



404 EAST CENTRAL BOULEVARD | ORLANDO | FL 32801

4,090 RSF
RETAIL AND OFFICE
SPACE FOR LEASE

\$27.00/RSF
MODIFIED GROSS
NET OF ELECTRIC AND INTERIOR JANITORIAL
*TENANT IMPROVEMENT ALLOWANCE PROVIDED

BELOW MARKET RENT!!
TENANT IMPROVEMENT ALLOWANCE PROVIDED!!



THE PARAMOUNT ON LAKE EOLA

ORLANDO FL, 32801 FACTS

PROPERTY HIGHLIGHTS

- » Stunning Art Deco Exterior
- » Open, Loft-Style 1st Generation Space
- » Convenient to Thornton Park, CBD, and Lake Eola Historic District
- » On-Site Publix and Retail Shops
- » 95 Walk Score
- » Directly Across from Lake Eola
- » Controlled Access Entry
- » Balconies Overlooking Lake Eola for Tenant's Private Use
- » Signage Opportunity on Central Blvd and 1st Floor Lobby
- » Located on Central Blvd and Lake Ave
- » Secure Package Delivery and Uber Lounge
- » ONLY Dog Friendly Tower in Downtown!

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5,136 BUSINESSES

48,550 EMPLOYEES

189 HOTELS

247 RESTAURANTS

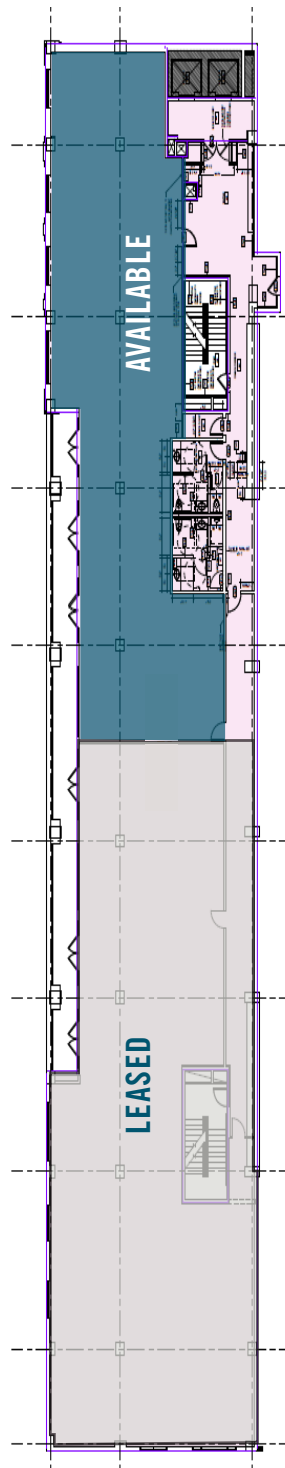
1.6 MILLION SF OF OFFICE

737 THOUSAND SF OF RETAIL

101,000 RESIDENTS & GROWING

MEZZANINE PLAN

THE
PARAMOUNT



THE PARAMOUNT ON LAKE EOLA
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Building Specifications

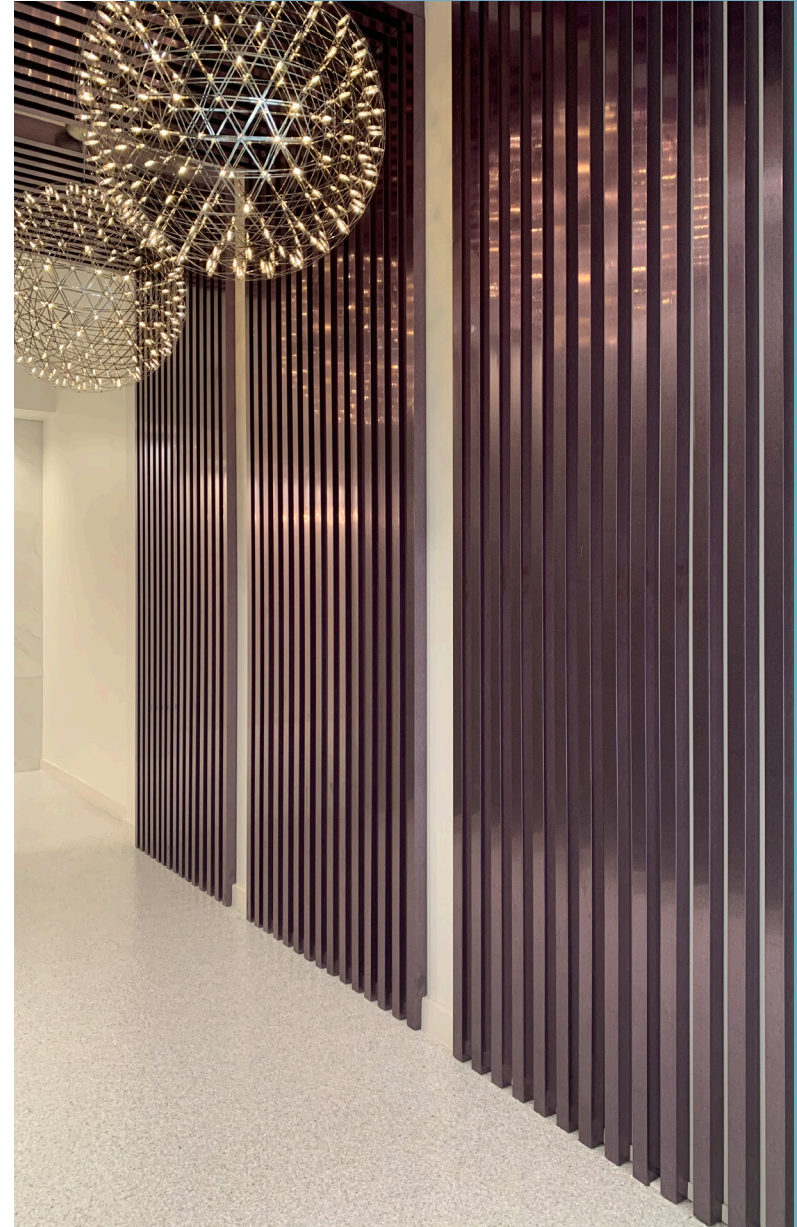
Class	A
Building Size	951,684 SF
Number of Floors	16
Year Built/Renovated	2008 / 2020

Demographics

Population	19,700	101,721	287,958
Employees	48,550	116,580	216,564
Average HH Income	\$89,247	\$92,216	\$81,427
Median Age	39	38	37

THE
PARAMOUNT

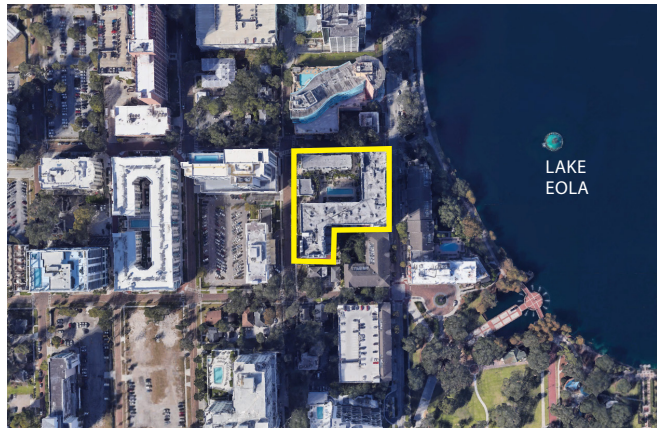
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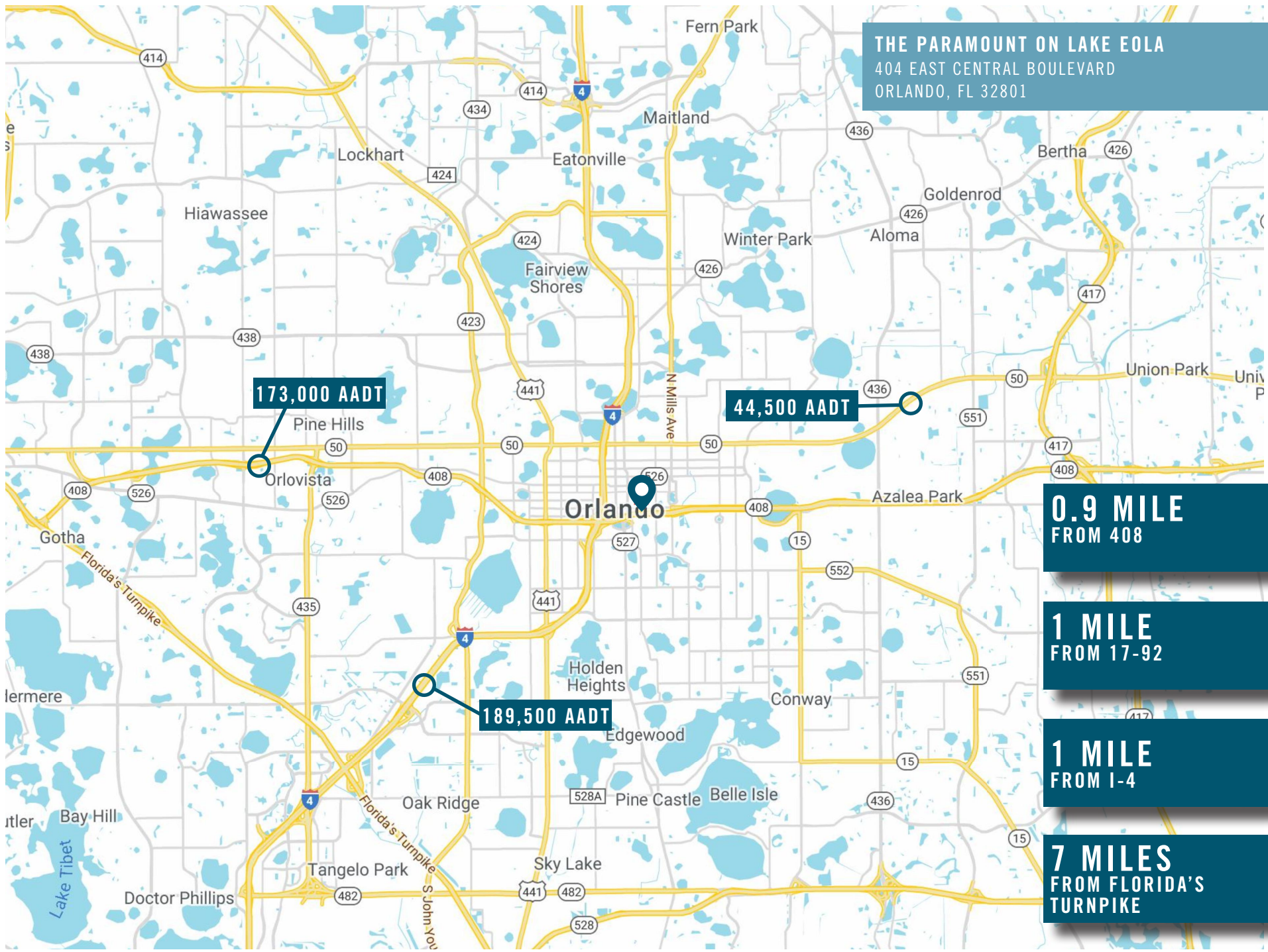


THE PARAMOUNT ON LAKE EOLA AERIAL



LOCATION OVERVIEW





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