

6,784 SSF AVAILABLE FOR SALE

THE PLAZA CONDO | ORLANDO, FL

THE PLAZA CONDO

LOCATED IN THE HEART OF DOWNTOWN

SUITE 1520S & 1530S

6,784 SSF AVAILABLE

FOR SALE



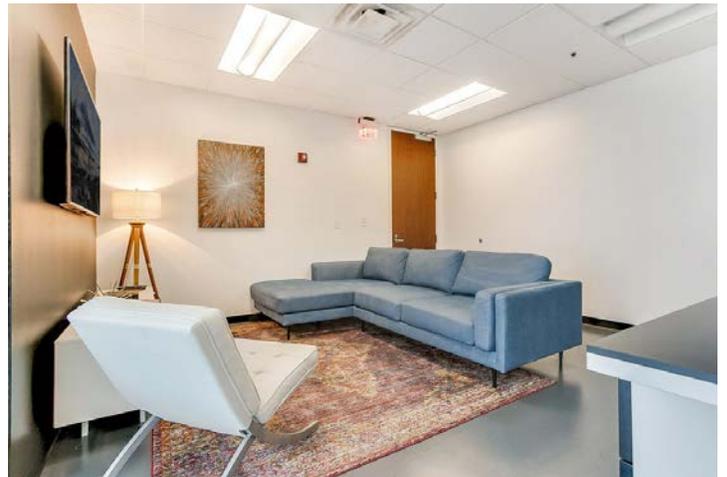
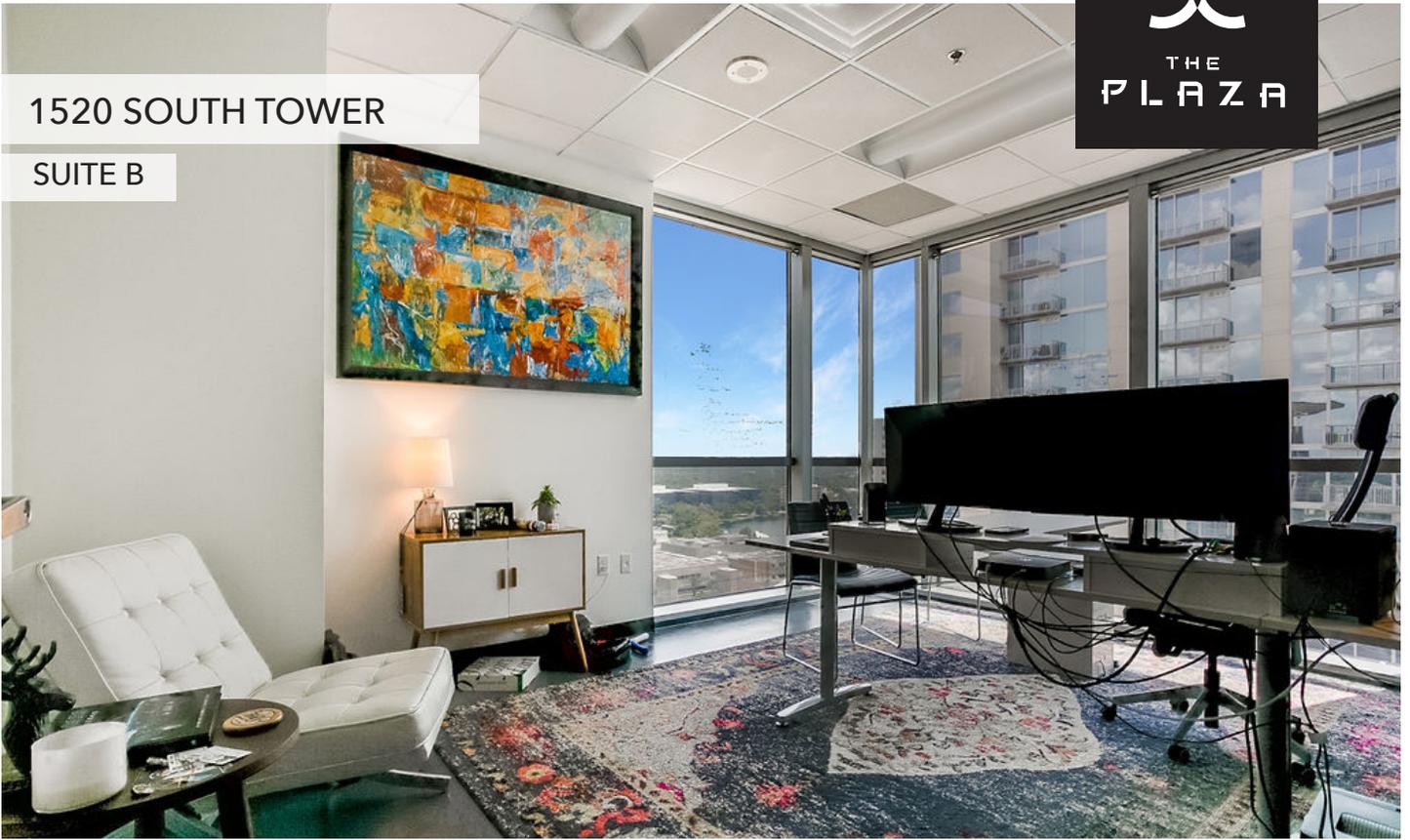


“THE PLAZA has become one of the most prominent business addresses in downtown Orlando’s Core Business District”

- THE PLAZA, Anchors Downtown Orlando’s Core Business District and is a Headway to the vibrant Sports Corridor.
 - Downtown Orlando is the ideal location for new technology companies, local and global finance, corporate and division headquarters
 - More than 80,000 professionals commute to Downtown Orlando on a daily basis.
 - Downtown Orlando with over 11 million square feet of office space in the urban core and one of the highest occupancy rates in the state.
 - Orlando is one of the largest digital media clusters in the nation thanks to the region’s entertainment and military sectors.
 - Downtown Orlando will continue to serve as a hub for technological innovation with the opening of Creative Village and the new UCF-Valencia Campus.
 - Building Walk Score of 97 and over 95% Apartment Occupancy in Downtown Orlando
 - Downtown Orlando is flanked by two leading Medical Centers - Orlando Health and Advent Health.
 - Downtown Orlando is home to the Dr. Phillips Performing Arts Center, Amway Center, Orlando Lions Soccer Stadium, Camping World Stadium.
 - Downtown Orlando is connected to Greater Orlando and the state by the I-4 Corridor, Florida Turnpike, and Florida’s 429, 417, 528, 414 and 408 Expressways.
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1520 SOUTH TOWER

SUITE B





SUITE C



SUITE A





INVESTOR OR USER INVESTOR

15th Floor

- 3,447 SF
- Prime Corner Suite with Lake Eola Views
- Prime Investor Opportunity
- Currently laid out as Three small easy to rent Suites

SUITE	SQ FT.
1520A	1,087
1520B	1,458
1520C	902
Total	3,447

- Current Annual Net Income: \$47,766.94

- 3,337 SF
- Prime Corner Suite
- Prime Investor Opportunity
- Currently laid out as two small, easy to rent suites

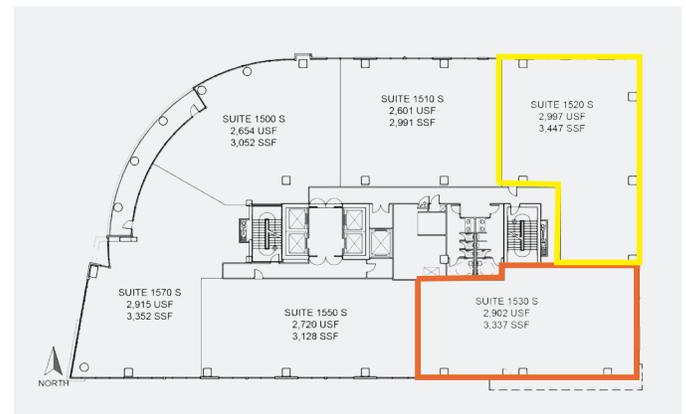
SUITE	SQ FT.
1530A	1,382
1530B	1,991
Total	3,337

- Current Annual Net Income: \$42,196.96

With the Plaza office towers comprising mostly 3,000-square-foot units, these smaller suites are easy to rent, with little to no competition. These offices between 900-2,000 RSF have lower vacancy rates and quicker turnover than traditional larger office suites. All five office units are tastefully updated with no additional work needed, a true turnkey investment.

PRICE: \$1,600,000

1520S & 1530S Combined Level 1



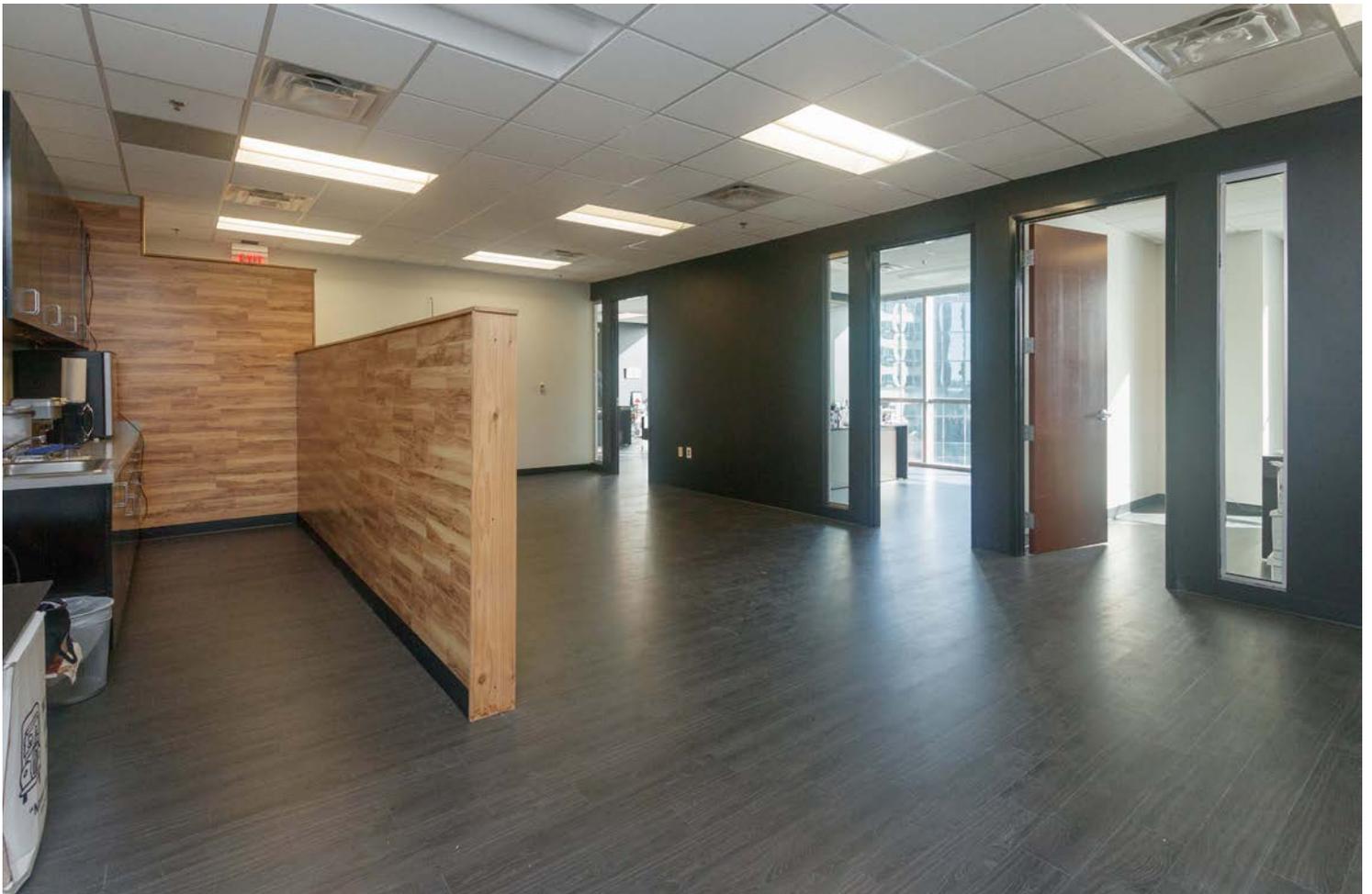
1520- 1530 SOUTH TOWER

1530 SOUTH TOWER

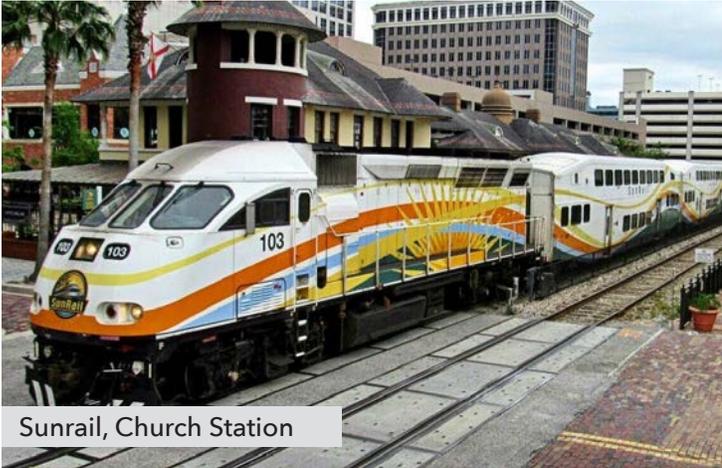
SUITE A



SUITE B



"The Orlando region is No. 1 in the nation for job growth for the fourth consecutive year. According to the Bureau of Labor Statistics, the Orlando-Kissimmee-Sanford metropolitan statistical area (MSA) continued its trajectory as the fastest growing job market in the country for 2018."



Sunrail, Church Station



Amway Center



Dr. Phillips Performing Arts Center



Orlando Soccer Stadium

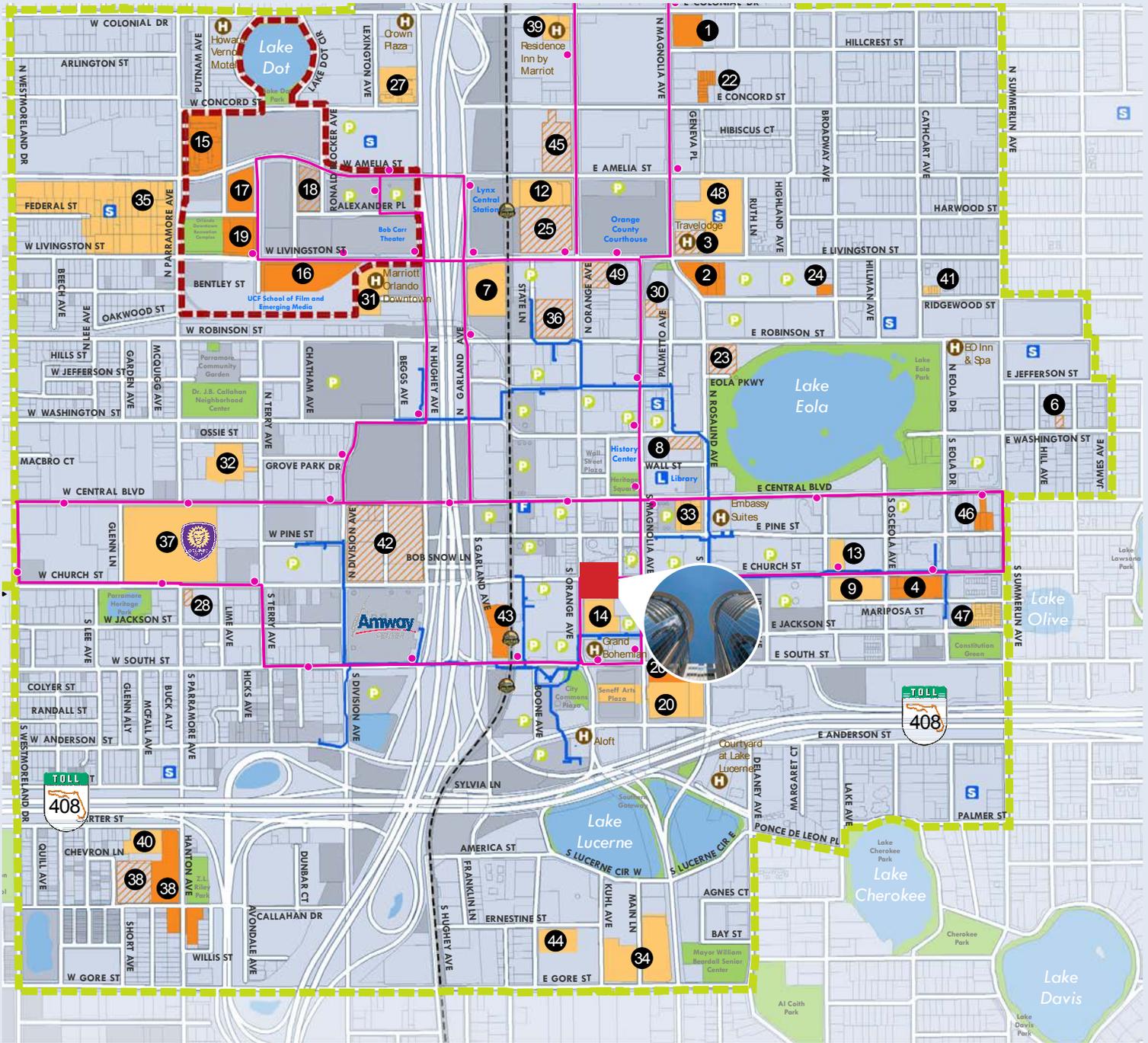


Lake Eola, Downtown Orlando

Downtown Orlando, FL



Planned and Recently Completed Projects



- | | | | |
|---------------------------|--|--|--|
| 1. 107 Hillcrest | 13. Citi Tower | 20. Citrus Center | Improvements |
| 2. 333 North Rosalind | 14. Citrus Center | Improvements | 27. Creative Village - Amelia Court |
| 3. 409 North Magnolia | Improvements | 21. Creative Village - Amelia Court | 28. Creative Village - Dr. Phillips Academic Commons |
| 4. 520 East | 15. Creative Village - Amelia Court | 22. Creative Village - Dr. Phillips Academic Commons | 29. Creative Village - Parcel M Apartments |
| 5. 800 North Orange | 16. Creative Village - Dr. Phillips Academic Commons | 23. Creative Village - Parcel M Apartments | 30. Creative Village - Parcel U Apartments |
| 6. 811 East Washington | 17. Creative Village - Parcel M Apartments | 24. Creative Village - Parcel U Apartments | |
| 7. Ace Café | 18. Creative Village - Parcel U Apartments | 25. Citi Tower | |
| 8. Cambria Suites Hotel | 19. Citi Tower | 26. Citrus Center | |
| 9. Camden Thornton Park | | | |
| 10. Camping World Stadium | | | |
| 11. Camden North Quarter | | | |
| 12. Central Station | | | |



THE
PLAZA



Lake Eola, Downtown Orlando



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