

HISTORIC BUILDING FOR LEASE

17 E Pine St, Orlando, FL 32801

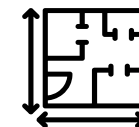
Contact: Jeré Matheny
 Vice President of Brokerage Services

E: JMatheny@FCPG.com
 P: 407.872.0177 ext. 132



Lease Rate: Office: \$28.00 / SF, NNN
Retail: Call for Inquiries

± 4,731 SF Three-Story Building



**FIRST TIME AVAILABLE
 IN 35 YEARS**

**±92,986 Daytime
 Population within 1 Mile**

Distinctive ± 4,731 SF three-story historic building, available for the first time in nearly 35 years

Rare leasing opportunity in the vibrant heart of Downtown Orlando's Central Business District, positioned steps from the most heavily trafficked intersection

This unique space is ideal for firms seeking character space from which they can further establish their identity and presence in the dynamic downtown scene

With dual entries for swift access to ground and upper levels, the building offers excellent flexibility in accessibility



2024 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

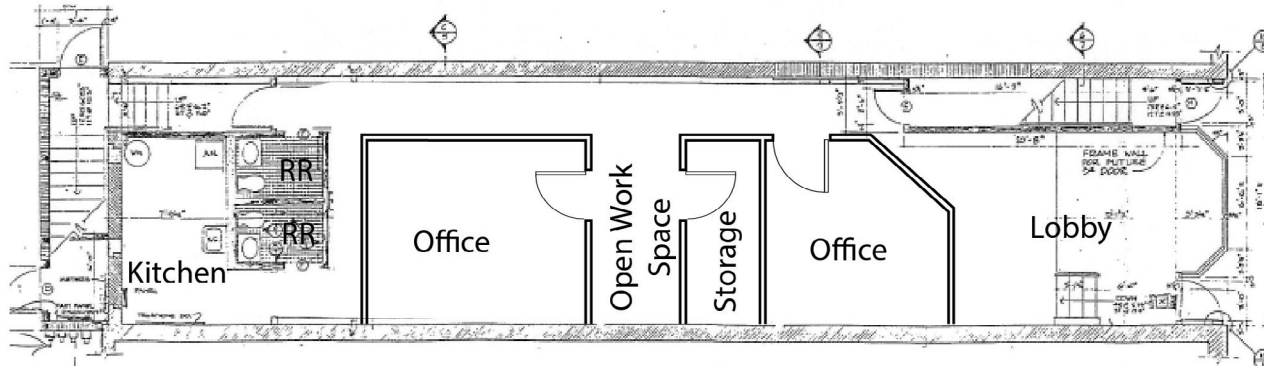
	Total Population	Total Households	Average HH Income
1 Mile	24,361	13,372	\$109,360
3 Miles	104,962	49,835	\$122,680
5 Miles	305,039	127,318	\$106,022

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

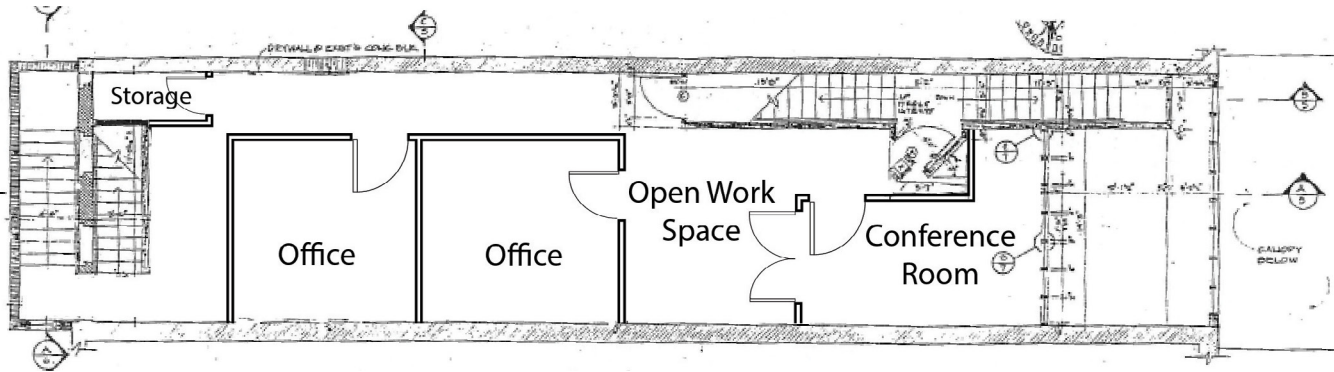
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FLOORPLANS

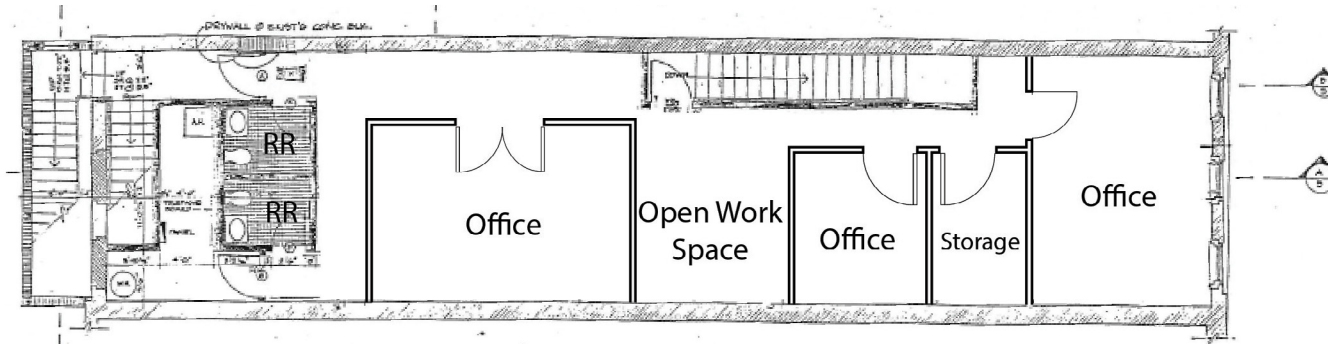
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



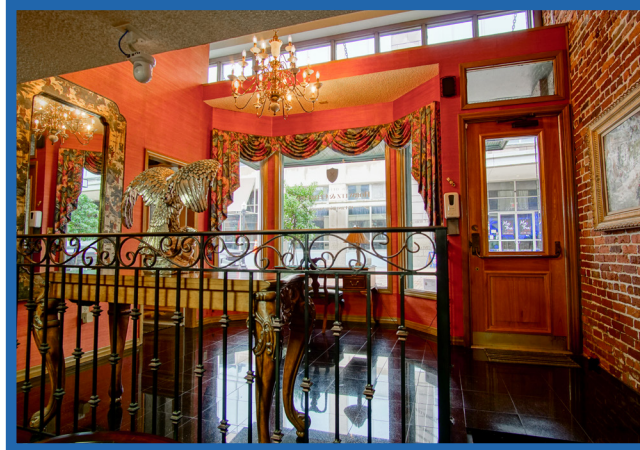
**TAKE A VIRTUAL
TOUR VIA
MATTERPORT**

Visit: https://fcpq.com/17_e_pine/

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IMAGES



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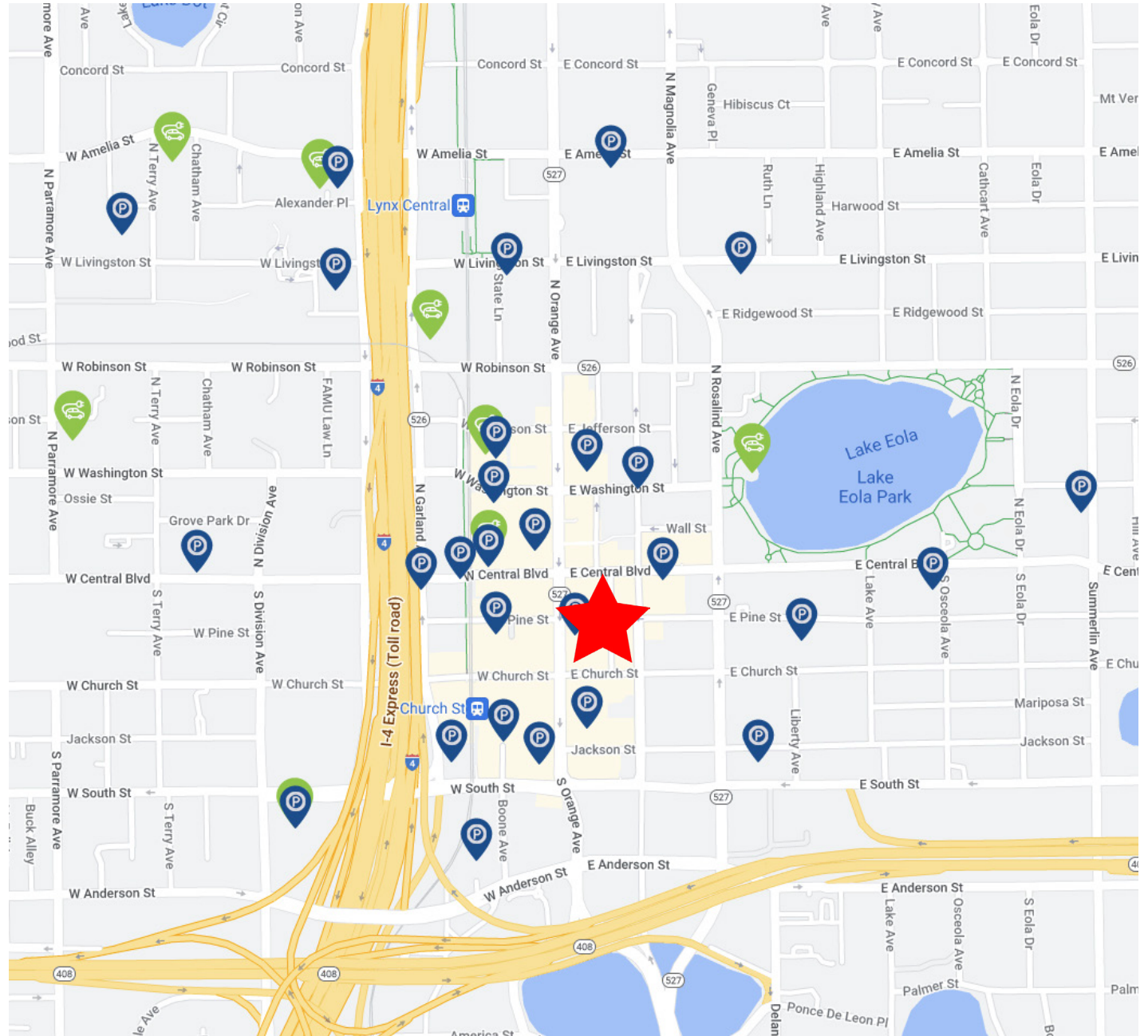
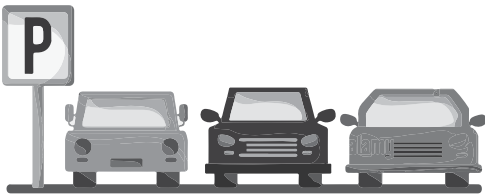
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Parking Options

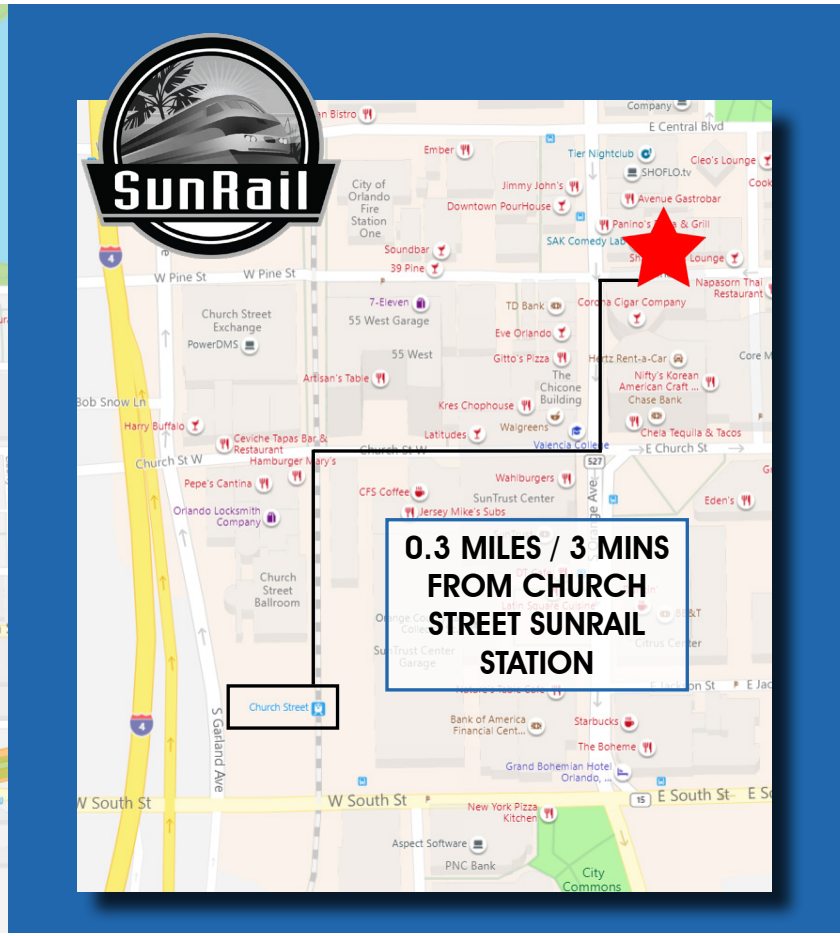
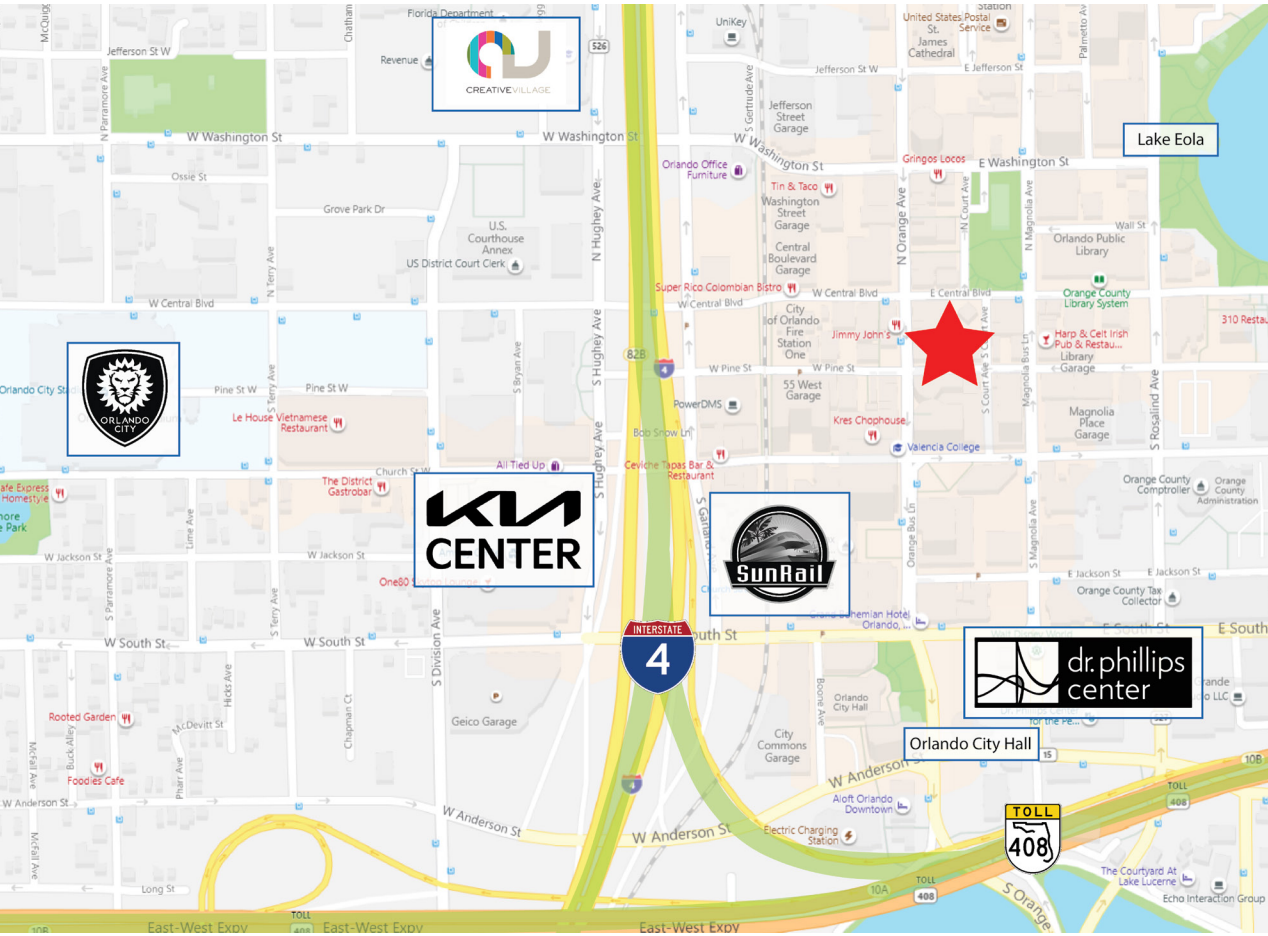
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>



LOCATION



#1 IN THE U.S. FOR JOB GROWTH 2014 - 2018
U.S. Department of Labor, Bureau of Labor Statistics

#4 FASTEST GROWING U.S. CITY
Forbes, 2018

1.2 MILLION PEOPLE IN THE WORKFORCE

HIGHEST RATE OF STEM JOB GROWTH IN THE COUNTRY
Forbes, 2018

#3 BEST CITY TO FIND A NEW JOB
Wallet-hub, 2019

± 550,000 STUDENTS WITHIN A 100 MILE RADIUS

1,087 PEOPLE MOVE TO ORLANDO PER WEEK

0.99% 2022 - 2027 POPULATION GROWTH

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