

FOR LEASE

STOREY BLDG. 221

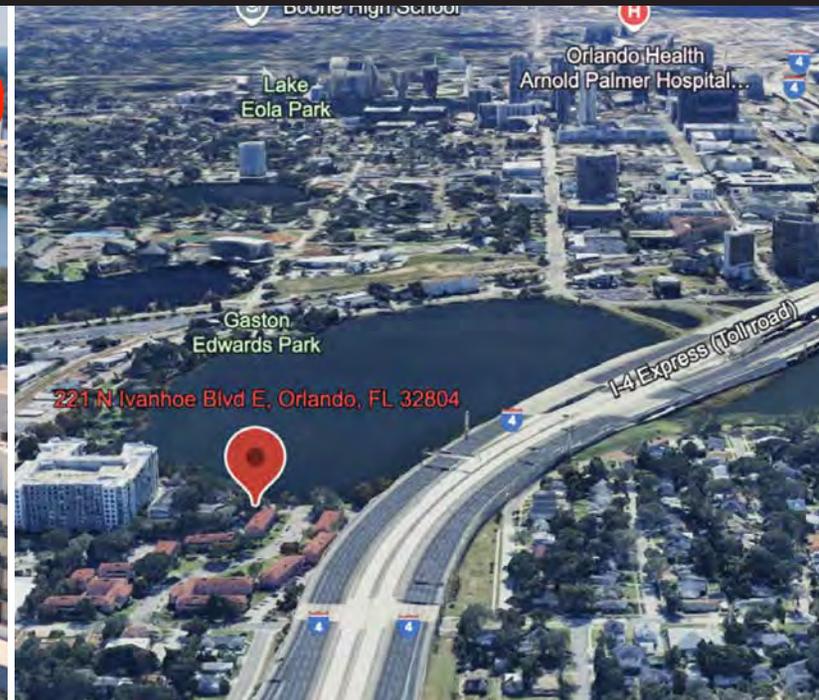
O'Mara
LAW GROUP

Wood
UNIVERSITIES

Storey
LAW GROUP

OFFICE SPACE AVAILABLE

221 NE Ivanhoe Blvd, Orlando, FL 32804



PROPERTY OVERVIEW

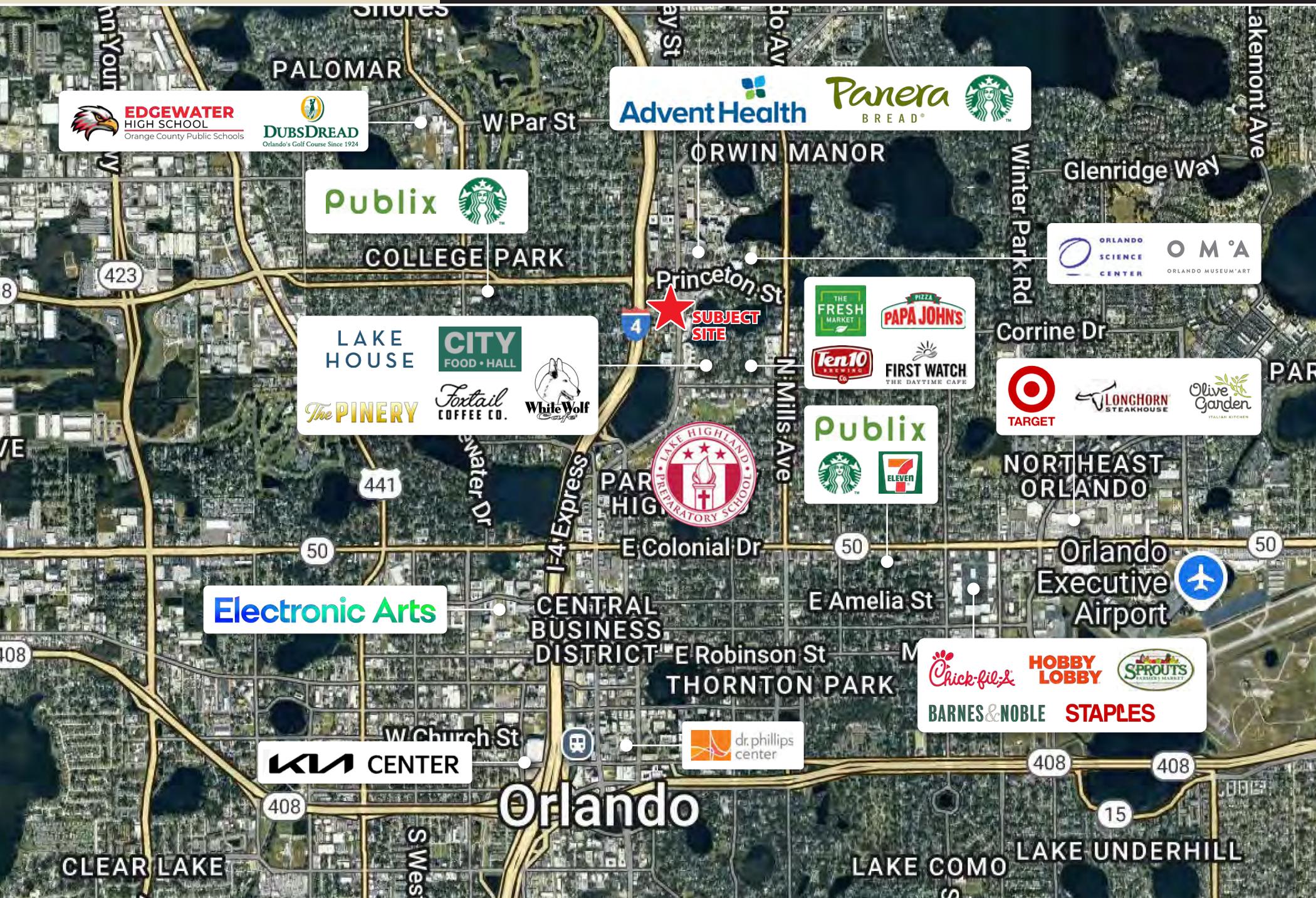
Embark on a leasing opportunity at 221 NE Ivanhoe Blvd, where modernity meets functionality. This property presents a versatile office space with high visibility, showcasing a contemporary design and a customizable layout tailored to your exact needs. Boasting ample parking options and a prestigious address, it's primed to elevate your business presence. From its striking curb appeal to the thoughtfully designed interior, every detail exudes professionalism and inspires productivity. Ideal for hosting clients and business meetings, this space provides the perfect canvas for your professional aspirations. Experience the pinnacle of commercial excellence at 221 NE Ivanhoe Blvd, Orlando. Suite #200 consisting of 6,249 Square Feet available for lease.

PROPERTY HIGHLIGHTS

- 6,249 SF Lakeview Office Space For Lease
- 15 Offices
- 2 Conference Rooms
- Private Elevator
- 2 Private Restrooms
- Spacious and customizable layout

OFFERING SUMMARY

Lease Rate:	\$24-\$35/SF NNN
Building Size:	11,256 SF
Available SF:	6,249 SF
Avaiable Spaces:	150 SF - 2,313 SF
Lot Size:	0.38 Acres
Zoning:	MU-2/T/SP
Market:	Orlando
Submarket:	Ivanhoe Village



EDGEWATER HIGH SCHOOL
Orange County Public Schools

DUBSDREAD
Orlando's Golf Course Since 1924

Advent Health **Panera BREAD**

Publix

COLLEGE PARK

ORLANDO SCIENCE CENTER **O M A**
ORLANDO MUSEUM ART

LAKE HOUSE **CITY FOOD • HALL**
The PINERY **Foxtail COFFEE CO.** **White Wolf**

THE FRESH MARKET **PAPA JOHN'S**
Ten10 **FIRST WATCH**
THE DAYTIME CAFE

TARGET **LONGHORN STEAKHOUSE** **Olive Garden**
ITALIAN KITCHEN

Publix

NORTHEAST ORLANDO

Electronic Arts

LAKE HIGHLAND PREPARATORY SCHOOL
PAR HIGH
E Colonial Dr

Orlando Executive Airport

CENTRAL BUSINESS DISTRICT
THORNTON PARK
E Amelia St
E Robinson St

Chick-fil-A **HOBBY LOBBY** **SPROUTS**
BARNES & NOBLE **STAPLES**

KIA CENTER

dr. phillips center

Orlando

CLEAR LAKE

LAKE COMO

LAKE UNDERHILL

DEMOGRAPHIC DATA

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	11,896	95,469	293,220
Average Age	39	42	41
Average Age (Male)	39	41	40
Average Age (Female)	39	43	42
HOUSEHOLD & INCOME			
Total Households	6,399	46,881	125,189
Persons per HH	1.9	2	2.3
Average HH Income	\$132,466	\$129,506	\$102,978
Average House Value	\$561,712	\$608,924	\$463,105
Per Capita Income	\$69,718	\$64,753	\$44,773

