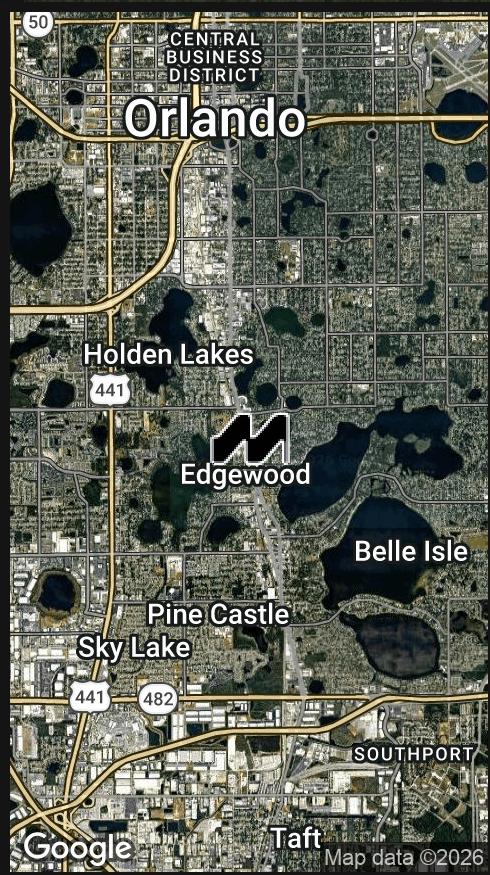




Adrenaline Films Office

5224 S ORANGE AVE, ORLANDO, FL 32809



Property Overview

Five private offices available individually or in combination, lease a single suite, take two adjoining rooms for a small team, or occupy the entire block. Two suites offer exterior windows and full storefront glass walls facing the interior corridor. Three additional suites, slightly larger, were constructed as production editing rooms and function equally well as standard private offices, with solid wall construction that holds a call or a client conversation without carrying into the hallway. Every suite is a door that closes and a room that belongs to one tenant. Tenants have access to the building's upstairs kitchen and common areas. Suites are delivered unfurnished, with

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)

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EXECUTIVE SUMMARY

5224 S ORANGE AVE, ORLANDO, FL 32809

Adrenaline Films Office Building



OFFERING SUMMARY

Lease Rate:	Contact For Info
Building Size:	25,560 SF
Available SF:	101 - 607 SF
Number of Units:	5
Zoning:	ECD
Market:	South Orlando

LOCATION OVERVIEW

5224 S Orange Avenue is positioned along a primary north/south arterial serving Orlando's southern submarket, approximately six miles south of the Orlando Central Business District which is accessible within a 12 minute drive via a direct arterial route. The property benefits from proximity to the Orlando Health medical campus, approximately 8 minutes north, and the SoDo District, approximately 6 minutes north, placing a full complement of restaurant, coffee, banking, and daily needs service retail within a 10 minute drive time of the site. Regional access is excellent. State Road 408 is located approximately 10 minutes north of the property with direct connectivity to Interstate 4, providing efficient east/west and north/south distribution throughout the greater Orlando MSA, great for solo practitioners and small user professional services.

PROPERTY HIGHLIGHTS

- Five private suites available individually combined
- Two suites with exterior windows and storefront glass walls
- Three interior suites built with sound isolating wall construction
- Shared upstairs kitchen and building common areas
- Move in ready with flexible terms and no buildout period

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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Adrenaline Films Office Building



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OFFICE BUILDING

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LOCATION MAP

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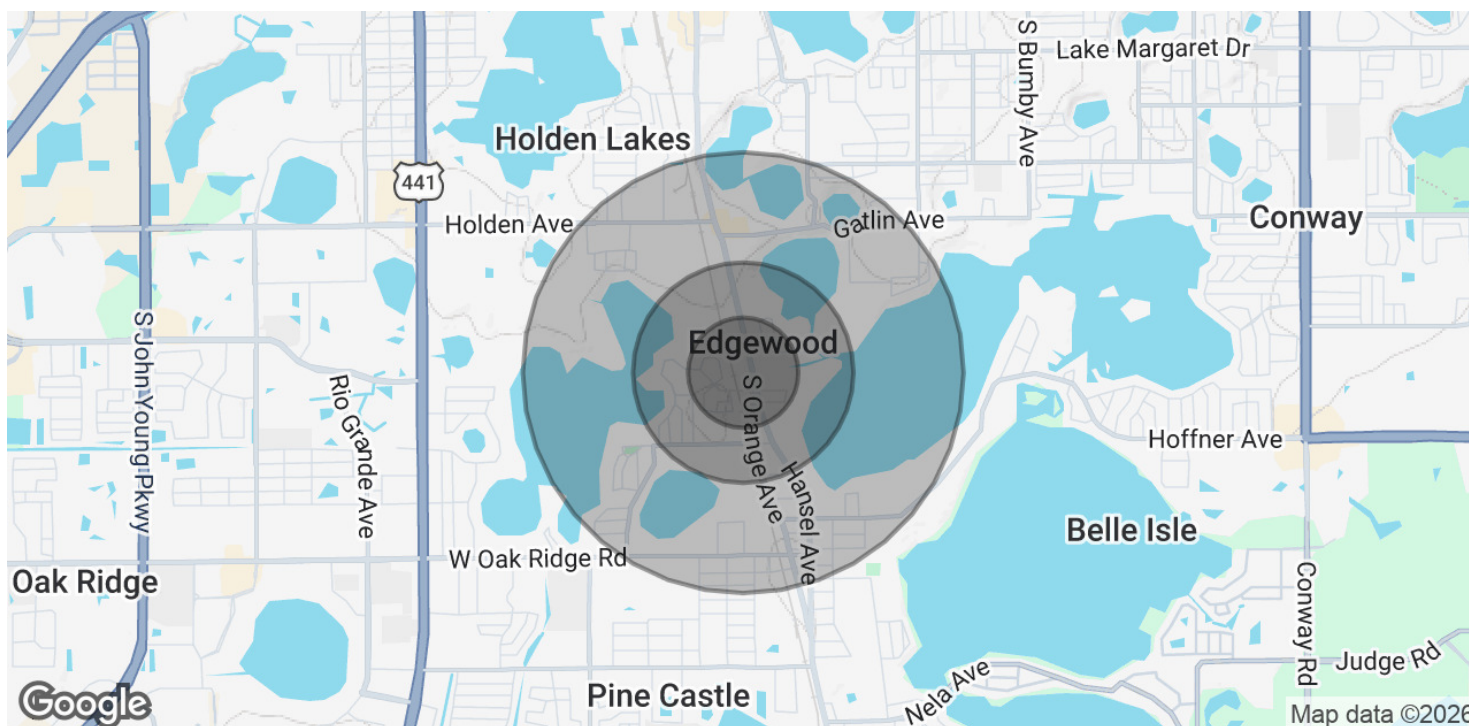
OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT

5224 S ORANGE AVE, ORLANDO, FL 32809

Adrenaline Films Office Building



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	303	1,219	6,151
Average Age	48.3	48.3	46.0
Average Age (Male)	48.0	47.7	43.0
Average Age (Female)	47.5	47.9	47.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	124	498	2,365
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$141,254	\$147,048	\$125,138
Average House Value	\$482,535	\$497,955	\$456,195

2023 American Community Survey (ACS)

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OFFICE BUILDING
For Lease