

# The Plaza

121-189 S Orange Ave, Orlando, FL 32801



Presented By:  
The List Commercial by Nova



# The Plaza

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## Property Details

Position your business in the heart of downtown at 121–189 South Orange Avenue. This versatile 2,995 SF office suite is available for lease and offers a clean, move-in-ready layout—delivered unfurnished so you can design the space to fit your operation. Ideal for professional users seeking a convenient, central location.  
Minimum 3-year lease term.

**Price: \$30.45 /SF/YR**

- Prime office space opportunity
- Convenient location with strong accessibility
- Flexible layout options for a range of tenants
- Well-maintained building in excellent condition

View the full listing here: <https://www.loopnet.com/Listing/121-189-S-Orange-Ave-Orlando-FL/40751507/>

|                        |                              |
|------------------------|------------------------------|
| Rental Rate:           | \$30.45 /SF/YR               |
| Property Type:         | Office                       |
| Property Subtype:      | Office/Residential           |
| Building Class:        | A                            |
| Rentable Building Area | 500,000 SF                   |
| :                      |                              |
| Year Built:            | 2006                         |
| Walk Score ®:          | 100 (Exceptionally friendly) |
| Transit Score ®:       | 90 (Exceptionally friendly)  |
| Rental Rate Mo:        | \$2.54 /SF/MO                |

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## Listing space

14th Floor Ste 1410

|                  |                |
|------------------|----------------|
| Space Available: | 2,995 SF       |
| Rental Rate:     | \$30.45 /SF/YR |
| Date Available:  | Now            |
| Service Type:    | Full Service   |
| Space Type:      | Relet          |
| Space Use:       | Office         |
| Lease Term:      | 3 - 5 Years    |

Move-in-ready office space with impressive views. All essentials are included in the price—simply activate your internet service and enjoy an all-inclusive setup with no additional bills. Recently renovated, the space is fully plug-and-play and ready for immediate occupancy.

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## Major Tenant Information

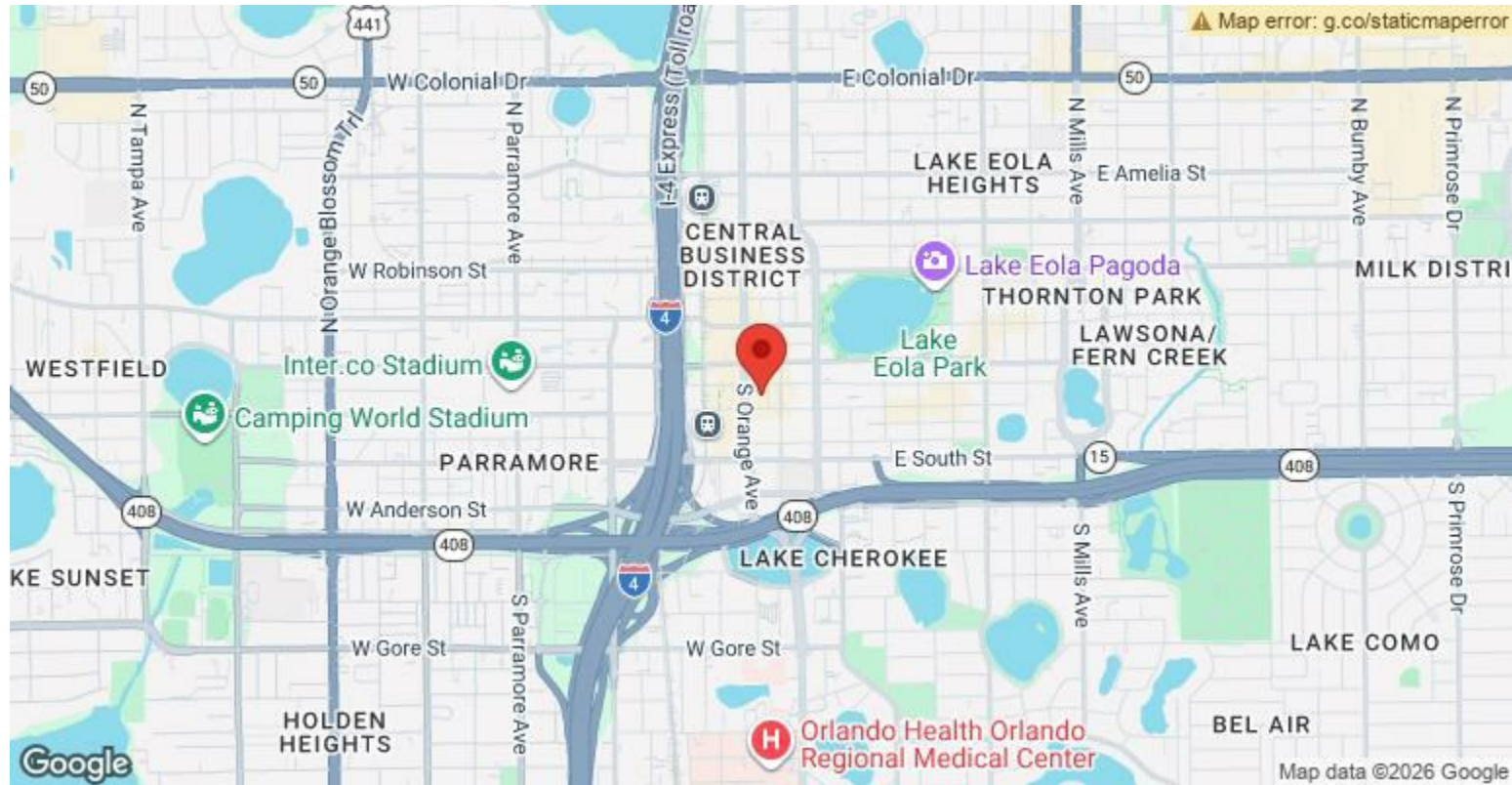
| Tenant                              | SF Occupied | Lease Expired  |
|-------------------------------------|-------------|----------------|
| Acrisure Mortgage                   | -           | September 2023 |
| Aimark                              | -           |                |
| Baker Barrios Architects            | -           |                |
| Harmony Healthcare Orlando          | -           |                |
| King Pharma Group                   | -           |                |
| Mai Thai                            | -           |                |
| Martin Aquatic Design & Engineering | -           |                |
| Noble                               | -           |                |
| RGD Consulting Engineers Inc        | -           |                |
| Your Office                         | -           |                |



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## Location



# The Plaza

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## Property Photos



Primary Photo



Building Photo



# The Plaza

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## Property Photos



Lobby



Building Photo



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## Property Photos



Building Photo



Building Photo



# The Plaza

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## Property Photos



Interior Photo



Interior Photo



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## Property Photos



Interior Photo



Interior Photo



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## Property Photos



DSC01198



DSC01188

# The Plaza

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## Property Photos



DSC01183



DSC01178



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## Property Photos



DSC01173



DSC01168

# The Plaza

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## Property Photos



DSC01163



DSC01158



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DSC01153



DSC01148

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DSC01143



DSC01138



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## Property Photos



DSC01133



DSC01123

# The Plaza

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## Property Photos



DSC01120



DSC01115



# The Plaza

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DSC01108



DSC01103

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## Property Photos



DSC01098



DSC01095



# The Plaza

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## Property Photos



DSC01090



DSC01070

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## Property Photos



DSC01065



DSC01060



# The Plaza

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## Property Photos



DSC01055



DSC01043

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## Property Photos



DSC01040



DSC01033



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## Property Photos



DSC01028



DSC01023

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## Property Photos



DSC01018



DSC01013



# The Plaza

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## Property Photos



DSC01008



DSC01003

# The Plaza

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## Property Photos



DSC00998



DSC00993



# The Plaza

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## Property Photos



DSC00988



DSC00983

# The Plaza

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## Property Photos



DSC00978



DSC00973



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