



**OFFICE BUILDING FOR SALE OR PARTIAL LEASE
PRIME DOWNTOWN LOCATION**

212 PASADENA PLACE

BUY 5,015 SF OR LEASE 2,500 SF



PROPERTY SUMMARY

The subject property spans approximately 0.37 acres, equivalent to 16,117 square feet of land. It features a single building, measuring 5,015 square feet, currently utilized for office purposes. This property is located at 212 Pasadena Place within the MXD-2/T zoning district, a commercial mixed-use area in downtown Orlando. Within walking distance to Orlando's North Quarter District, Ivanhoe Village, Lake Highland Preparatory School and surrounded by parks, lakes, and the Urban Trail. Additionally, the property benefits from its strategic position near Orlando's Central Business District, where there is a high demand for properties of this nature.

HIGHLIGHTS

- Building Size: 5,015 SF
- Property Size: 0.37 AC
- Year Built: 1949
- Building Construction: Concrete Block/Wood Frame/Aluminum Siding
- New Roof: 2023
- Parking Spaces: 15 plus on street parking
- Zoning: zoned MXD-2T mixed-use office/residential
- Single or multi-tenant floor plan
- Restrooms: Separate mens & womens
- 2 kitchen break areas
- Monument Signage
- Easy Access to I-4 & SR408 that bypasses downtown core



FLOOR PLAN



SUITE 1 - 2,500 SF
 SUITE 2 - 2,500 SF
space available for lease



In the heart of
Downtown
Orlando



Sunrail
Station
Nearby



Lynx Bus
Stops
Nearby



Easy Access
to Major Roadways
Including I-4 & SR408



Convenient Hospital Access
*North 1.4 Miles - AdventHealth Orlando East Campus
*South 2.5 Miles - Orlando Health ORMC Campus

GLEN JAFFEE

Senior Director
Sales & Acquisitions | Central FL
+1 407 353 3426
glen.jaffee@cushwake.com

SAM KING

Senior Associate
Sales & Acquisitions | Central FL
+1 407 949 0898
sam.j.king@cushwake.com



**CUSHMAN &
WAKEFIELD**