

FOR LEASE

RETAIL | F&B | ENTERTAINMENT PRIME LOCATION IN ORLANDO

PURE
PROPERTIES
GROUP

*“A rare adaptive reuse opportunity.
Strategically located at the front door of Downtown Orlando’s
rapidly transforming sports, entertainment and innovation corridor.”*



READY FOR DELIVERY

For leasing inquiries and further information:

Doug Badia

info@purepropertiesgroup.com

(800) 570-5262

± 5,425 SF – 10,850 SF

617 W. Central Boulevard | Orlando, Florida 32801

PURE PROPERTIES GROUP | info@purepropertiesgroup.com | 800.570.5262

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617 W. CENTRAL BOULEVARD | ORLANDO, FL

THE AREA | NEIGHBORS

- 5,425 SF - 10,850 SF available space left to lease.
- Situated directly between Inter&Co Stadium, Kia Center, UCF Downtown, and Orlando's Creative village Innovation District.
- Short walking distance to the Advent Health Training Facility and to the Orlando Sports & Entertainment District.
- Only 3 blocks away from the Kia Center.
- Half a mile or 12-min walk to Creative Village.
- Easy access to major thoroughfares, I-4, US-441, SR 50 and SR 408.
- Close proximity to downtown Orlando's premier entertainment destinations and park neighborhoods, i.e. College Park, Delaney Park, Thornton Park, Milk District, and several others.



The City of Orlando continues to strengthen its position as a national destination for sports, entertainment, gaming & live experiences.

***CENTRAL CITY STATION** is not just simply a real estate opportunity – it is an opportunity to create visible, experiential presence within the center of Downtown Orlando's emerging entertainment district.*

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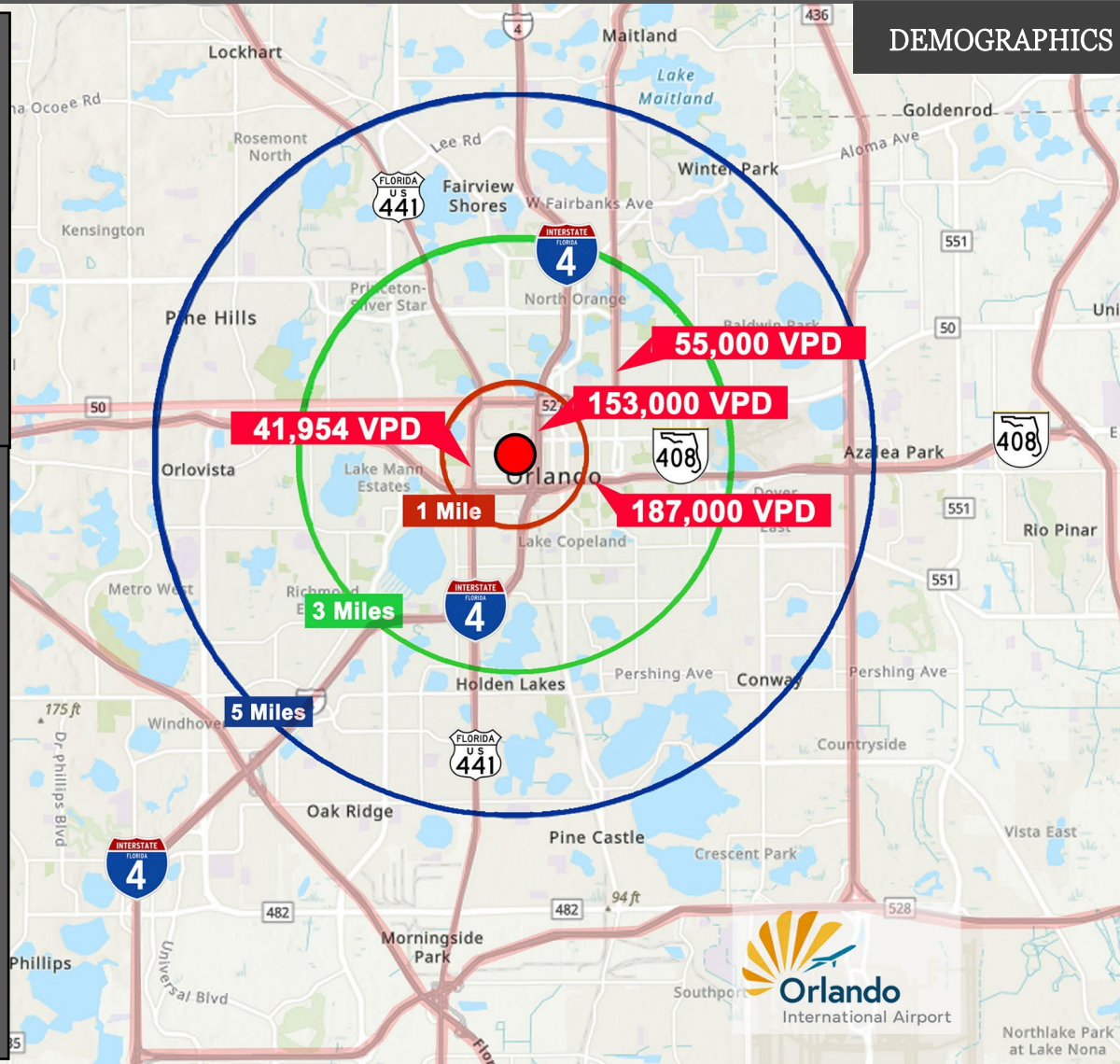
617 W Central Blvd

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DEMOGRAPHICS & TRAFFIC COUNT



3 MILES



5 MILES



10 MILES



High Exposure Corridor

- Frontage on West Central Boulevard
- Quick access to Interstate 4 & State Road 408
- Direct Downtown Orlando connectivity
- Event-driven traffic from stadium & arena activities
- Strong visibility entering Downtown Orlando
- College/student activity

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Opened in March 2017, Inter & Co Stadium is home to Orlando City Major League Soccer (MLS) & Orlando Pride of the National Women's Soccer League (NWSL).

Stadium Facts:

- 25,000 capacity
- 360° lower bowl
- 8,400 sf indoor club
- 10,000 sf open-air supporter's terrace
- All-natural grass playing surface



THE AREA | NEIGHBORS

This newly built, \$70 million facility boasts 130,000 square feet located on a nearly 4-acre site at W. Central Blvd and S. Division Avenue, just a few steps away from the Property.

AdventHealth Training Center is a part of the Orlando Magic and AdventHealth's continuing commitment to health and wellness. This is a state-of-the-art destination sports medicine and sports performance facility that brings whole-athlete care under one roof. From the Orlando Magi to weekend warriors, they have the expertise that athletes need to succeed.



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THE AREA | NEIGHBORS

Kia Center, an indoor arena which opened October 2010, hosts roughly 225 events a year and welcomes more than 1.3 million patrons annually.

The arena is home to the Orlando Magic of the NBA along with many others. It has hosted numerous milestone events including NBA All-Star Weekend, NCAA March Madness, Wrestlemania 33, Top Rank Boxing, and sell-out concerts.

- 875,000 sf indoor arena
- 18,500 state-of-the-art seating capacity
- 8 levels, 60 suites, 1,400 club seats

Creative Village is an Innovation District designed to facilitate collaboration and productivity while retaining, attracting and growing talent. When complete, it will be one of the largest transit-oriented developments in the Southeastern U.S.

Phase 1 was completed in 2022. Represents almost 8,000 students/faculty/staff, 1,000+ high wage jobs and approximately 2,100 residents.

- 350,000 sf higher education space
- 640 purpose-built student housing beds
- 957 mixed-income and market-rate apartments
- 175,940 sf EA Orlando Studio
- 2.3-acre park, Luminary Green



AN INNOVATION DISTRICT IN DOWNTOWN ORLANDO

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THE AREA | NEIGHBORS

Following a massive \$207.7 million reconstruction in 2014 that yielded a 90% all-new stadium, new amenities and enhancements at this modernized stadium include 41,000 lower bowl seats with armrests, chair backs and six additional inches of legroom, 2 360-degree concourses, multiple giant video displays, a 20,000-sf plaza deck, an open-air façade, and unique indoor & outdoor club spaces to accommodate 5,000 patrons.



ORLANDO
S+ED

Downtown Orlando's New Sports & Entertainment Hub

A 900,000-sf mixed-use project featuring high-rise residences, a full-service hotel, office and meeting spaces, retail shops, a dynamic live events venue, and on-site parking – all steps away from the Property.

- 260-key full-service hotel
- 270-unit high-rise residences
- 3,500 seats live events venue
- 200,000 – 300,000 sf class-A office space
- 125,000 sf retail space
- 1,140 on-site parking spaces


WESTCOURT
DOWNTOWN ORLANDO

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617 W. CENTRAL BOULEVARD

THE PROPERTY

Available Space	±5,425 SF – 10,850 SF
Building Size	±16,275 SF
Building Height	20.33'
Surface Lot Size	15,860 SF
Land Area	±0.88 AC
Year Built	1925
Zoning	AC-2/T/PH



A combination of **authentic historic industrial architecture** with **modern adaptive-reuse potential**. An environment **uniquely suited for sports entertainment, media production, experiential retail, hospitality activation, fan engagement, or a creator-focused content operations.**

- ❖ High Ceiling
- ❖ Adaptable Industrial Shell
- ❖ Indoor & Outdoor Activation Opportunities
- ❖ Divisible Tenant Configurations
- ❖ Event-capable Layout
- ❖ Surface Parking

Conceptual Plan/Rendering



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617 W. CENTRAL BOULEVARD



INTERIOR PHOTOS



- Ready for delivery, +/- 5,425 SF – 10,850 SF
- High ceiling, 20'
- 15,860 sf of surface lot for parking and/or outdoor patio area
- Concrete block / stucco
- Fully equipped fire sprinkler
- New roof (2022) – R30 insulation with skylights
- 3 phase, 800 amp, 240v electrical service
- Fully fenced property
- Zoned AC-2/T/PH – can cater to a wide variety of businesses.

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CONCEPTUAL PLAN | RENDERINGS



<p><i>(In Lease Negotiation)</i></p> <p>SUITE A 5,425 SF</p>	<p><i>(Available)</i></p> <p>SUITE B 5,425 SF</p>	<p><i>(Available)</i></p> <p>SUITE C 5,425 SF</p>	<p>UNIMPROVED LAND (POTENTIAL COURTYARD & SURFACE PARKING)</p>
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CONCEPTUAL PARKING LAYOUT OPTION 1



(In Lease Negotiation)

SUITE A
5,425 SF

(Available)

SUITE B
5,425 SF

(Available)

SUITE C
5,425 SF

Proposed Courtyard Area

(Conceptual Parking & Courtyard)

Central Ave

Terry St

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CONCEPTUAL PARKING LAYOUT OPTION 2



(In Lease Negotiation)

SUITE A
5,425 SF

(Available)

SUITE B
5,425 SF

(Available)

SUITE C
5,425 SF

(Conceptual Parking & Courtyard)

Proposed Courtyard Area

Terry St

Central Ave