



11 N Summerlin Ave, Orlando, FL 32801

\$30/SF/YR

\$2.50/SF/MO

11 N. Summerlin Ave

Office | 1 space available | 3,018 SqFt



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Listing Added: 08/08/2025

Listing Updated: 01/05/2026



Building Details

Property Type	Office	Subtype	Executive Office
Tenancy	Multiple	Total Building SqFt	14,494
Total Building Suites	1	Vacant SqFt	3,018
Land Acres	0.94	Class	A
Year Built	1984	Year Renovated	2022
Buildings	1	Stories	2
Ceiling Height	9	Total Parking Spaces	6
Power	included	Elevators	No
Cross Street	Central Blvd	Zoning	ORL-0-1/T/SP
Submarket	Central Business District. Thornton Park		



Building Description

Prime Class A Office Space in the Heart of Thornton Park – Downtown Orlando

This **Class A office building** is prominently located in the highly sought-after Thornton Park neighborhood, within the **Central Business District of Downtown Orlando**. Positioned on a **corner lot** at the intersection of **Summerlin Avenue and Central Boulevard**, the property offers exceptional visibility and signage opportunities in a high-traffic area.

The **second floor** features **3,000± square feet** of fully built-out professional office space, thoughtfully designed with **11 private offices** and **one large conference room**. The layout supports a variety of professional uses, providing both privacy and collaborative meeting space. Space can be divided into smaller office options.

Convenient amenities include **two restrooms on the second-floor common area** and **two additional restrooms on the first floor**. A shared kitchen and breakroom. The main building entrance is located on Summerlin Avenue, with a secondary entrance from the rear parking lot accessible via Central Boulevard, allowing ease of access for both staff and clients.

This space is available Now. The building is surrounded by a vibrant mix of **restaurants, retail shops, and other professional offices**, fostering a dynamic business environment. It also offers **ample on-site parking** and excellent connectivity—just minutes from **Interstate 4** and the **East-West Expressway (SR 408)**.

Highlights:

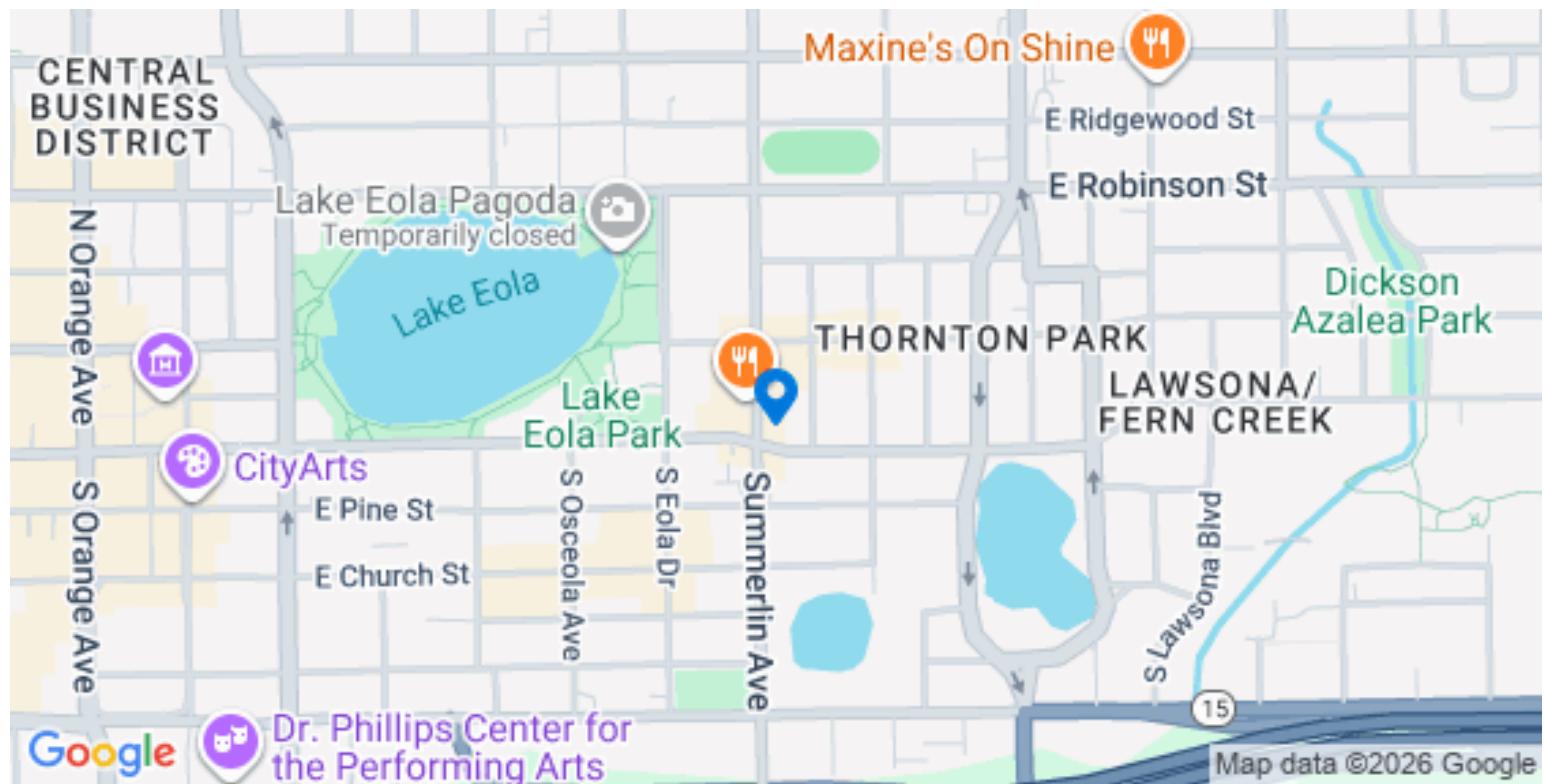
- **Class A office building** in prime downtown location
- Corner lot with **high visibility** and signage potential
- **3,000± SF** second-floor space
- **11 private offices + 1 conference room**
- Can be divided into smaller office space
- Multiple restrooms on both floors
- Main and rear entrances for convenient access
- Surrounded by retail, dining, and professional services
- **Ample on-site parking**
- Available **NOW**
- Gross rent \$30/sf including janitorial, utilities, taxes and insurance
- Owner offering **ONE FREE MONTH RENT**

Building Highlights

1. **Class A office building** in prime downtown location
2. Corner lot with **high visibility** and signage potential
3. **2,600± SF** second-floor space
4. **11 private offices + 1 conference room**
5. Multiple restrooms on both floors
6. Main and rear entrances for convenient access
7. Surrounded by retail, dining, and professional services
8. **Ample on-site parking**
9. Available **October 1st**
10. Modified gross rent \$32/sf including janitorial, utilities, taxes and insurance



Building Location (1 Location)



Available Space multiple Details

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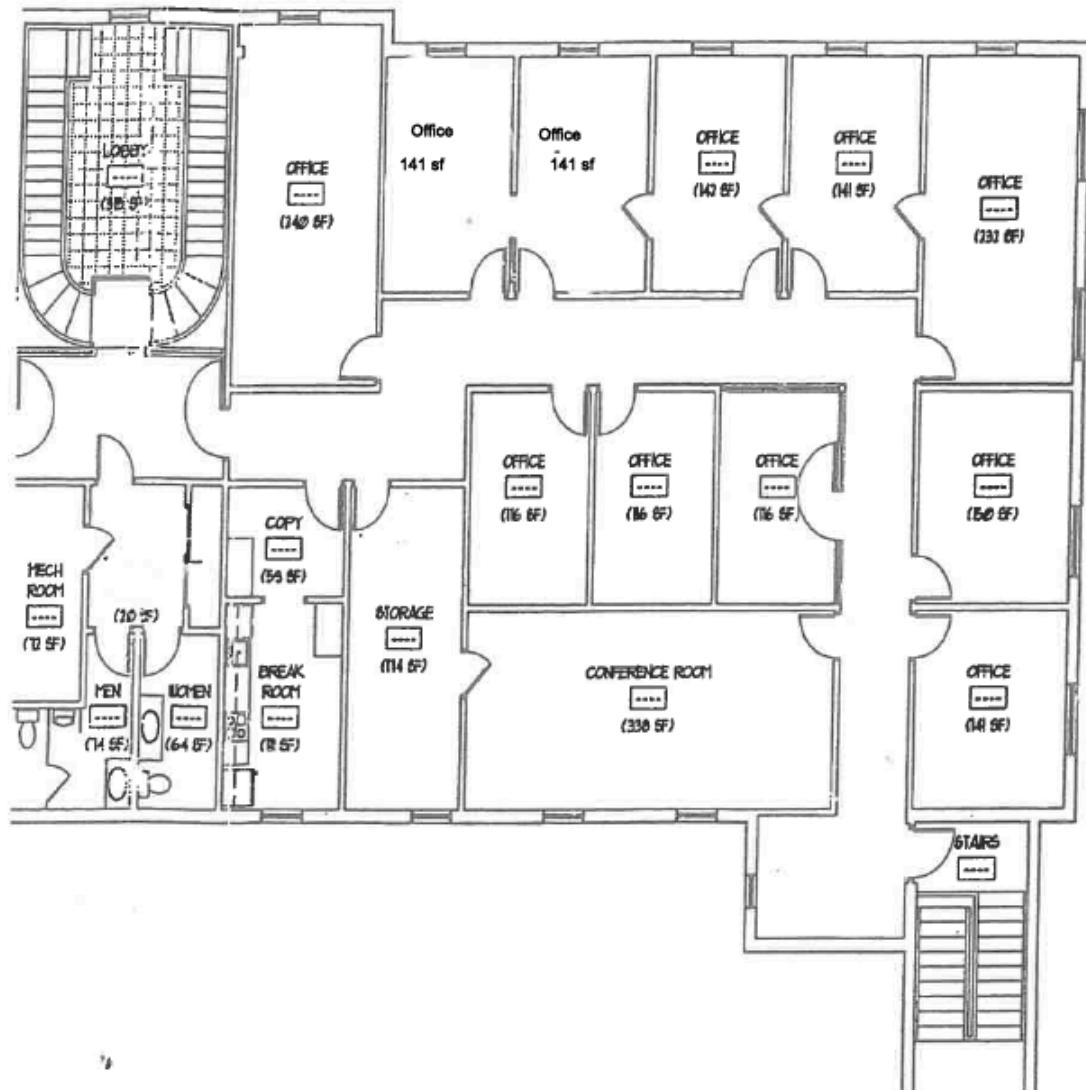
Listing Type	Direct	Space Subtype	Executive Office
RSF Range	3018 - 3018 SF	USF	3,018 SF
Min Contiguous SF	500 SF	Max Contiguous SF	3,018 SF
Space Available	10/1/25	Parking	6 assigned spaces on site
Rate (Per SF)	\$30 / SF / YR	Lease Type	Gross
Lease term	2-4 years	Expense Rate (Per SF/YR)	\$30
Days on Market	159 days		



Available Space multiple Floorplan



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Property Photos (30 photos)



