

# 2ND GEN LAW OFFICE SPACE FOR LEASE

## 326 NORTH MAGNOLIA AVENUE, ORLANDO, FL 32801

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**For Lease: \$25.00 SF / Modified Gross**

Second Floor:  $\pm$  4,687 SF

Furnished executive office suite available in the heart of Downtown Orlando

Located one block from the Orange County Courthouse

Layout includes 11 Offices, Conference Room, 2 Bathrooms, Reception, Break Room, and Center Bullpen

Direct frontage on N Magnolia Ave with improved on-site amenities

10 designated tandem parking spaces included

Walking distance to Creative Village & UCF's Downtown Campus

Ideal for attorneys, CPA Firms and other professional office users

## 2023 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

1 Mile	22,732	13,008	\$108,270
3 Miles	102,263	49,488	\$112,311
5 Miles	296,843	125,400	\$96,912

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

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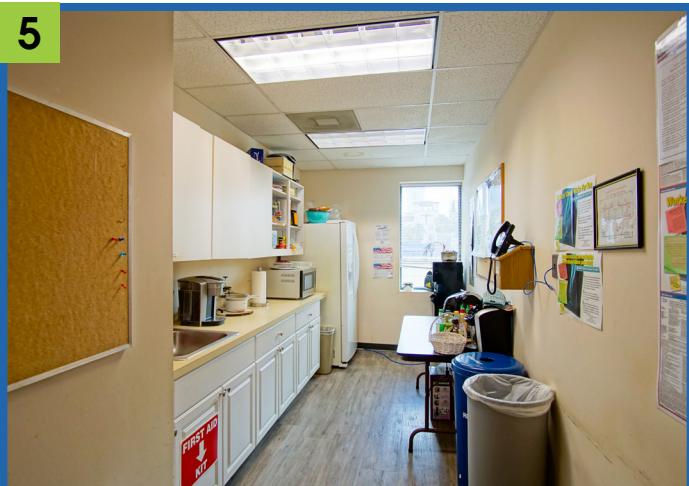
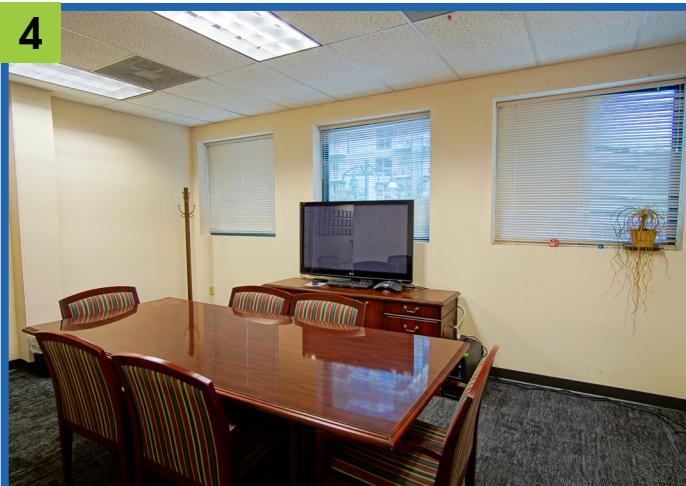
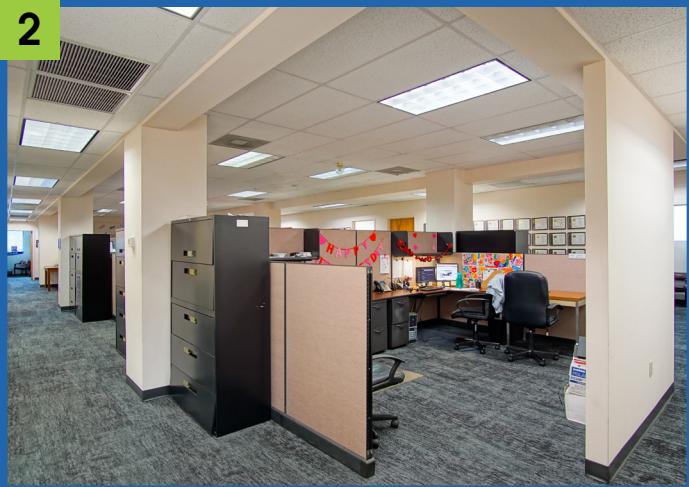
# FLOORPLAN



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# PHOTOS



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