

Orlando Central Business District Freestanding Office Building

437 N Magnolia Ave, Orlando, Florida 32801

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FL #BK3317523

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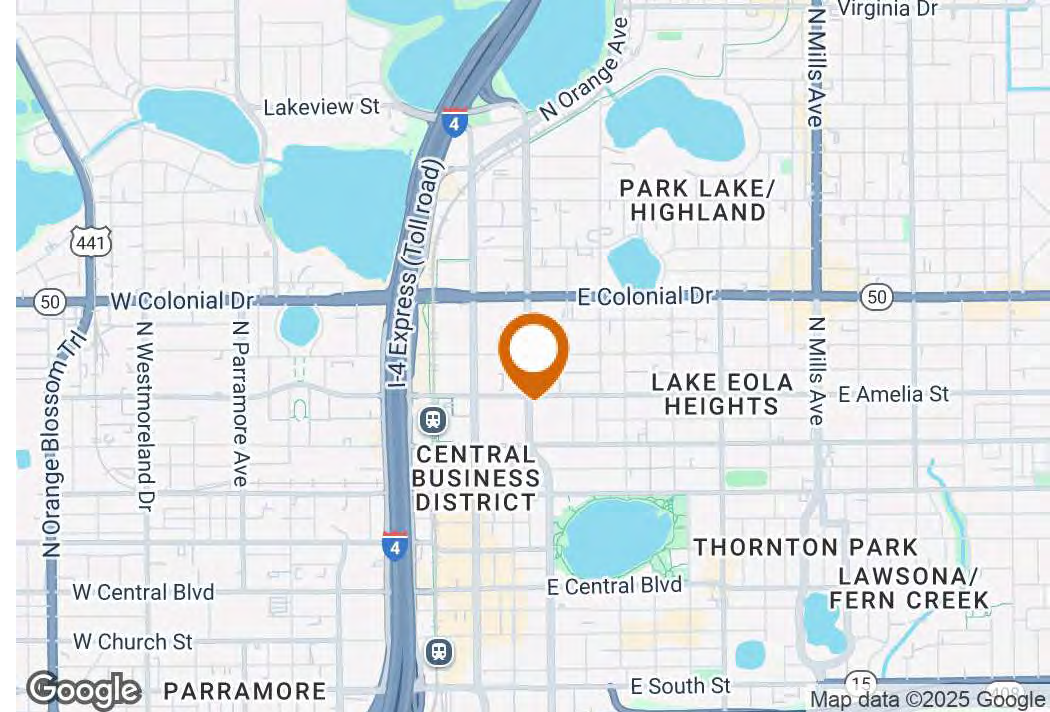
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PROPERTY SUMMARY



Property Summary

Sale Price:	\$2,750,000
Price p/SF:	\$546.07
Building Size:	5,036 SF
Lot Size:	0.27 AC
Parcel ID:	25-22-29-3552-00-611
County:	Orange
Zoning	O-3/T
Traffic Counts:	14,000 VPD
Private Offices:	6
Conference Rooms:	3
Amenities:	Break room, Storage, Open Work Area, Reception and Waiting Area, Fenced-in Private Parking



Property Description

Located in the heart of Downtown Orlando's Central Business District, 437 N Magnolia Ave offers a rare opportunity to own a single-story office building directly across from the Orange County Courthouse. Spanning 5,036 square feet on a gated and fenced 0.27-acre lot, the property provides secure private parking—an uncommon amenity in the downtown core.

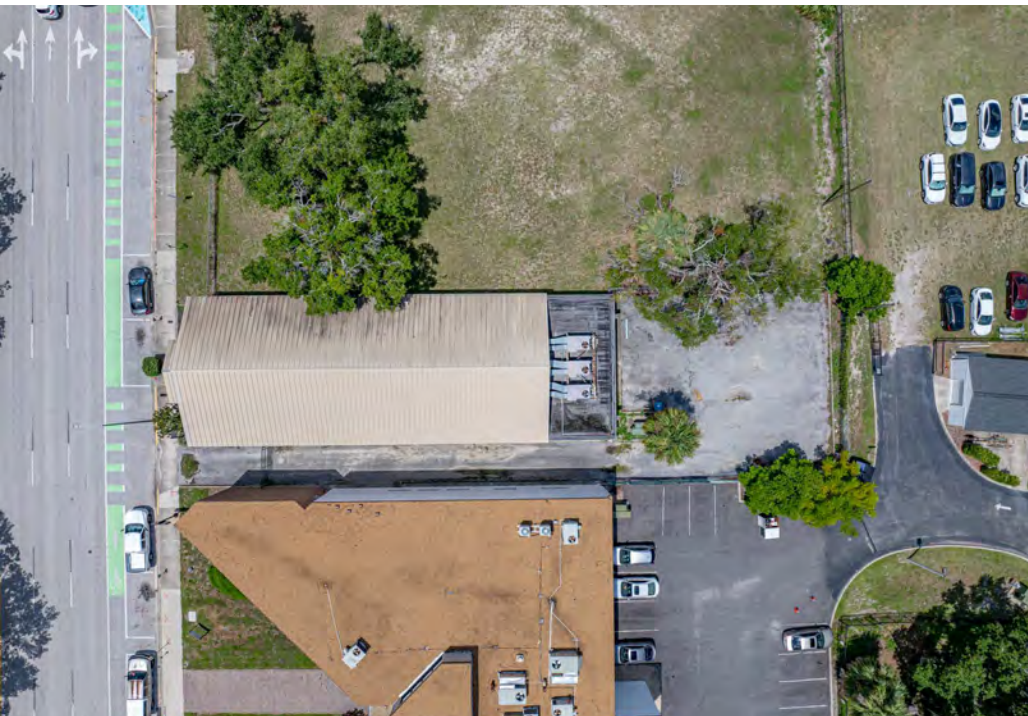
The building's functional layout features two spacious conference rooms, a welcoming reception and waiting area, multiple private offices, and open work areas that allow for flexible configurations. Its central location and direct proximity to the courthouse make it an ideal choice for established law firms, as well as architectural practices, surveying companies, and other professional office users seeking a high-visibility, easily accessible location.

With convenient access to public transit, nearby parking garages, and a wide range of dining and retail options within walking distance, this property offers both practicality and prestige for an owner-user looking to establish or expand their presence in one of Orlando's most in-demand business districts.



Property Highlights

- 5,036 SF single-story office building on 0.27-acre gated and fenced lot
- Directly across from Orange County Courthouse in Downtown Orlando's Central Business District
- Secure private parking with seven spaces plus street and public garage options nearby
- Two large conference rooms, reception area, open workspaces, and private offices
- Ideal for law firms, architectural firms, surveying companies, and other professional users
- Central location with excellent visibility and accessibility
- Walkable to dining, retail, coffee shops, and public transportation
- Easy access to major roadways and transit routes





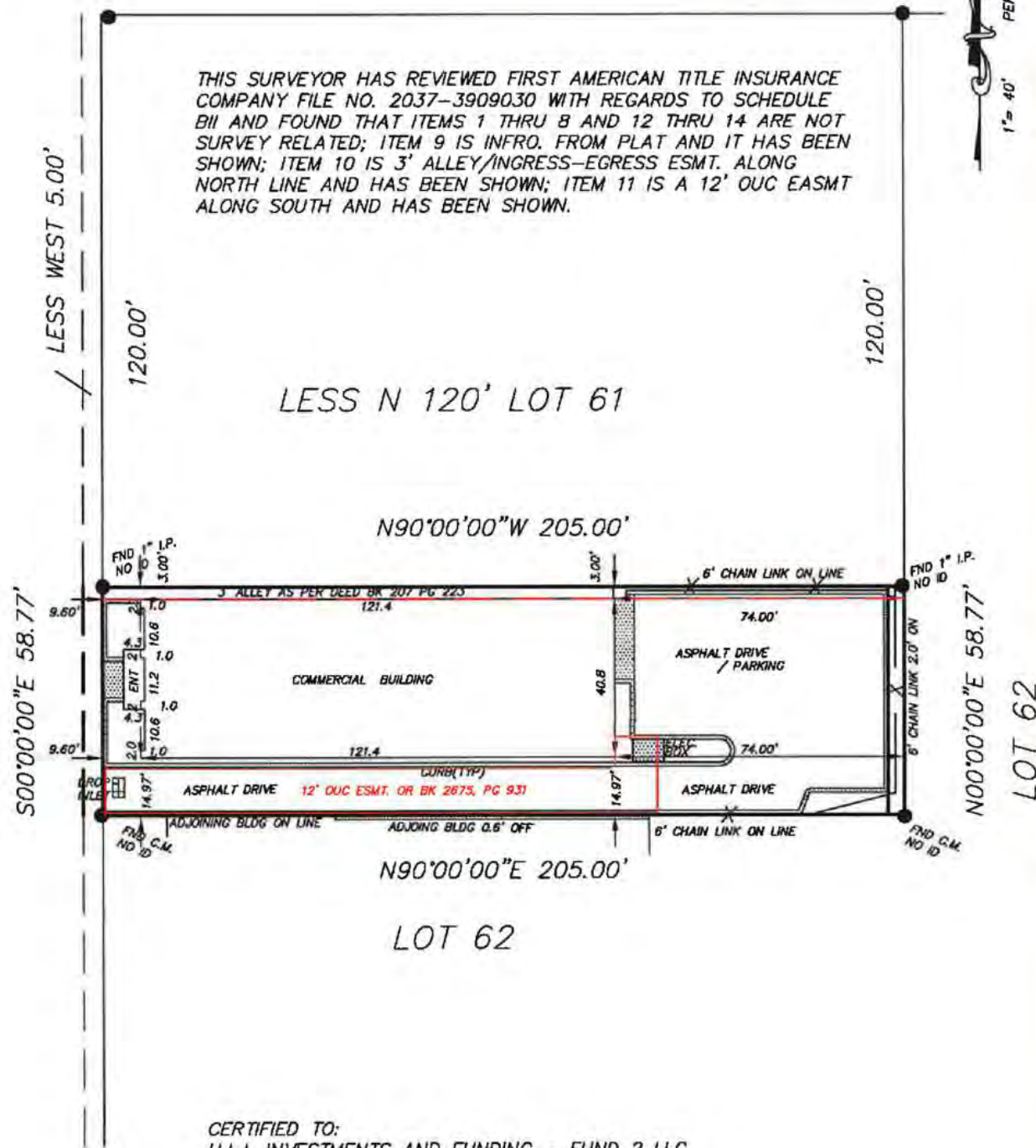




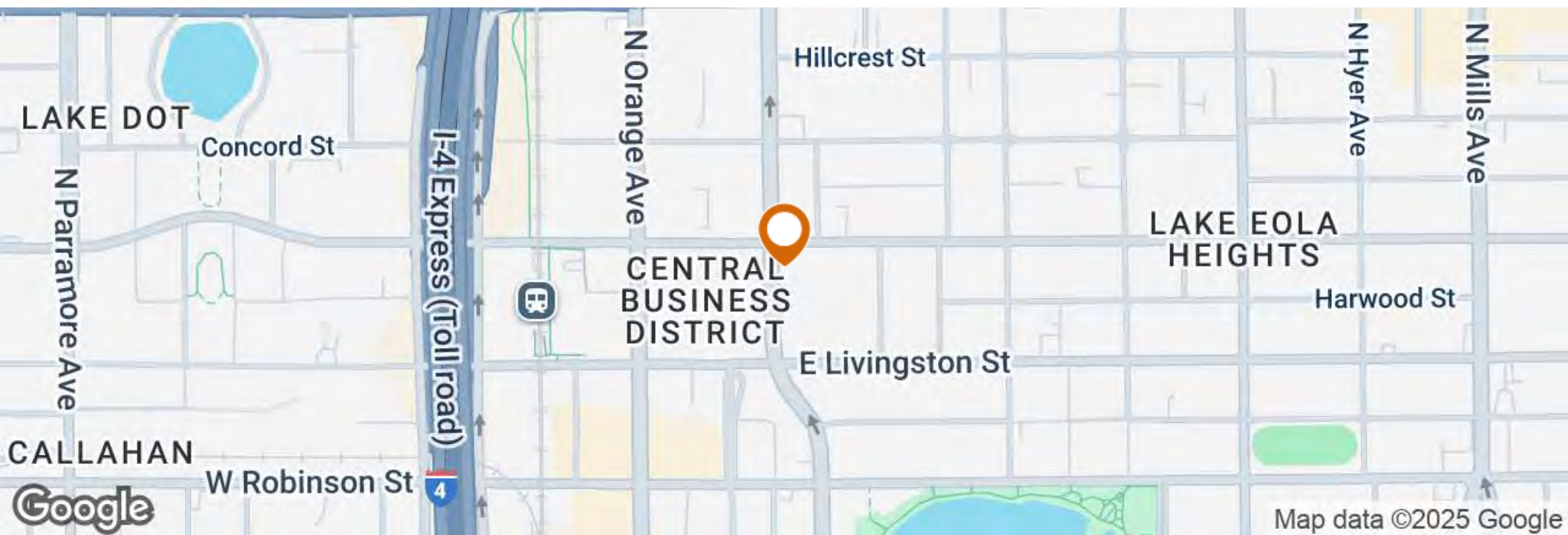
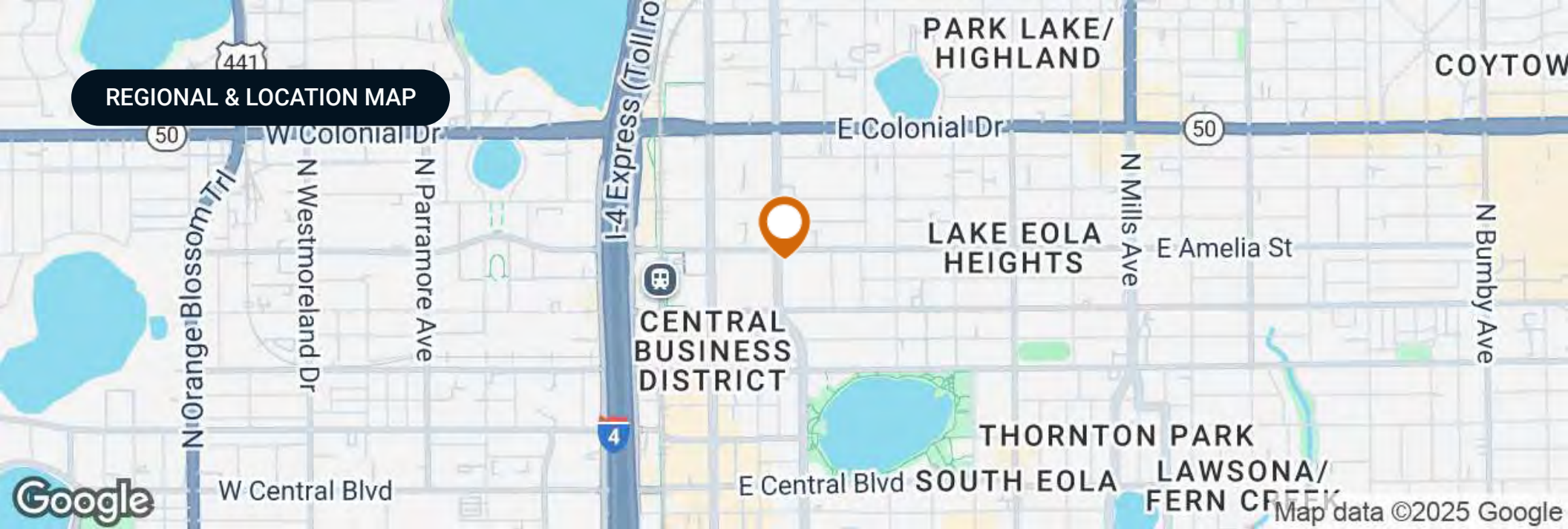


SURVEY

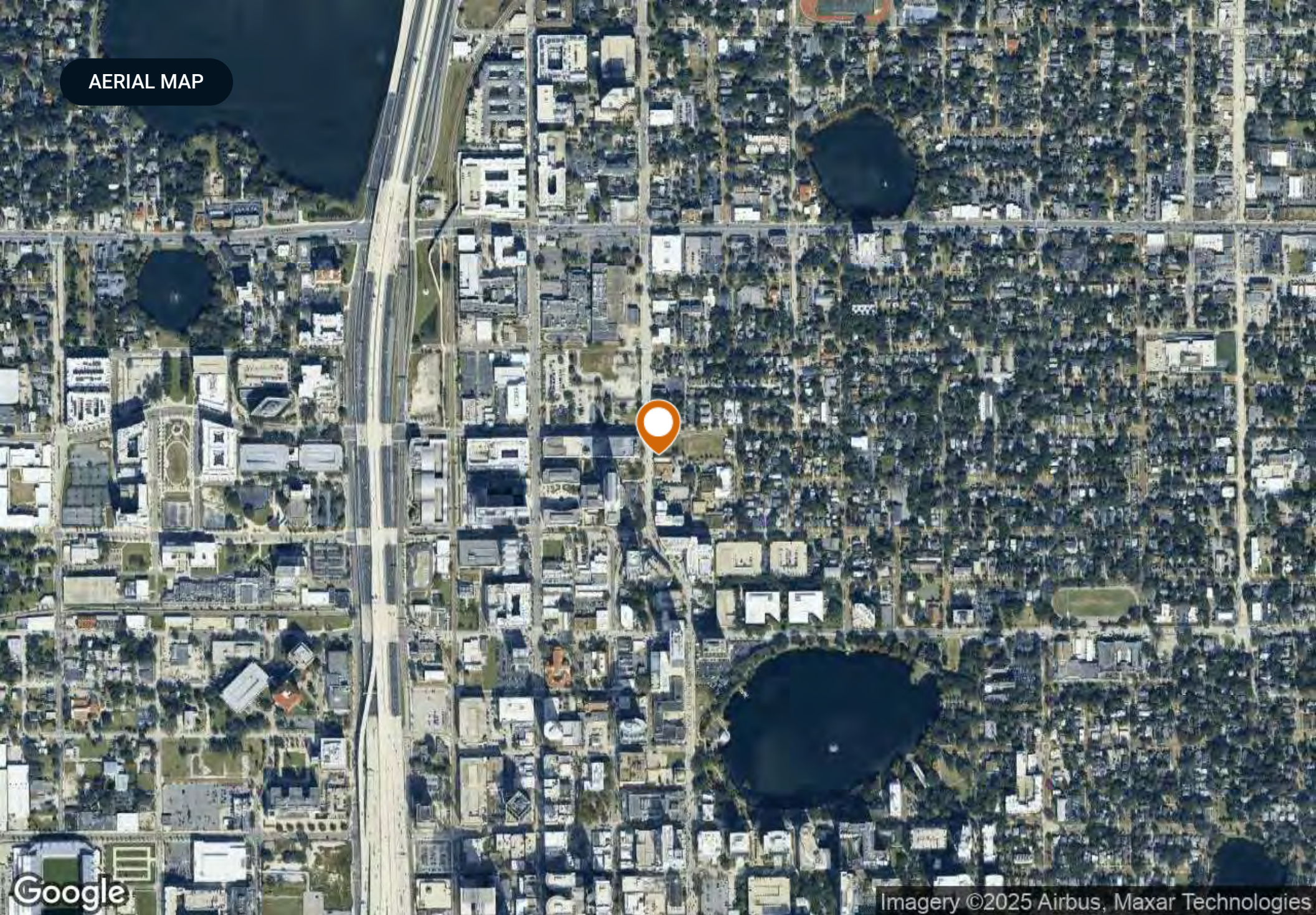
N. MAGNOLIA AVENUE



CERTIFIED TO:
H.L.I. INVESTMENTS AND FUNDING - FUND 2 LLC
SOUTH MILHAUSEN, P.A.
SWANN HADLEY STUMP DIETRICH & SPEARS, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY



AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies



1

The North Quarter
F45
Reyes Mezcalaria
Shin Japanese Cuisine
Gravity
Unik Med Spa
the pilates loft

2

Dunkin'
Greenbeat
Planet Smoothie
Envy Nails
7-11
Lynx Central
Station

3

Orange County
Courthouse
Starbucks
Subway
The Great Greek
Mediterranean
Grill
The Drake
DingTea
Massage Now
Lake Eola Park

4

Huey Magoo's
Stemma Craft Coffee
Craft & Common
KAVA Culture
Brow Wizard
FedEx
Acropolis Greek
Taverna
Latin Square Cuisine
Fratellis Italian
Restaurant
Tacos El Rancho

5

Mecatos Bakery & Café
Nature's Table Cafe
Tin & Taco
Embers
Tropical Smoothie
Café
Insomnia Cookies
Planet Pizza
Gringo's Locos
Elixir Kitchen & Bar
Thrive Cocktail Lounge

6

Creative Village
The Monroe
Vera Asian
Share Bar
JDub's Dub Shack
Grilled Cheezus
Starbuck
Qreate Coffee
Luminary Park
Valencia
Community College
UCF Downtown

7

Trophy Room
Taco Bell
The Robinson Café &
Lounge
Le Boulangerie
Napasorn Thai
Shakai Sushi Lounge
Harp & Celt
Cobb Plaza & Theatre
Super Rico's
Downtown Pourhouse
BENTO Downtown
City of Orlando Fire
Station 1

8

Cucina Pizza & Bar
The Bao Spot
Kres Chophouse
Solita Tacos &
Margaritas
The Corner Pizza Bar
Citrus Club
Nature's Table
Latin Square Cuisine
Starbuck's
Bosendorfer Lounge
The Boheme - Grand

9

City Hall
CNL Towers
The Dr. Phillips Center
Aloft Orlando
Downtown
Sunrail Station
Bumby Arcade
AC Sky Bar
AC Hotel Downtown
Orlando

10

Kia Center
Westourt (Future)
One80 Skytop Lounge
Orlando Magic Team
Shop
AdventHealth Training
Center
City View
Inter & Co. Stadium

11

Florida Dept. of Law Enforcement
Florida Agricultural & Mechanical
University
US Middle District Court
Florida Dept. Children & Families

12

SoDo District
Orlando Health
Target
TJ Maxx
Smoothie Room
LA Fitness
Jason's Deli
Planet Fitness
Taco Bell
Pollo Campero
Numero Uno Cuban Restaurant

S = Subject Property



Why Orlando?

Source: www.orlando.org



Largest Growing Market



6th FASTEST GROWING
Large Economy in the U.S.
(U.S. Dept. of Commerce, 2023)

FASTEST-GROWING Population
Among Major Metros in the U.S.
(U.S. Census Bureau, Population Estimates, 2023-2024)

1,000+ New Residents Added Per
Week
(U.S. Census Bureau, 2024)

Talent to Power Your Business



59% of Orlando's Population is
MILLENNIAL OR YOUNGER with a
MEDIAN AGE OF 38.9
(U.S. Census Bureau, 2023)

500,000+ STUDENTS ENROLLED
Within 100 Miles of Orlando
(IPEDS via Lightcast, 2023)

UCF, 3rd LARGEST UNIVERSITY
by Student Enrollment in the U.S.
(NCES via BestColleges.com, May 2024)

Competitive Operating Cost



No. 4
Best Tax Climate in the U.S.
(Tax Foundation, 2025)

5.5% Corporate Income Tax.
S-Corporations and LLCs are
Exempt
(FL Dept. of Revenue)

Construction Costs **11.7**
Percentage Points Lower than
the National Average
(R.S. Means Construction Cost Index, 2024)

Infrastructure to Move Your People & Goods



At the Crossroads of the
3rd LARGEST STATE
in the U.S.

9 INTERNATIONAL
AIRPORTS
Within a 2-Hour Drive

Orlando International Airport--**NO.**
1 in the State for Passenger
Traffic with **150+ NONSTOP**
DESTINATIONS
(Greater Orlando Aviation Authority, 2024)

Urban Thrills & Community Comforts



Lower Cost of Living
than the National Average
*(Council for Community & Economic
Research, 2024)*

No. 1 Best Foodie Destination in
the U.S.
(WalletHub, 2023)

No. 2 Most Fun City in the U.S.
(WalletHub, 2024)



Five Professional
Sports Franchises



Downtown Orlando Development Legend

Subject Property:

1.437 N Magnolia Ave Orlando, FL

Proposed

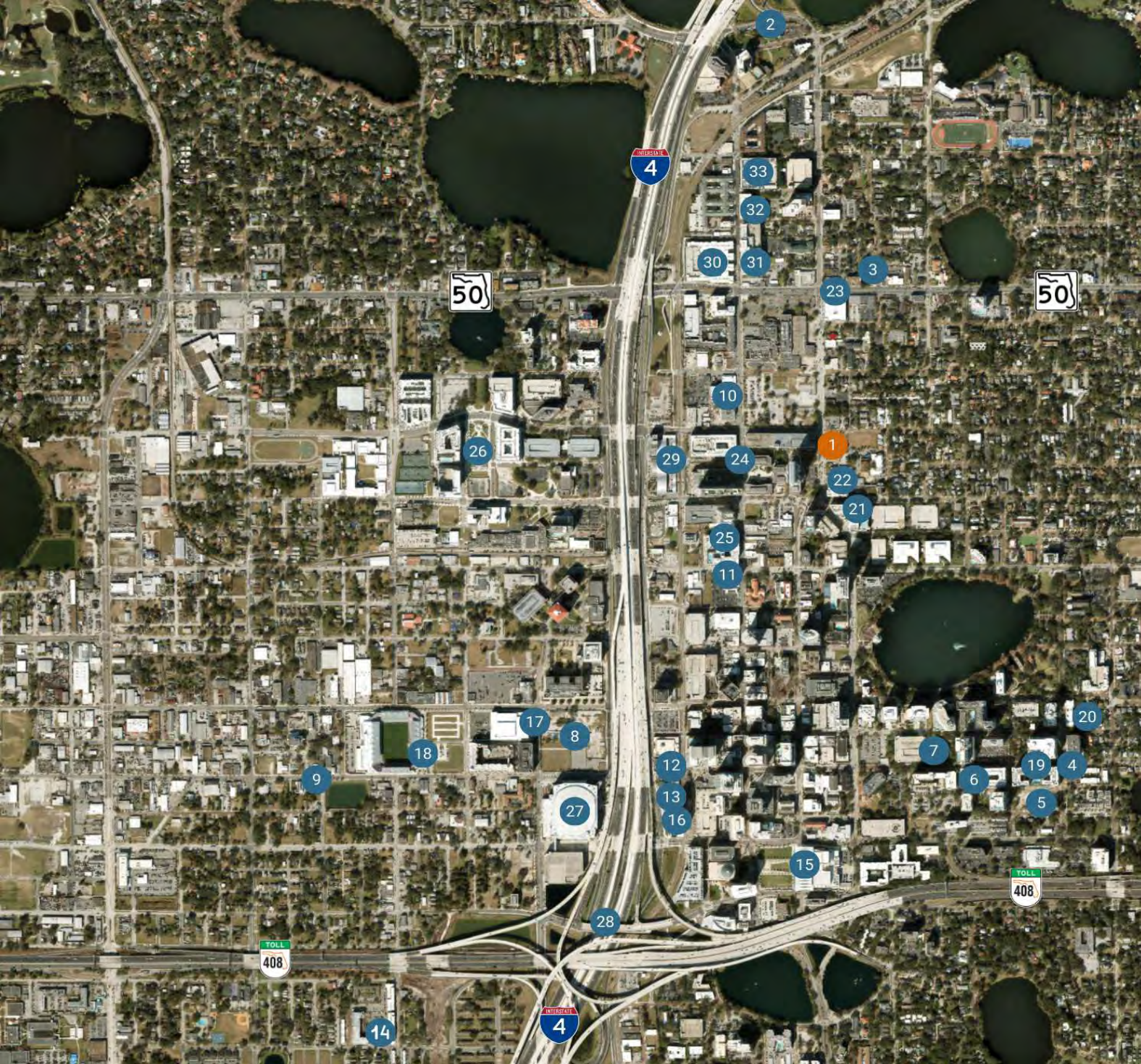
- 2. Holocaust Museum for Hope and Humanity
- 3. Florida League of Cities Extension
- 4. Vive on Lake Eola
- 5. Shoma 550
- 6. Mariposa Grove
- 7. Pine & Lake Mixed-Use Development
- 8. Westcourt (Entertainment District)
- 9. 802 W. Church Street

Underway | Near Completion

- 10. The 500
- 11. Art²
- 12. Bumby Arcade Food Hall
- 13. The Edge @ Church St. Station

Completed

- 14. Parramore Oaks (Phase II)
- 15. Dr. Phillips Center For The Performing Arts
- 16. Truist Plaza @ Church St. Station
- 17. AdventHealth Training Center
- 18. Inter&Co Stadium
- 19. Camden Lake Eola
- 20. The Olive Townhomes
- 21. Radius Apartment Towers
- 22. Hilton Garden Inn Home 2 Suites
- 23. 107 Hillcrest | Self Storage
- 24. The Society Orlando
- 25. MAA Robinson Apartment
- 26. Creative Village
- 27. Kia Arena
- 28. I-4 Ultimate (Downtown Segment)
- 29. Sunrail Station
- 30. SteelHouse Orlando Apartments
- 31. Camden North
- 32. 801 N Orange Commercial Condos
- 33. NORA Apartments





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