



SMITH EQUITIES
REAL ESTATE INVESTMENT ADVISORS

Book it at:
www.BoomerangOffice.com

A+++ Offices Available



boomerang
office

**350 East Pine Street
Orlando, Fl. 32801**



- Free Standing Office Building/Co-Working
- 8 Private Offices/6 Workstations
- 2 Conference Rooms (Boardroom Quality)
- 25 SF (Community) – 5,315 SF Available
- Private Patio – Audio Throughout
- Onsite Parking – 24/7 with Park Mobile App
- Free Lymmo Grapefruit Line (across street)
- High Speed Internet (For those Zoom Mtgs)



Robert E. Smith, CCIM
Broker | President
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350 East Pine Street
Orlando, Florida 32801
www.SmithEq.com
407.422.0704



350 East Pine Street
Orlando, FL 32801

Overview



Overview

Introducing BoomerangOffice: Your Ideal Co-Working Space in Downtown Orlando:

Nestled within the vibrant heart of Downtown Orlando, BoomerangOffice offers an exceptional co-working experience in the historic surroundings of 350 East Pine Street. Situated in a free-standing Class A Office Building, this unique workspace combines the charm of a bygone era with the conveniences of modern amenities.

Originally built in 1901, this beautifully preserved office space boasts hardwood floors and an enchanting spiral staircase, emanating a sense of timeless elegance. The allure of brick streets, majestic oak trees, and historic double acorn lights further enhance the already captivating curb appeal of this remarkable building.

While the future holds an exciting transformation for the surrounding area into a magnificent 33-story 5-star hotel and convention center by the first quarter of 2022, BoomerangOffice currently offers short-term membership packages. Seize this exclusive opportunity to be a part of this thriving community before the transformation takes place.

Location is key, and BoomerangOffice enjoys a prime position in the heart of Downtown Orlando—the ultimate hub for living, working, and enjoying the city's vibrant nightlife. The central location grants effortless access to South Street, as well as major thoroughfares like I-4, the 408, and Highway 50. For seamless commuting, the free Grapefruit line of Lymmo, a local transportation service, is just around the corner, ensuring hassle-free errand runs and convenient meetings throughout the town, without the worry of parking.

Moreover, 350 East Pine Street is conveniently situated across the street from Publix, a popular grocery store, and a mere block away from the iconic Lake Eola. Immerse yourself in the dynamic energy of the area, where a plethora of dining, shopping, and entertainment options await just steps from your workspace.

Join BoomerangOffice today and embrace the exceptional co-working experience in the heart of Downtown Orlando. Seize this opportunity to be a part of the city's rich history while enjoying the convenience of modern amenities and the promise of a flourishing community.

Opportunity Highlights – www.BoomerangOffice.com

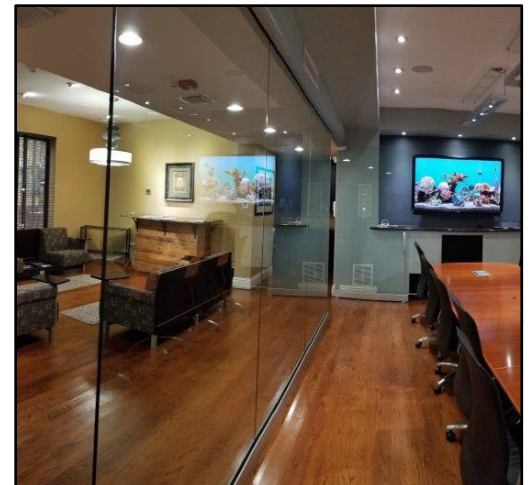
- Fully Furnished Downtown Orlando Office Building – Book Online
- Multiple Membership Packages - \$50 Signup Fee waived thru 7/1/2023.
- Community Spaces and Private Offices Available (1, 5, 10 and 20 days/Mo)
- 8 Private Offices | 6 Workstations | 2 Conference Rooms | File Storage
- 10 Onsite Surface Parking Spaces (24/7 Parking Thru Park Mobile App)
- Large Private Outdoor Patio under Oak Trees and towering High-rises
- Wi-Fi Access Points Throughout-High Speed Internet
- One Block from Lake Eola and across street from Lake Eola Publix
- Run/Bike to work and take advantage of our Executive Shower

Overview

County	Orange
Zoning	AC-3A/T
Year Built	1901
Stories.....	2
Gross SF	5,484
Leasable SF	5,315 Total
	+/-2,700 Downstairs
	+/-2,615 Upstairs
Surface Parking (Park Mobile App)	10
Construction	Concrete Masonry
Asking Rent.....	Coworking Prices @
	www.BoomerangOffice.com
Utilities	OUC
Internet	High Speed (750 MBPS)
Ethernet	Cat 6 Throughout
Available	Immediately-Book Online

Technology | Security

Internet Connection	Spectrum Business
	Currently 600mbps
	Capable of increasing to 1,000mbps dedicated as required.
Network.....	CAT 6 Cable Throughout
Fire Protection	Monitored Fire Alarms
Surveillance.....	24 Hour Video Protection
Theft Protection.....	Monitored Alarm System
Audio.....	Throughout



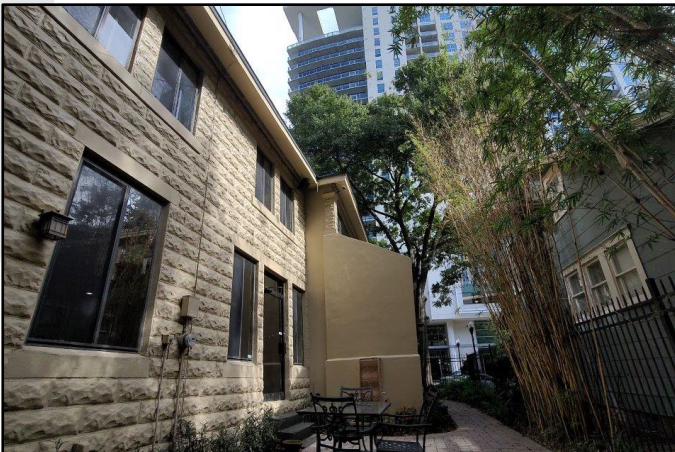
Disclaimer

Owner reserves the right to remove the property from the market at any time. Owner expressly reserves the right, in its sole and absolute discretion to accept a preemptive offer to lease entire building or floor, to reject any and all proposals or expressions of interest in the Property or to terminate discussions with a party at any time.



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Exterior Photos
Lake and Pine Street

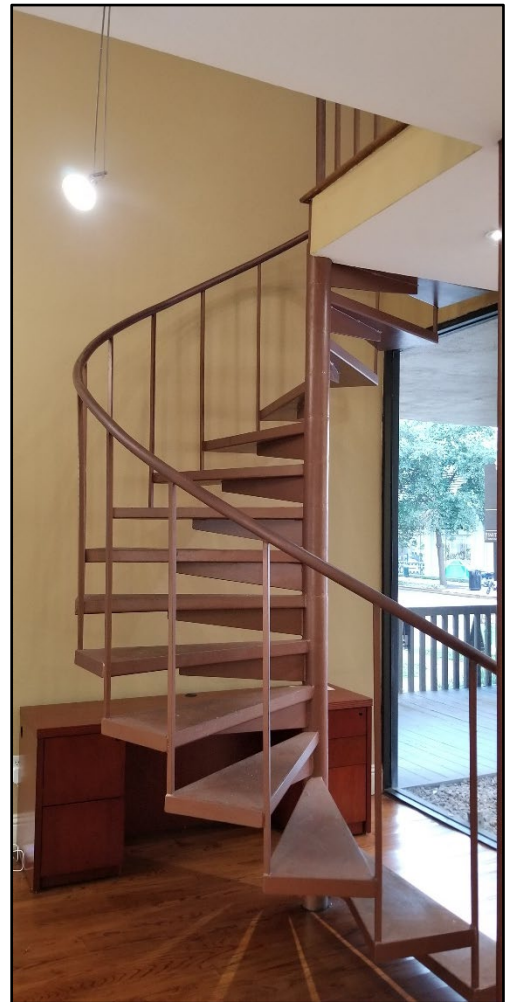
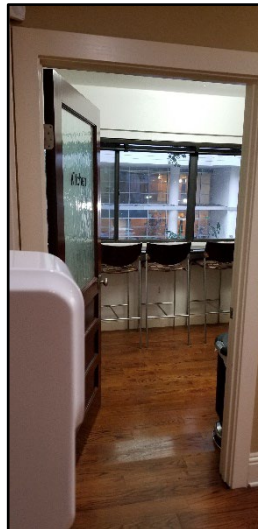


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Common Area -
Community Photos



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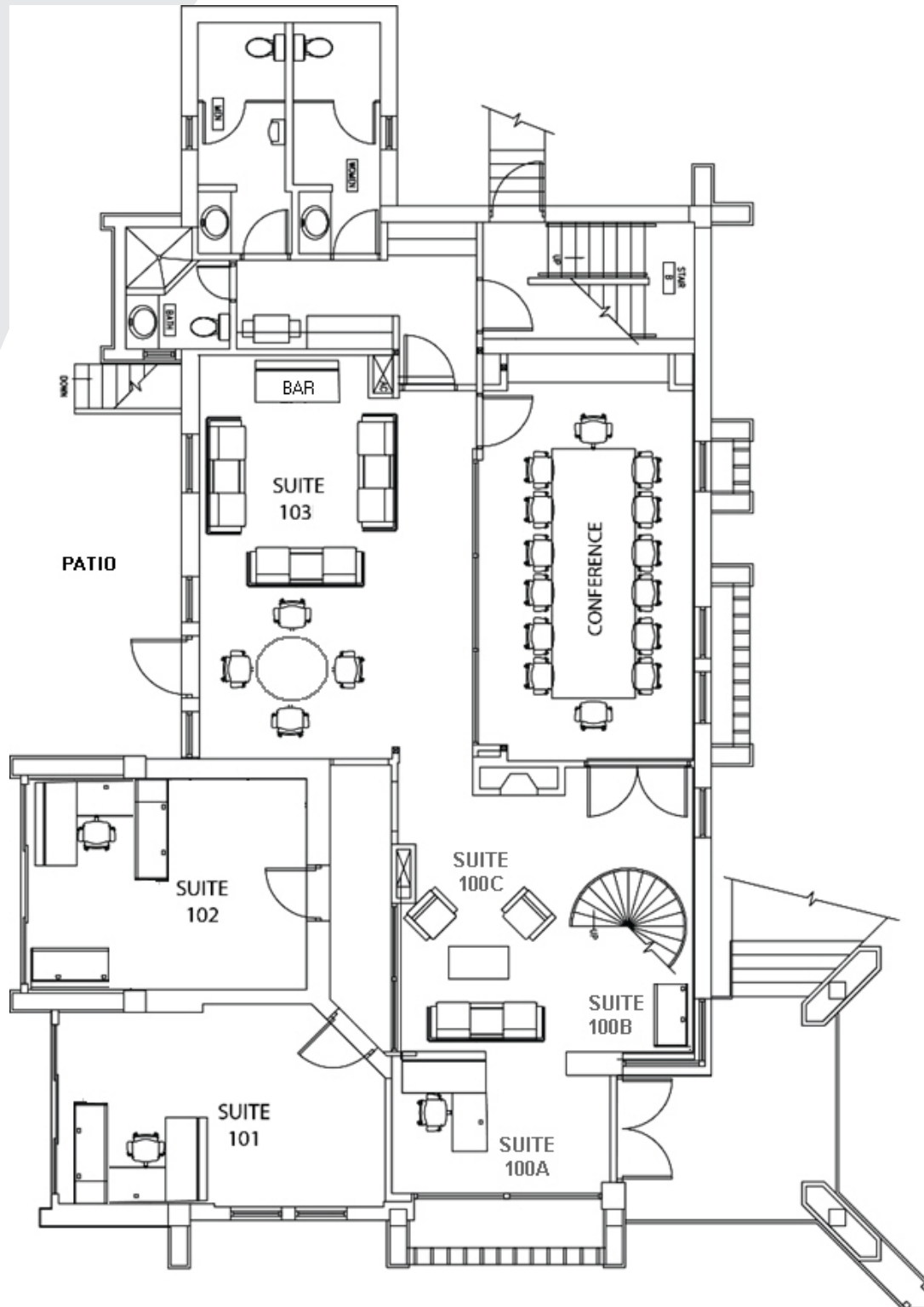


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1st Floor Plans

Pls go to www.BoomerangOffice.com to Reserve Space or to View Office Availability.

1st Floor: +/- 2,700 SF



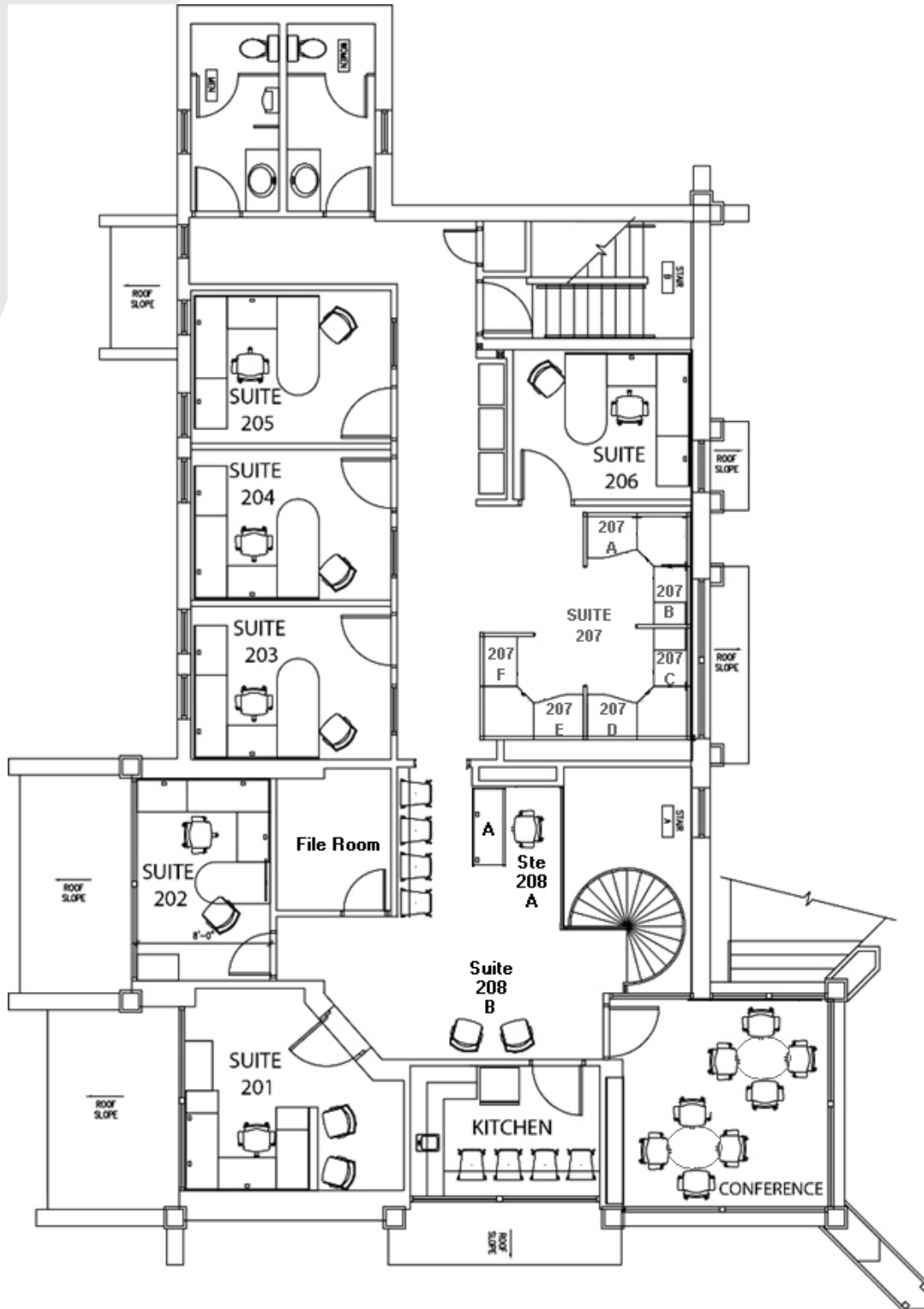


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2nd Floor Plans

Pls go to www.BoomerangOffice.com to Reserve Space or to View Office Availability.

2nd Floor: +/- 2,615 SF



June 2023

Transmittal Letter – Boomerang Office Space

RE: 350 East Pine Street, Orlando Florida – Short Term Office Space Downtown Orlando, FL

Thank you for inquiring about the short-term membership options for the Smith Equities' Class A+ Building at 350 East Pine Street being offered through BoomerangOffice.com. Here's a summary of the key details:

The building is located at 350 E Pine Street, in Downtown Orlando, Florida, 32801.

It consists of 2 floors with 2 conference rooms, 8 private office suites, 6 workstations, and multiple community spaces on both the 1st and 2nd floors.

Smith Equities is offering the building and offices on a short-term basis due to an upcoming sale in early 2024.

Companies with remote teams due to the recent pandemic can lease the entire building, an entire floor, or a private office on a 1 Day (Basic Membership), 5 Day (Deluxe), 10 Day (Premium), or 20 Day (VIP) per month basis.

Pricing is contingent on the minimum number of days requested, with the basic rate priced at the highest daily rate with no minimum.

Memberships are month-to-month and can be canceled anytime with a 30-day notice.

Daily rates are subject to sales taxes (6%) and a 2% processing fee on all reservations.

New members are charged a one-time registration fee of \$50.00, but this fee is waived until July 31, 2023.

The building is fully furnished, and Wi-Fi or Ethernet connectivity is included in the membership plans.

Onsite parking is available with 10 parking spaces offered 24/7 through the Park Mobile App on a first-come, first-served basis. Additional metered street parking and garage parking are also available in the surrounding area.

Cleaning will be performed between all daily rentals, and if a company rents for consecutive days, cleaning of the private spaces will be performed after the last day.

Tours can be scheduled directly with Smith Equities, and a preemptive offer to lease a floor or the entire building can be accepted through December 31, 2021, on any day or week with no reservations.

Reservations can also be made on the website www.boomerangoffice.com. Tours can be scheduled directly with Smith Equities who occupies the office building when it is not 100% leased. The owner reserves the right to accept a preemptive offer to lease a floor or the entire building thru December 31st, 2023 on any day or week with no reservations. We invite you to learn more about this offering by contacting the Broker/Owner, Robert E. Smith, CCIM at 407.807.0216 or Summer Simmons at 407.807.0578. You can reserve your private office, workstation or stop in for a day pass at www.boomerangoffice.com.

We look forward to greeting you at the property and sharing our great space! Please feel free to call us with any questions.

Very truly yours,

Smith Equities Real Estate Investment Advisors

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