



2151 Consulate Dr, Orlando, FL 32837
STE#13

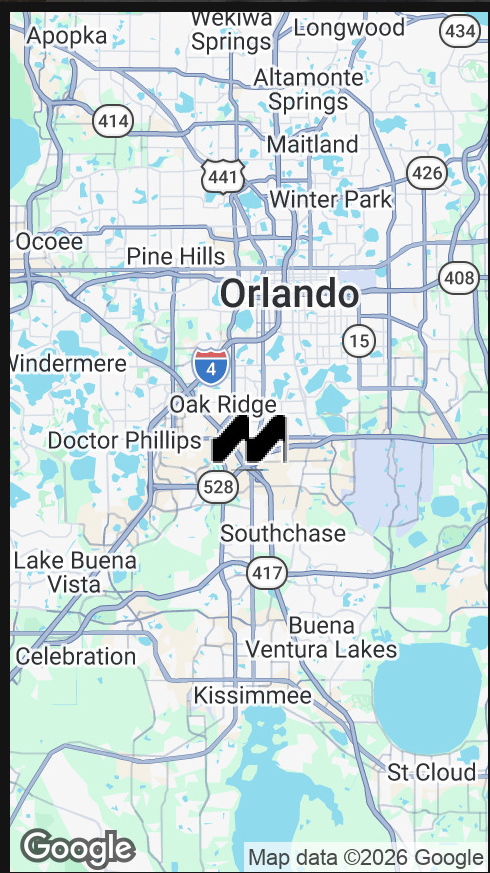
Property Highlights

- Flexible-use commercial unit with no restrictive use limitations — a rare opportunity in the plaza
- Move-In Ready – Fully built out office with 5 offices and a full kitchen.
- 1,792 SF Suite – Functional layout with reception and private offices.
- Professionally Managed – Clean, well-maintained business park.
- Great Surroundings – Close to Florida Mall, Orlando Airport and more.

FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

PRESENTED BY
LUCIANO MEDEIROS

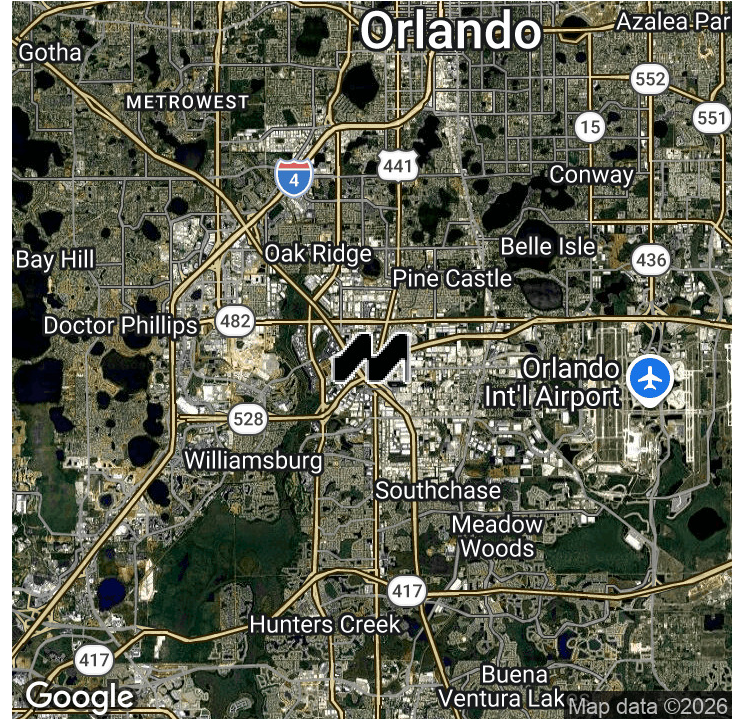
832.675.2415
lmedeiros@millenia-partners.com



EXECUTIVE SUMMARY

STE#13

2151 Consulate Dr, Orlando, FL 32837



OFFERING SUMMARY

Lease Rate:	Call for rates
Building Size:	39,820 SF
Available SF:	1,792 SF
Lot Size:	3.27 Acres
Zoning:	C-3, County

PROPERTY OVERVIEW

Located in Orlando's Consulate Business Center, this modern 1,792 SF office suite is fully built out and ready for immediate use. The space offers a clean and professional environment with strong road visibility and plenty of parking. This is a flexible-use commercial unit with no restrictive use limitations — a rare opportunity in the plaza.

The property is in a central location with quick access to Florida's Turnpike, SR 528 (Beachline), SR 417, and I-4. Orlando International Airport, Florida Mall, and the tourism corridor are all within a short drive.

This is a great opportunity for professional businesses looking for a central Orlando location with easy highway access.

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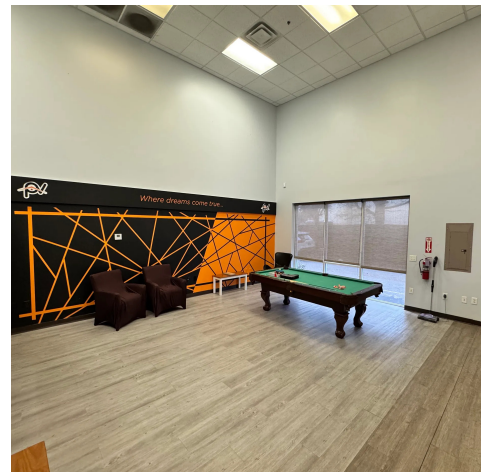
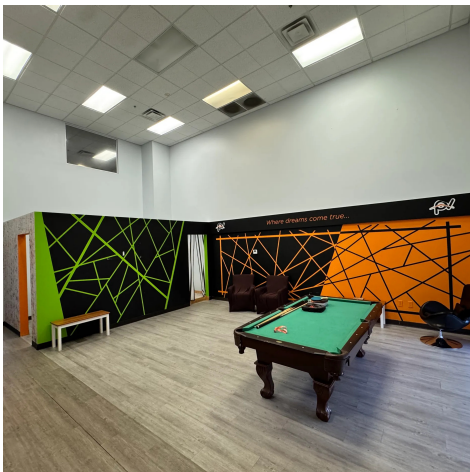
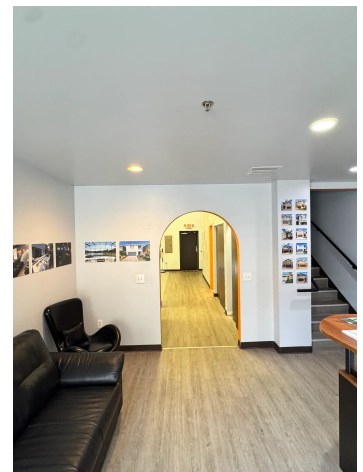
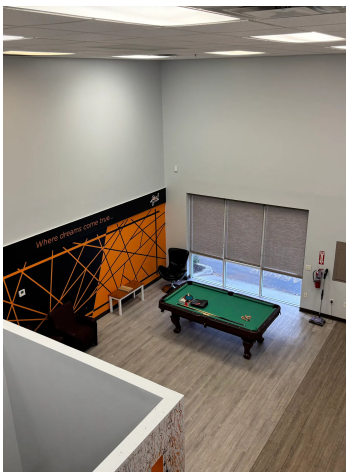
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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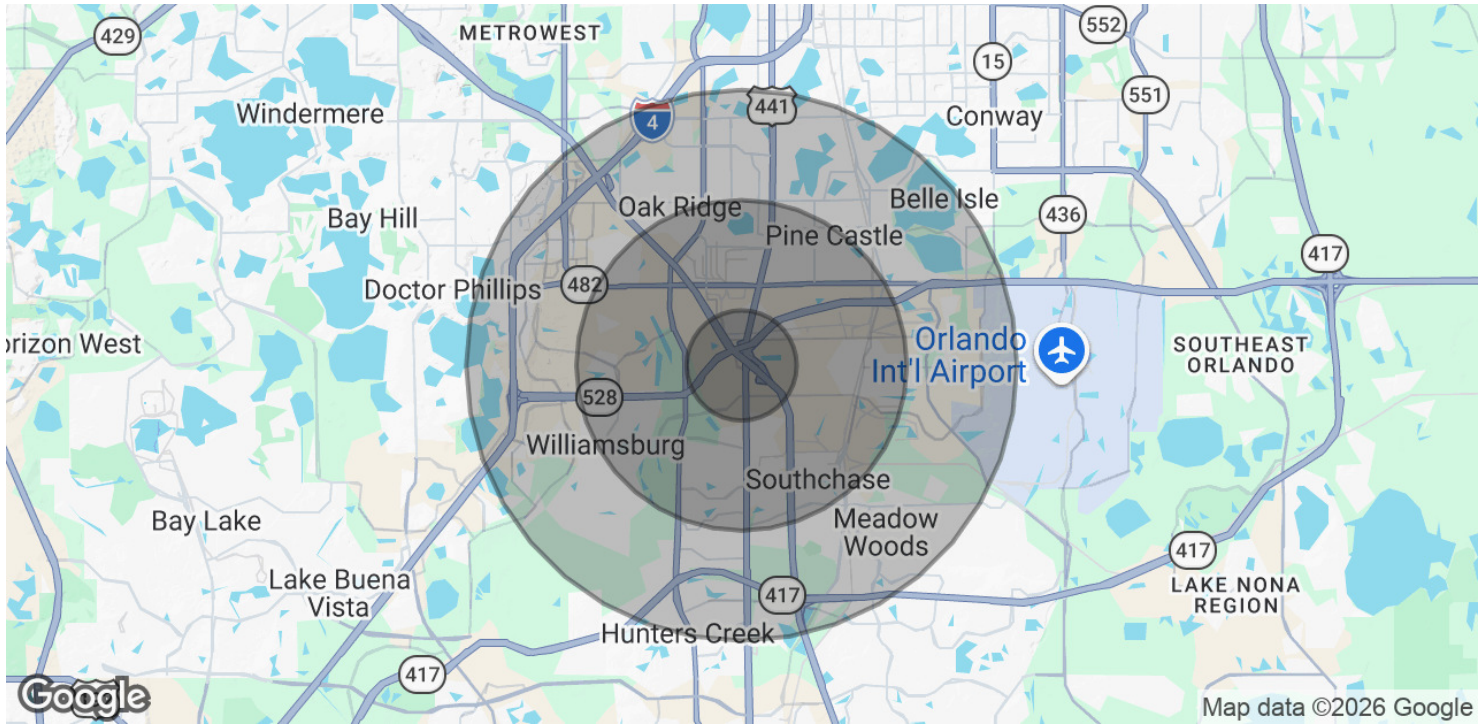
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	698	49,634	196,820
Average Age	40	40	38
Average Age (Male)	38	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	250	17,021	69,562
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$66,452	\$76,363	\$85,595
Average House Value	\$351,725	\$343,493	\$359,623

2020 American Community Survey (ACS)

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