



FULL FLOOR CONDO SALE / LEASE BACK

189 S. ORANGE AVENUE - 17TH FLOOR
EXISTING LEASING THROUGH Q2 2024,
10%+ CAP RATE

LINCOLN
PROPERTY
COMPANY

HIGH-END BUILDOUT
19,287 SF OFFICE SPACE





CHASE

fbc home loans

PLAZA

CORONA CIGAR Co

Best Women's Care
in Orlando
Advent Health



THE OPPORTUNITY

Lincoln Property Company is pleased to present the opportunity to purchase Suite 1700 at 189 S. Orange Avenue in Orlando, FL (“Property”). This asset offers a unique opportunity to own an entire floor of office space in the heart of Downtown Orlando with \pm 3 years of income and opportunity to lease or occupy in Q2, 2024. As Orlando continues to lead the country in population and job growth, downtown continues its booming new development and transition to a place where companies want to grow their business. Having the advantage of controlling an entire floor of modern high rise, Class A office space is a rare opportunity that does not come available often.

The Plaza South Tower is a 20-story office building in downtown Orlando, Florida. Completed in 2006, the building is part of a three building mixed-use complex known as The Plaza. The Plaza office spaces feature multiple conference rooms, private work or collaborative rooms, snack bars, server rooms, movie or game rooms, multiple back lit projection screens, balconies and large open area for work stations.


Other amenities at the Plaza Complex include a movie theater, restaurants and an onsite parking garage. The Plaza Tower Complex is within walking distance of the City of Orlando government building, the Amway Center and the Dr. Phillips Center for the Performing Arts.

PROPERTY ADDRESS	189 S. Orange Avenue, #1700 Orlando, FL 32801
COUNTY	Orange County
OCCUPANCY	100% single-tenant until Q2,2024
TOTAL CONDO SIZE	\pm 19,287 RSF
BUILDING CLASSIFICATION	Office
FLOOR	17
YEAR BUILT	2006
BUILDING SIZE	500,000
CAP RATE	\pm 10% (negotiable)
ASKING PRICE	Inquire w/ Broker

HIGHLIGHTS



Loft Venue Space
For Over 300 People



Prestigious Orange
Avenue address



Modern Class A
mixed-use complex



Covered parking
-50 Parking Spaces*



High-end finishes

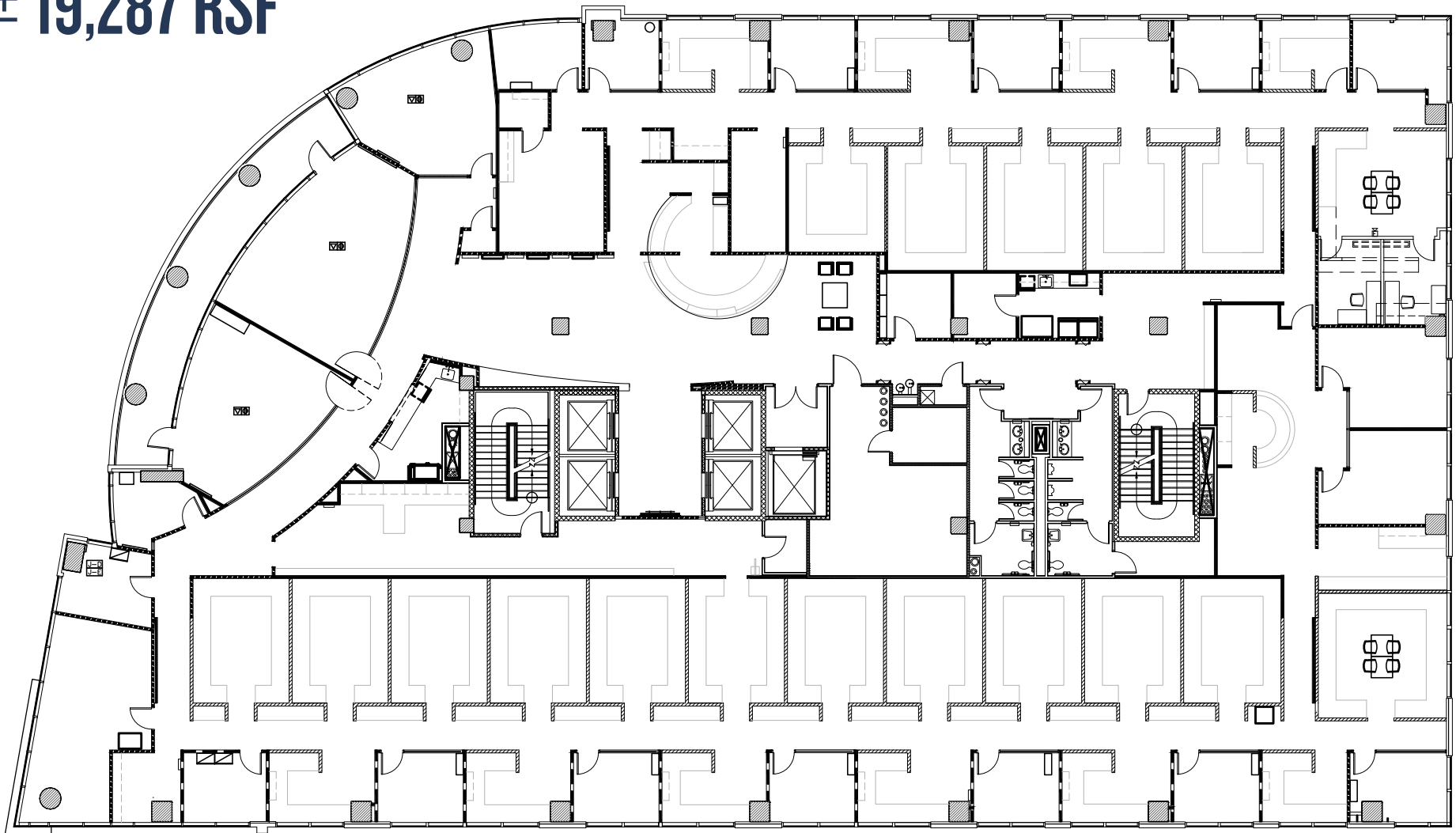


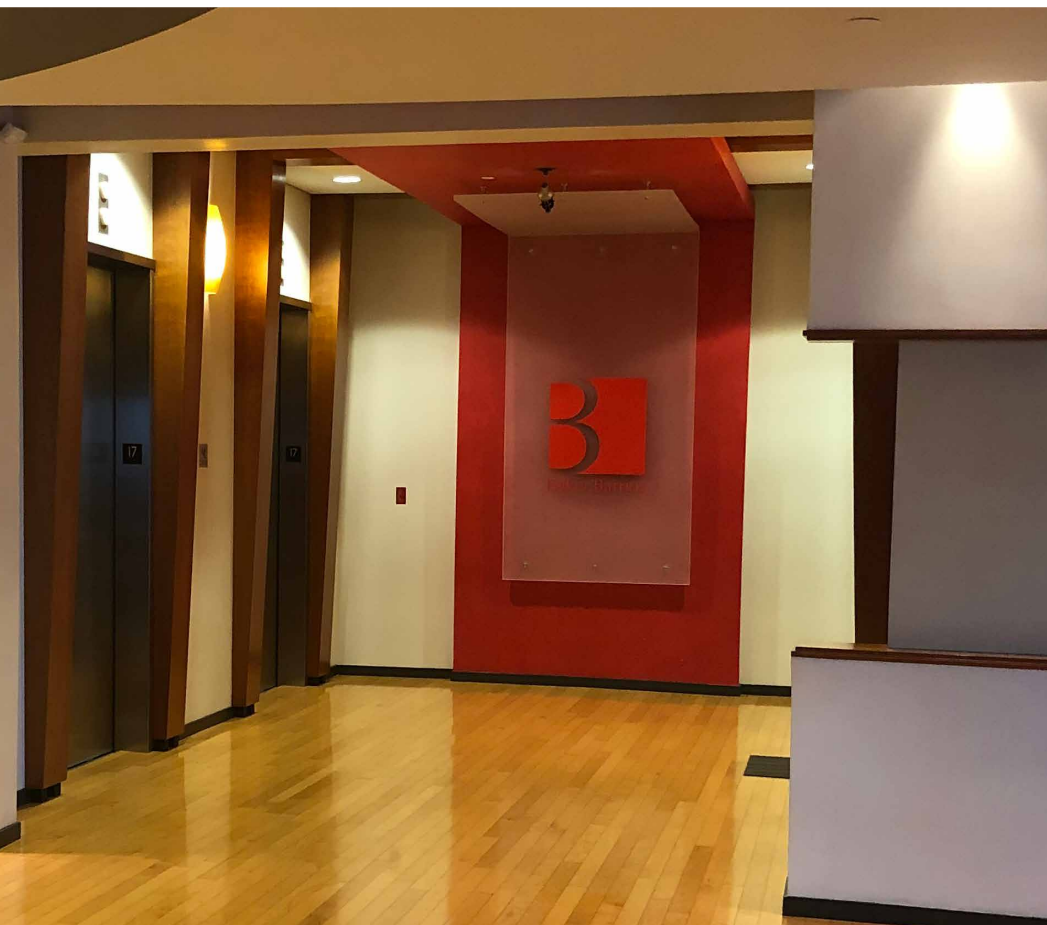
Balcony with Orange
Avenue views



FLOOR PLAN

± 19,287 RSF



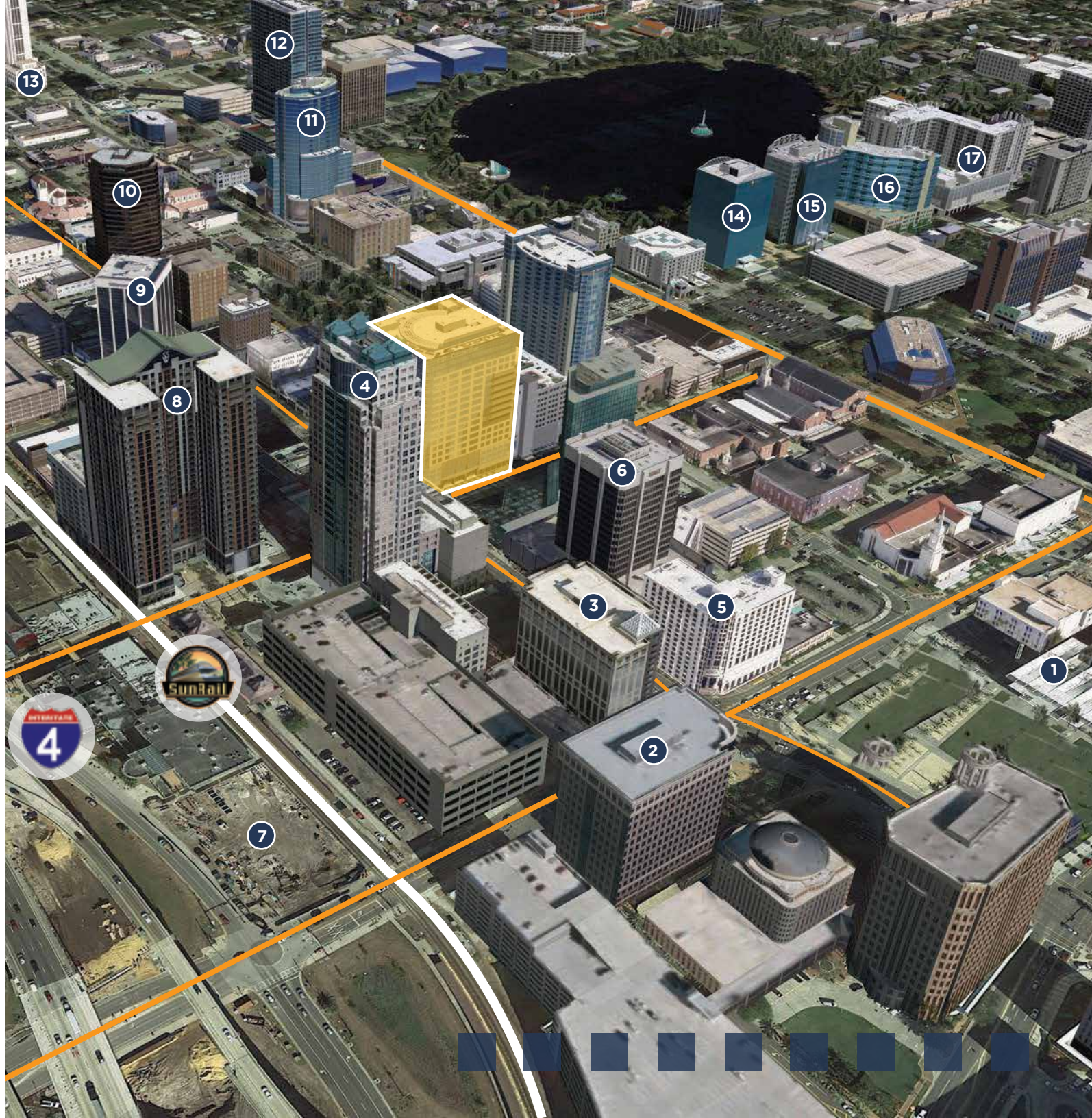






LOCATION

- 1 Dr. Phillips Center for the Performing Arts
- 2 Orlando City Hall and CNL Center
- 3 Lincoln Plaza
- 4 200 S. Orange
- 5 Grand Bohemian Hotel
- 6 The Citrus Center
- 7 Super Block
- 8 55 West
- 9 20 N Orange
- 10 Regions Bank
- 11 111 N Magnolia
- 12 The Vue at Lake Eola
- 13 Orange County Courthouse
- 14 Capital Plaza
- 15 Capital Plaza - Tower II
- 16 The Waverly on Lake Eola
- 17 The Paramount on Lake Eola



The Orlando Region is No. 1 in the nation for the fourth consecutive year, according to the Bureau of Labor Statistics, The Orlando-Kissimmee Sandford Metropolitan statistical area (MSA) is the fastest growing job market in the country.



SunRail, Church Station



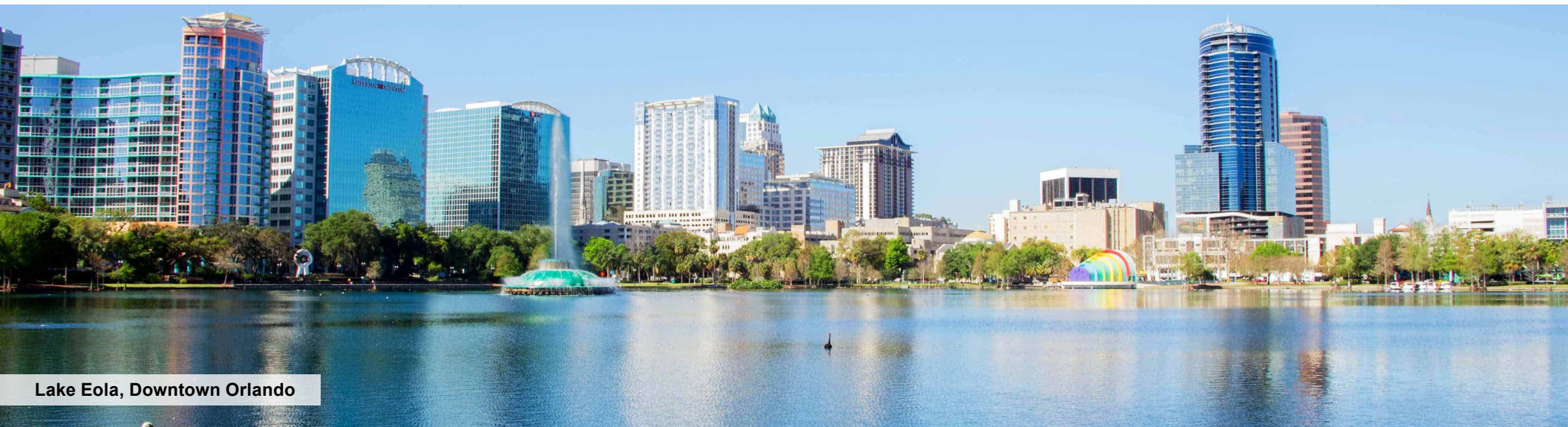
Amway Center



Dr. Phillips Performing Arts Center



Orlando Soccer Stadium



Lake Eola, Downtown Orlando

LINCOLN
PROPERTY
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For additional information,
please contact:

SHAYNA HANSEN

shansen@lpc.com

407.872.3516

LINCOLN PROPERTY COMPANY

333 S. Garland Avenue

Suite 1401

Orlando, FL 32801

LPCsoutheast.com

