

professional
office space
for
LEASE

1st floor space:

ste 190 - 2,507 rsf

\$34.00/rsf fs

- + bulding: 25,324 rsf
- + year built: 2002
- + signage: monument



1615 Edgewater Drive
Orlando, Florida 32804

patrick goetz
vice president
(407) 734.7210
pat@BBDRE.com





highlights

Professional
Office Building
Located on
Edgewater Drive
in College Park

- Close to Many Local Restaurants & Retail
- Tenant Allowance Offered for Approved Improvements, Including Your Choice of Floor Covering
- Multiple Private Offices and Work Stations, Break/Copy Room & Reception Area
- Beautiful Building Lobby
- Just Over a Mile from Interstate 4 and Highway 50
- Ample Parking



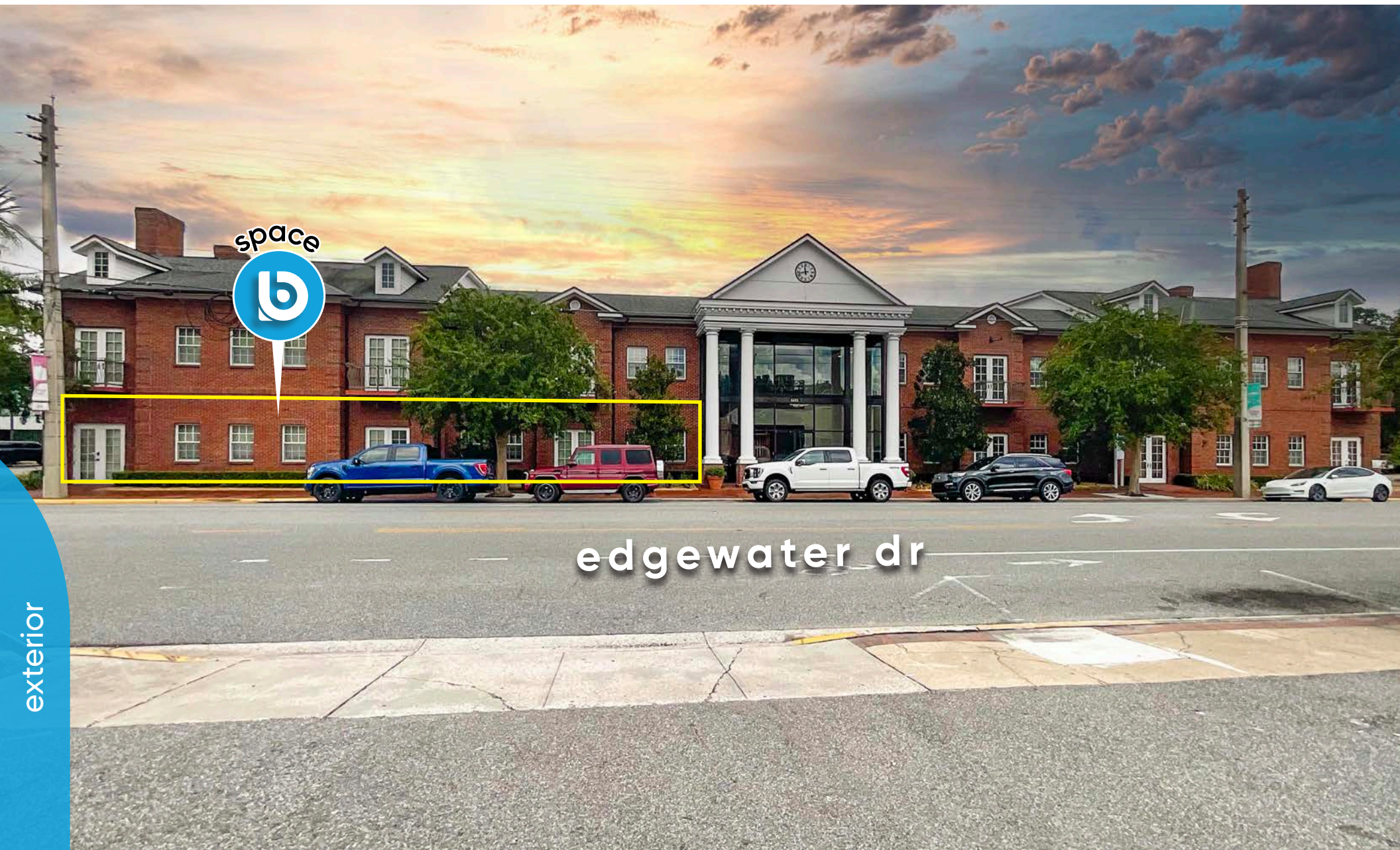
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

available space: suite 190



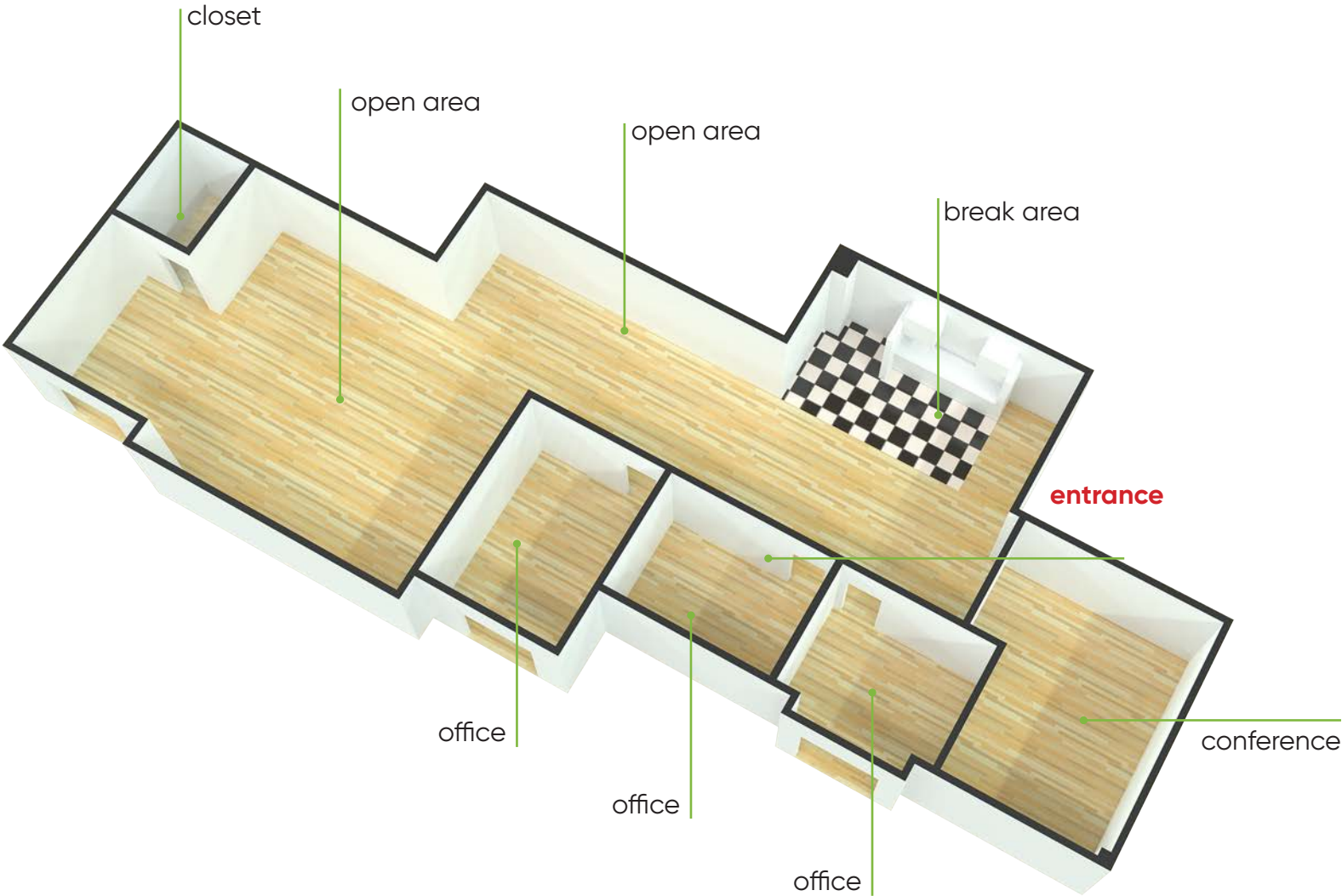
edgewater dr

exterior

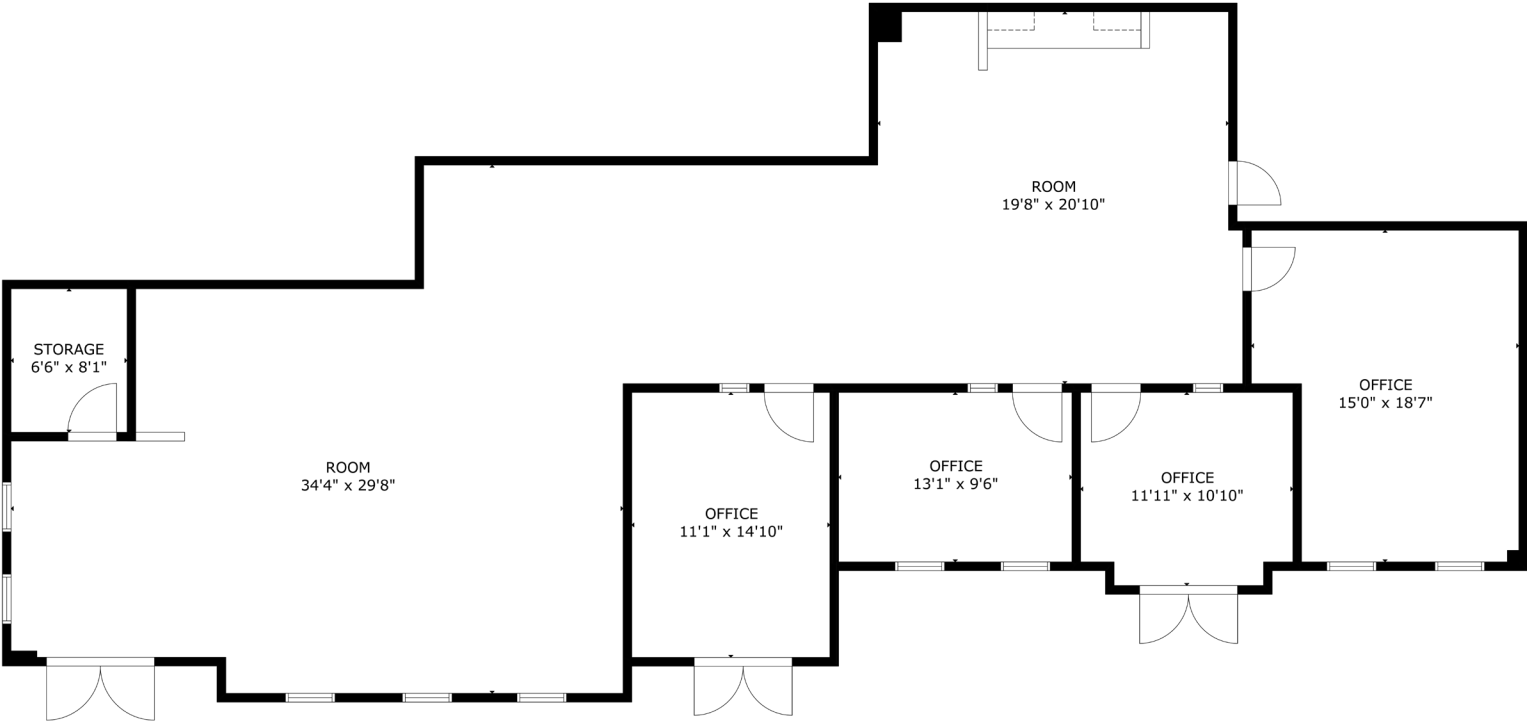


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suite 190 | 2,507 rsf



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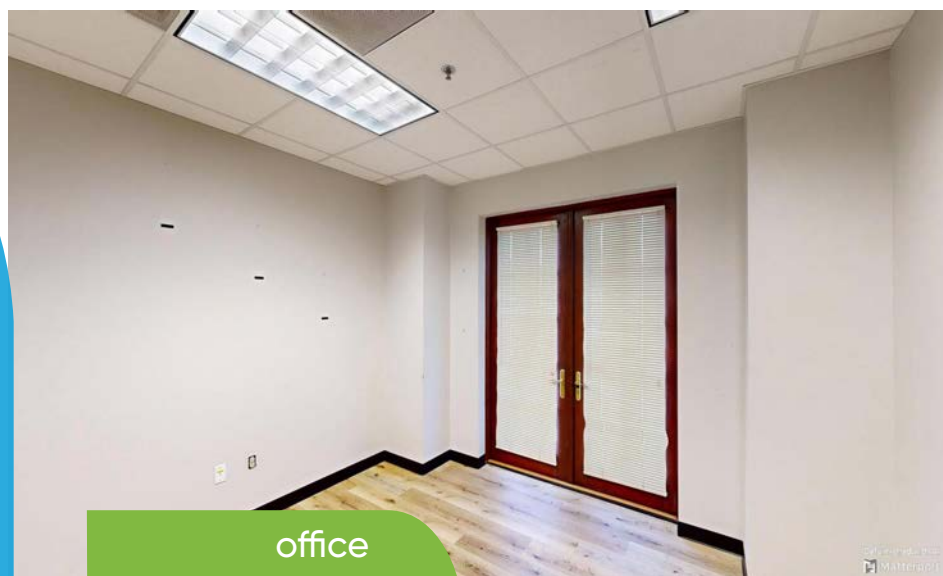


floor plan



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suite 190 | 2,507 rsf | offices

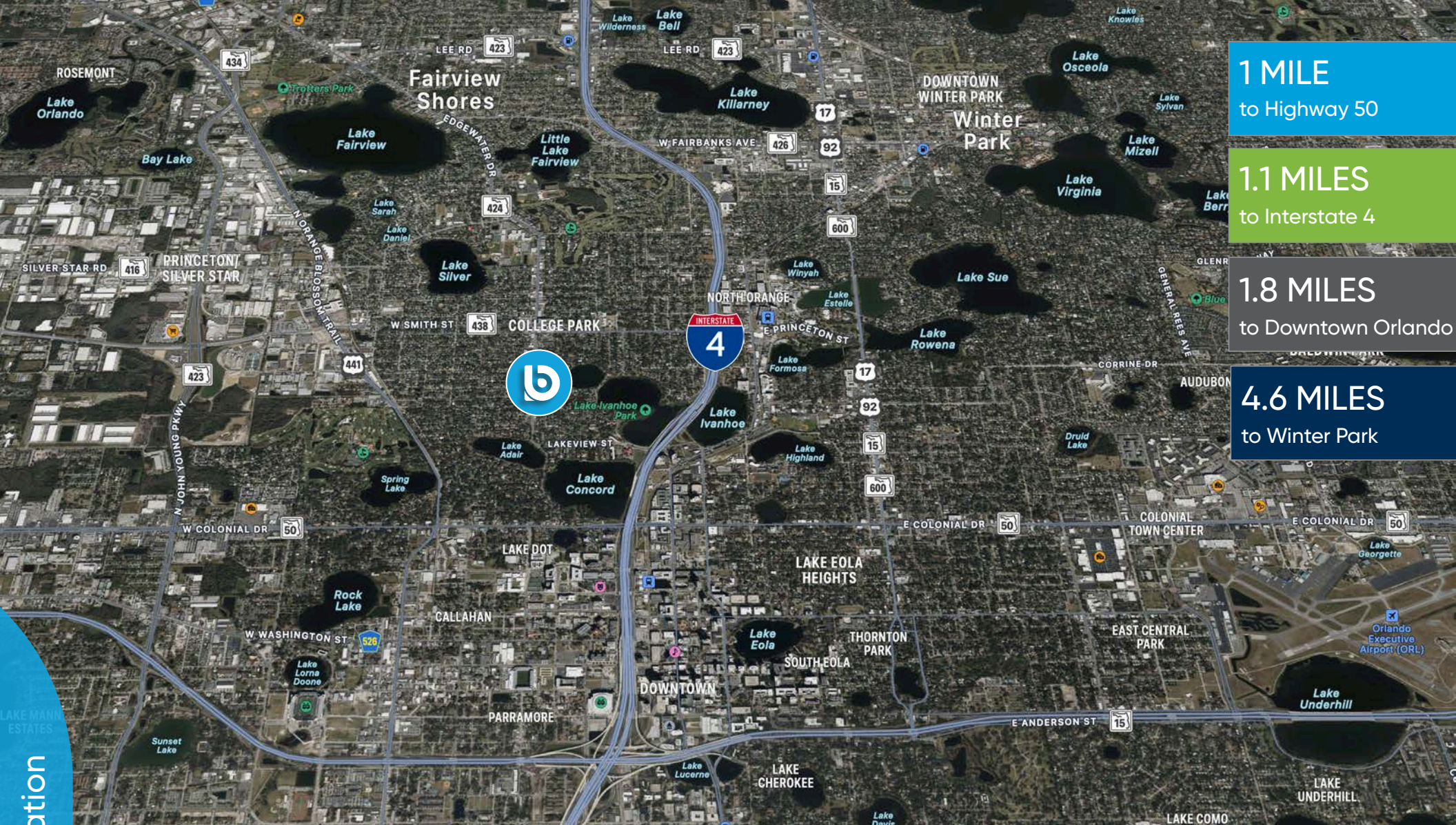


interiors



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demographics

| Radius | Population | HH Income | Businesses | Employees |
|--------|------------|-------------|------------|-----------|
| 1-Mile | 13,236 | \$109,883 2 | ,201 | 11,213 |
| 3-Mile | 90,354 | \$91,732 | 17,618 | 143,590 |
| 5-Mile | 285,375\$ | 85,897 | 32,954 | 259,402 |

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