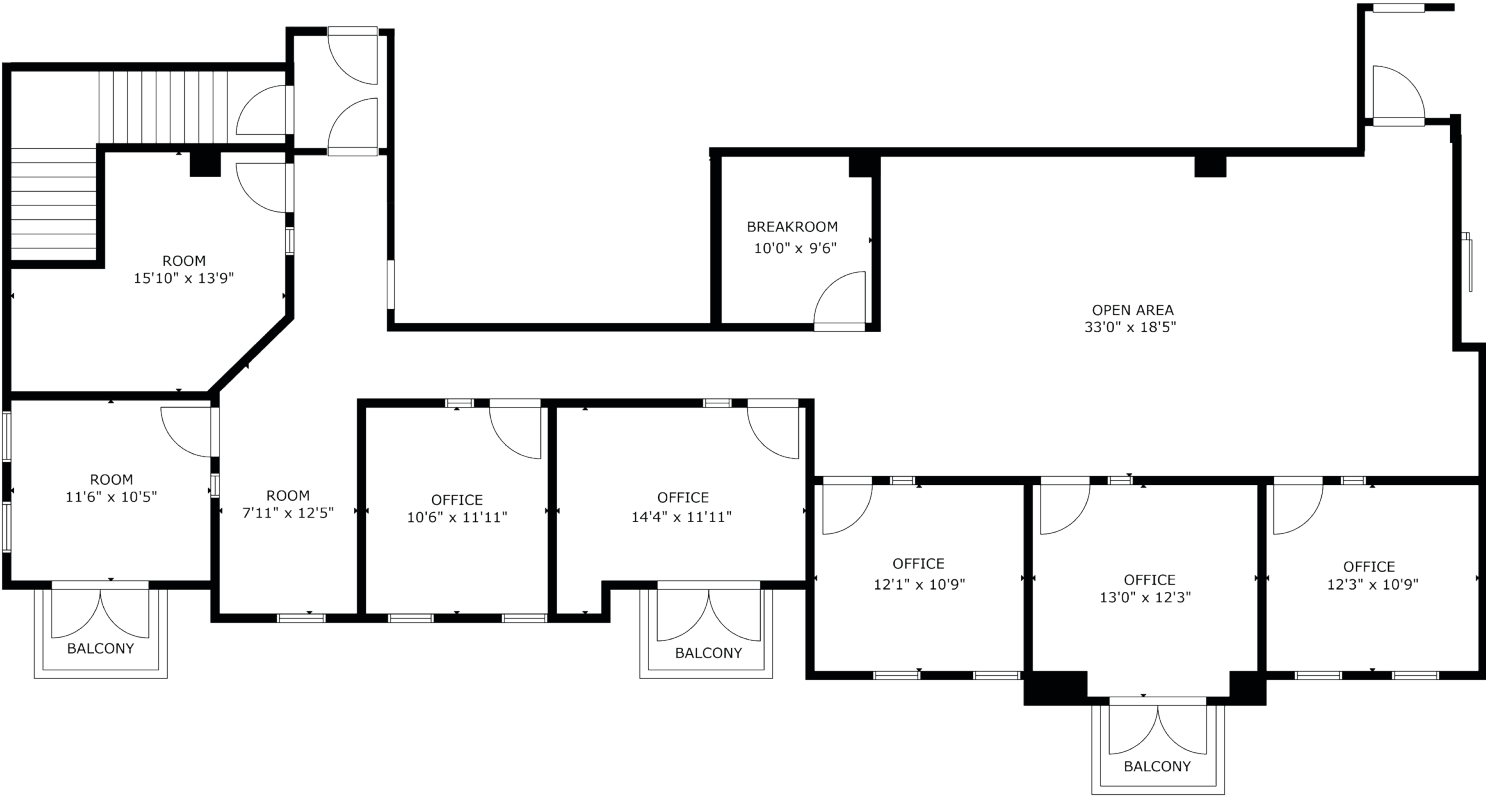


3d layout



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suite 200 c | 2,789 rsf



floor plan



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suite 200 c | 2,789 rsf | open areas



suite 200 c | 2,789 rsf | offices



interiors



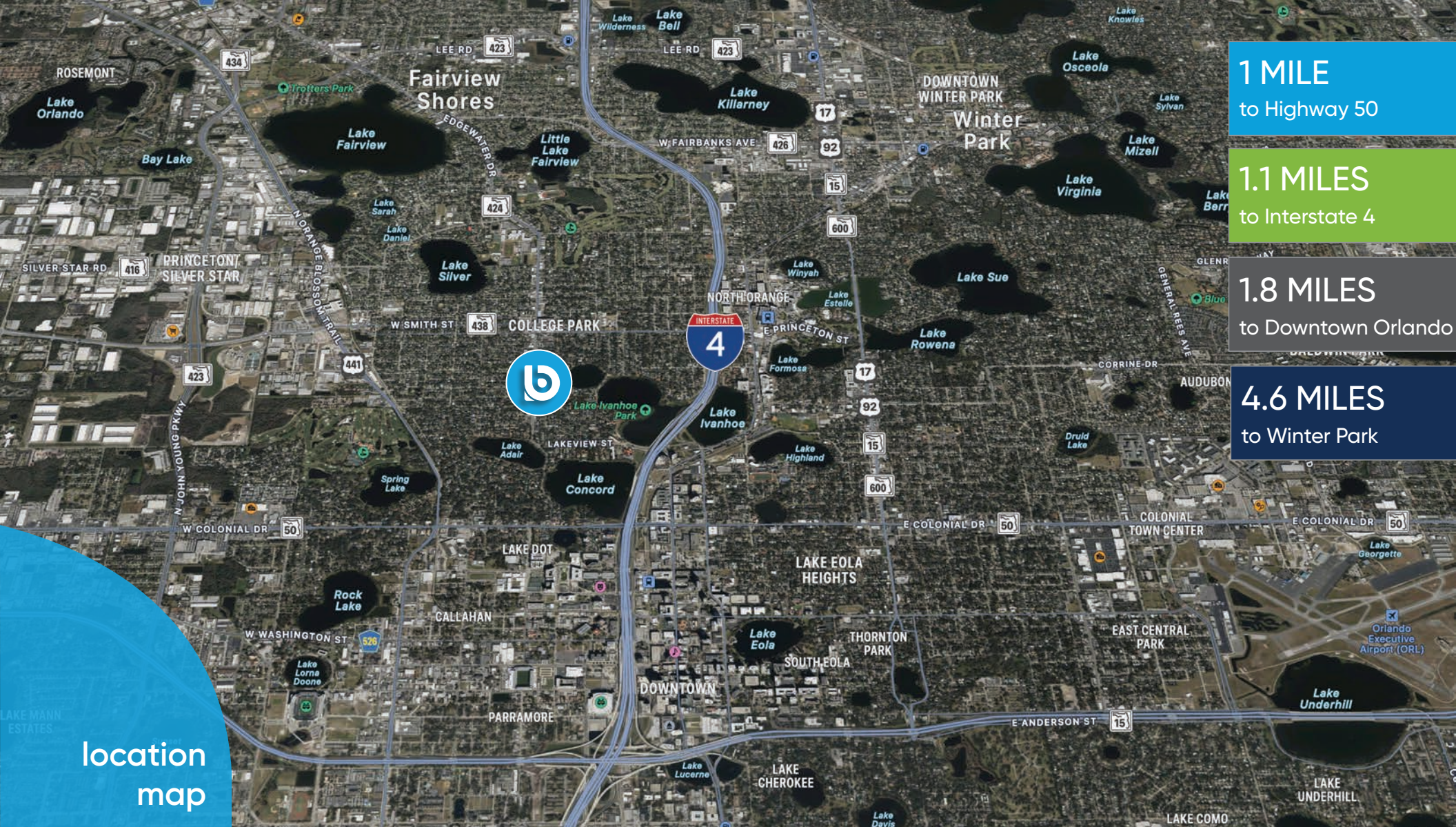
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nearby
businesses



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location
map

demographics

| Radius | Population | HH Income | Businesses | Employees |
|--------|------------|-------------|------------|-----------|
| 1-Mile | 13,236 | \$109,883.2 | ,201 | 11,213 |
| 3-Mile | 90,354 | \$91,732 | 17,618 | 143,590 |
| 5-Mile | 285,375 | \$85,897 | 32,954 | 259,402 |



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