



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: ± 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 | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|----------|
| Total Population | 22,732 | 102,263 | 296,843 |
| Total Households | 13,008 | 49,488 | 125,400 |
| Average HH Income | \$108,270 | \$112,311 | \$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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