

# Office Space for LEASE

premium spaces from  
980 sf to 7,016 sf

call for details

- + \$3M in improvements
- + floor to ceiling windows
- + located in Orlando  
Centrall Business District

- + **building:** 128,791 SF
- + **class:** A
- + **stories:** 16
- + **parking:** 145 spaces
- + **signage:** directory

250 n. orange ave.  
orlando, fl 32801

250  
NORTH  
ORANGE



buffy gillette  
broker associate  
(407) 670.9113  
buffy@BBDRE.com

  
Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

## Available Suites

14<sup>th</sup> Floor STE 1400 | 7,016 sf

9<sup>th</sup> Floor STE 990 | 2,904 sf

9<sup>th</sup> Floor STE 900 | 980 sf

8<sup>th</sup> Floor STE 800 | 7,016 sf

6<sup>th</sup> Floor STE 600 | 1,425 sf

5<sup>th</sup> Floor STE 590 | 1,257 sf

## highlights

incredible  
downtown  
location within  
walking distance  
of many shops,  
restaurant &  
more.

- Nicely appointed office building in the heart of downtown Orlando one block from the Orange County Courthouse
- Within walking distance from many restaurants, cafes, banks, housing, hotels and retail.
- First floor banking and retail complimenting the ART2 urban outdoor entertainment park
- Full floor and individual suites available with floor to ceiling glass and panoramic views
- Surface and garage parking available
- Conveniently located off of W Robinson St with quick access to I-4, SR 408, E. Colonial Dr, US 441 and 17-92.



250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801  
+ (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact buffy gillette • (407) 734.7205 • [buffy@BBDRE.com](mailto:buffy@BBDRE.com)



# 250

## NORTH ORANGE AVENUE

Nestled in the heart of the Orlando Central Business District, 250 North Orange Avenue offers an unbeatable combination of style, comfort, and location, making it a standout destination for businesses.

The building's common areas are a visual masterpiece, every detail reflects a commitment to sophistication and comfort. The ambiance is further enhanced by abundant natural light streaming through expansive windows, creating an inviting atmosphere that seamlessly blends functionality with aesthetic appeal.

The renovated interiors are a testament to contemporary design, featuring high-end finishes, state-of-the-art facilities, and flexible layouts to accommodate a variety of business needs.

In every sense, 250 North Orange Avenue is more than just a building; it's an incredible destination where innovation, community, and opportunity come together seamlessly.

Suite 1400 | 7,016 sf



## Highlights

- + Full Floor
- + Floor-to-Ceiling Glass Windows
- + 360° Unobstructed Downtown Views
- + 3 Large Conference Rooms
- + Reception Area, Break Room
- + Open Work Area
- + 9 Private Offices



available suite



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Suite 1400 | 7,016 sf



Reception/waiting



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Suite 1400 | 7,016 sf



entrance



conference



conference



break room



exec. office



office



meeting



office



work area

interior



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Suite 900 | 2,904 sf



## Suite 900 Highlights

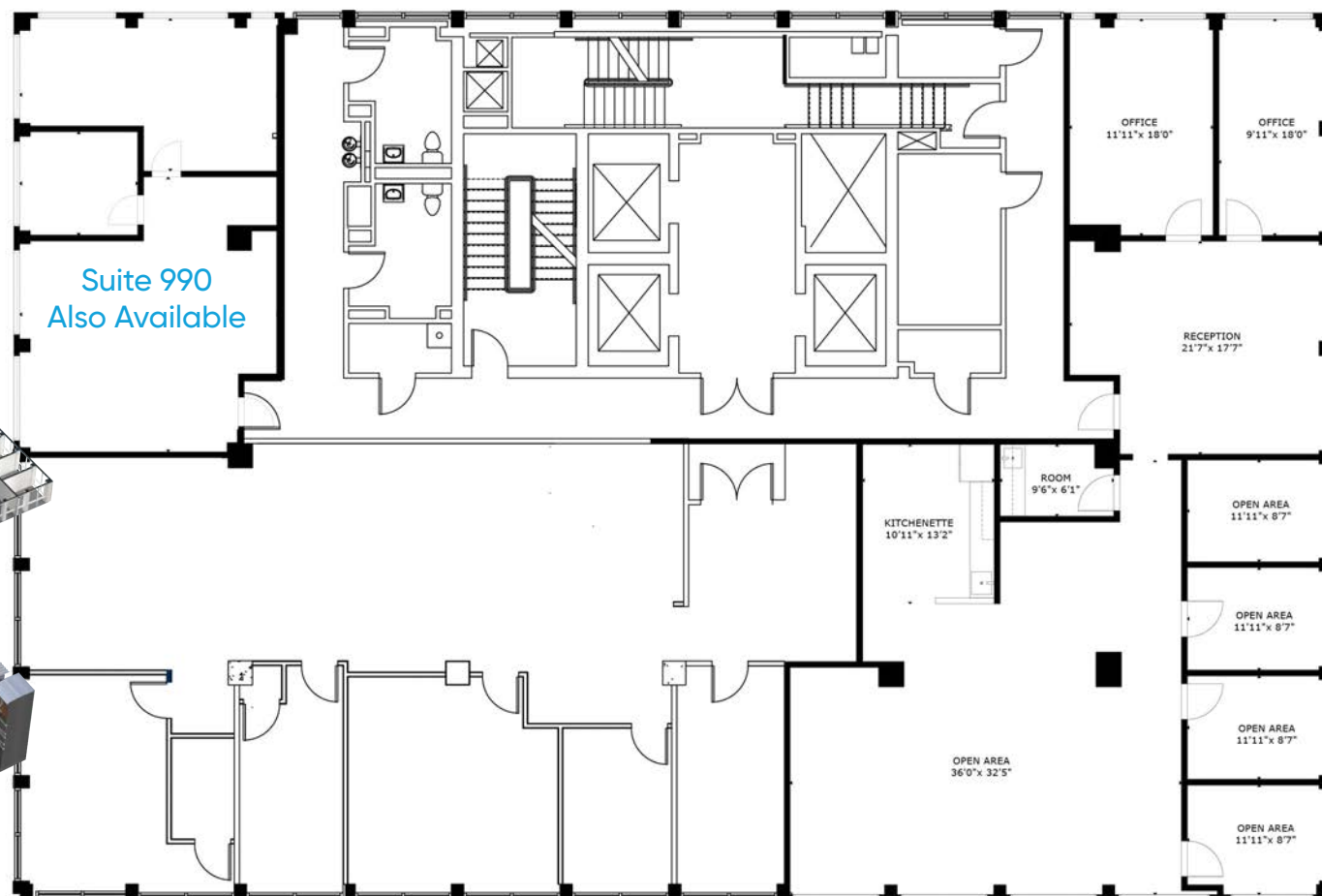
- + Reception + Break Area
- + 5-6 Offices + 1-2 Conference Rooms



suite 900



Suite 990  
Also Available



available suite



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# Suite 900 | 2,904 rsf



Reception/Waiting



work area



work area



kitchenette

interior



Suite 990 | 980 sf

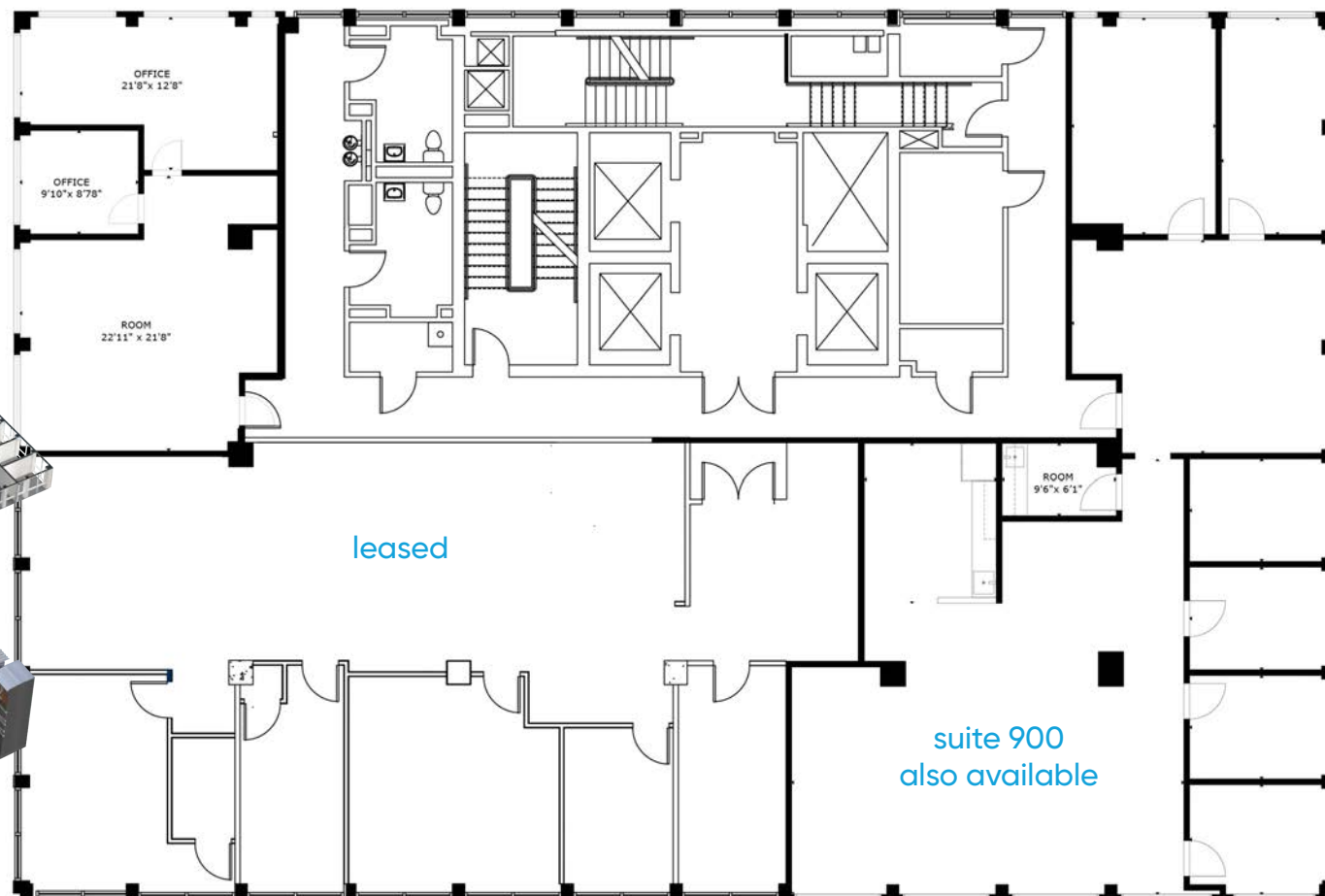


## Suite 990 Highlights

- + Reception
- + Large Open Work Space
- + Large Office/Conference Room



suite 990



suite 900  
also available

available suite



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# Suite 990 | 980 rsf



open area



open area



office



office

interior

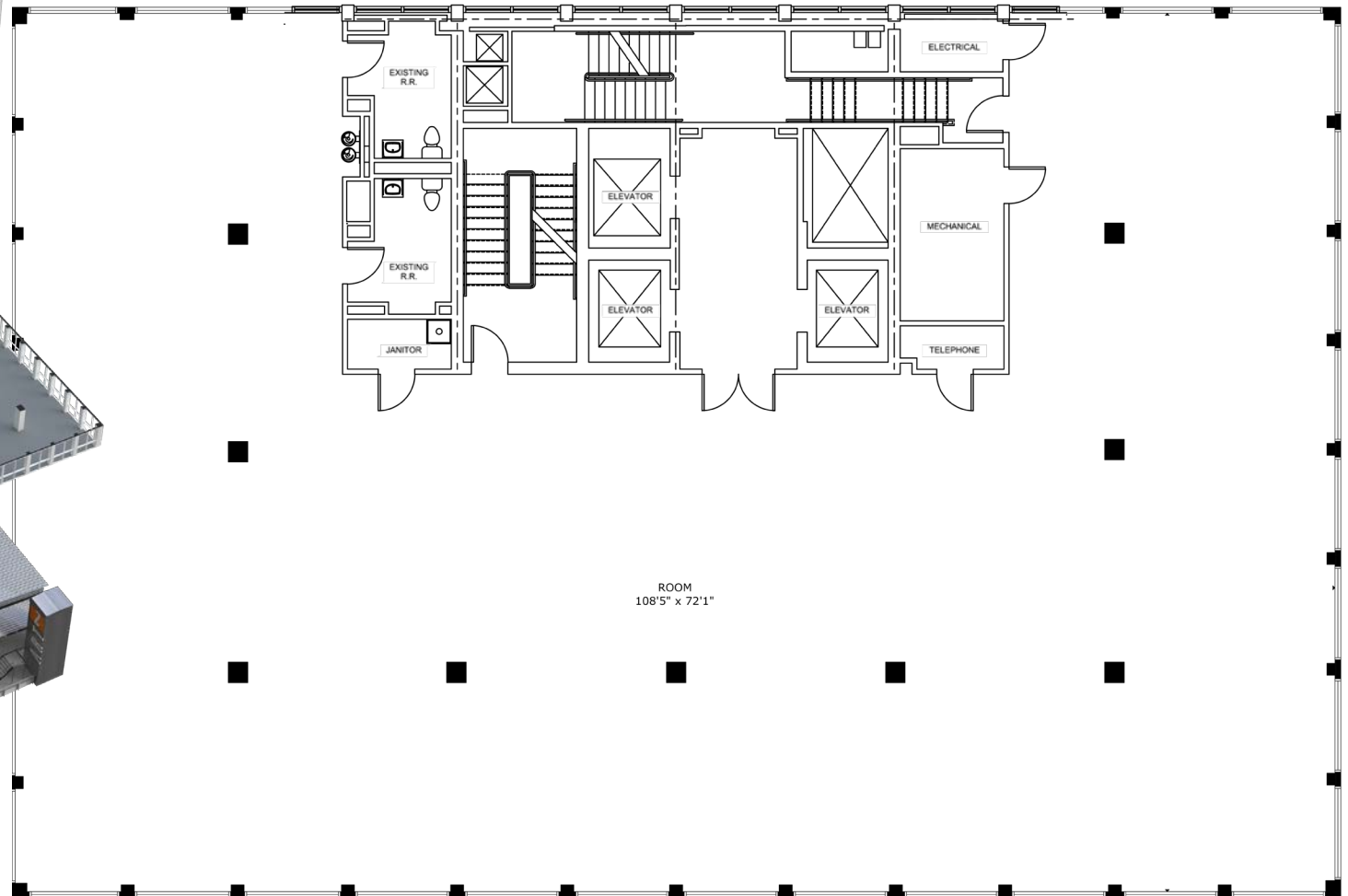


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Suite 800 | 7,016 sf

## Highlights

- + full floor
- + entire vacant floor plate
- + floor to ceiling windows
- + landlord will deliver with drop ceilings HVAC and flooring



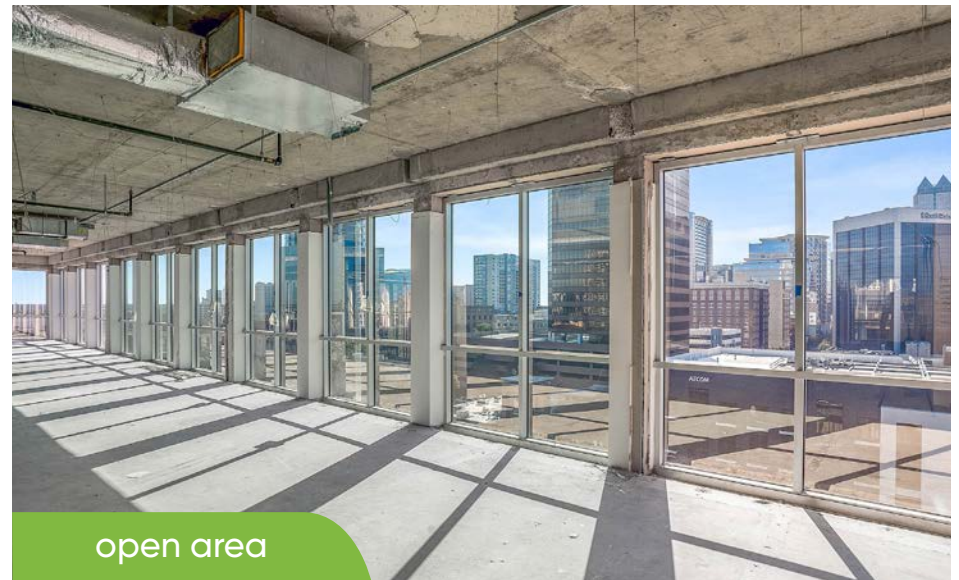
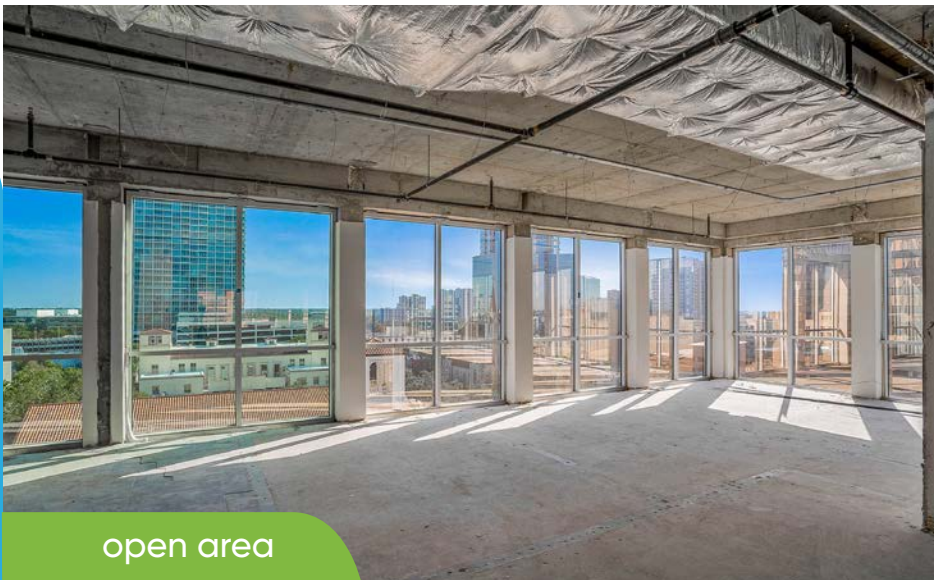
suite 800

available suite



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# Suite 800 | 7,016 rsf



interior



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Suite 600 | 1,425 sf



## Highlights

- + Reception
- + executive office
- + conference Room
- + work room



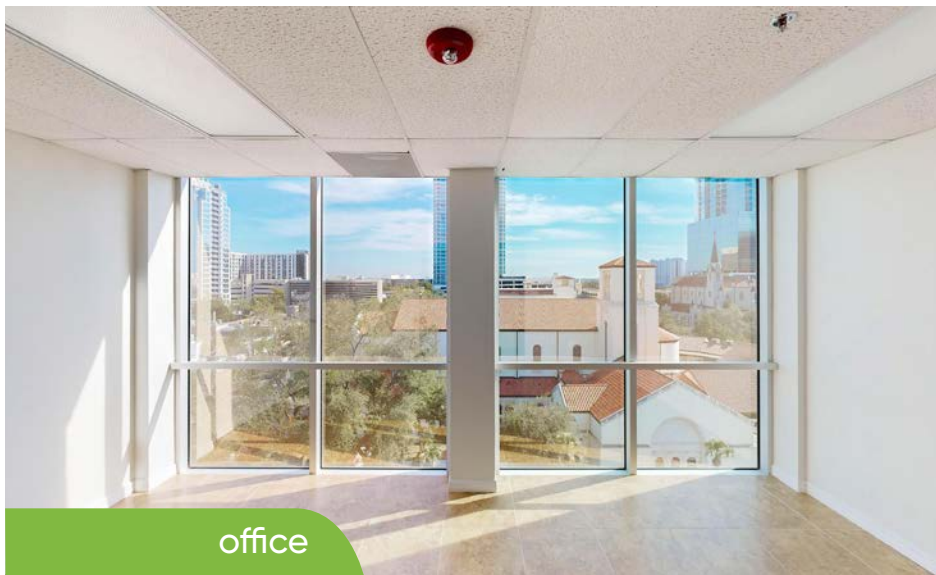
available suite

suite 600



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Suite 600 | 1,425 sf



interior



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# Suite 590 | 1,257 sf



## Suite 590 Highlights

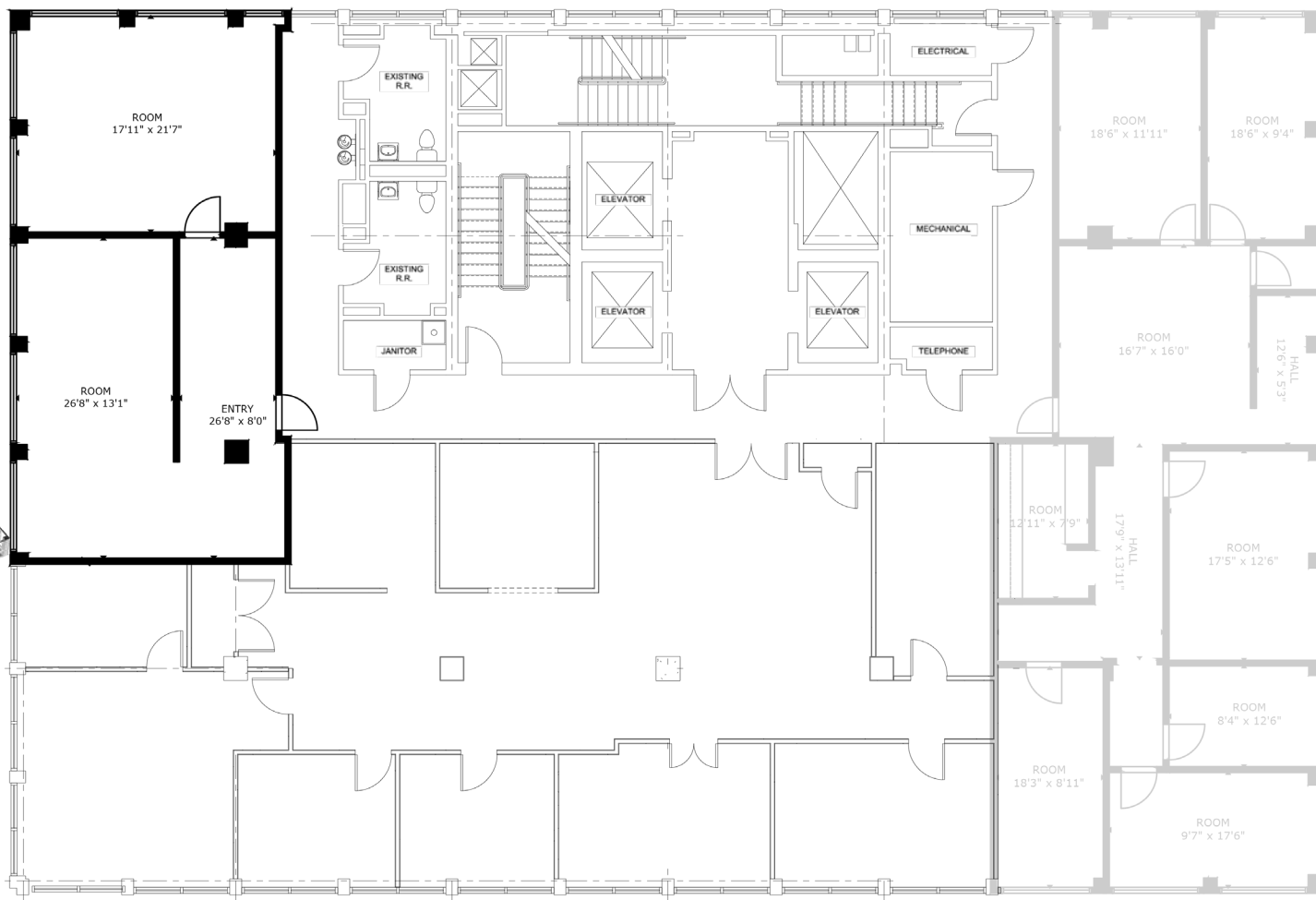
- + Reception
- + Large Open Work Space
- + Large Office/Conference Room



suite 590



available suite



# Suite 590 | 1,257 sf



STE 590-office



STE 590-office



STE 590-conference



STE 590-conference

interior



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**3 Minutes**

from Creative Village &  
Kia Center

**4 Minutes**

from Inter & Co Stadium

**5 Minutes**

from Dr. Phillips Center

**8 Minutes**

from Camping World  
Stadium

**10 Minutes**

from Orlando Health

**24 Minutes**

from Orlando International  
Airport

city views



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## the location advantage

Situated in a rapidly growing metropolitan area that's a hub for tourism, technology, and healthcare, the district enjoys high foot traffic, translating to excellent visibility and customer reach for businesses. Its location is prime—near government offices, hotels, entertainment venues, and other commercial establishments—making it an attractive spot for any business.

The area is well-served by public transport, including bus lines and the SunRail, reducing commuting challenges for both employees and customers. The Central Business District is often the focus of city improvement initiatives, from public safety to urban aesthetics, ensuring the quality and vision your company seeks.

## demographics

	1 Mile	3 Mile	5 Mile
Population	23,562	104,751	297,832
Employees	64,406	197,323	307,891
Daytime Pop.	75,401	246,206	457,583
Ave HH Income	\$98,326	\$104,170	\$92,095

## within walking distance

2,200+ Hotel Rooms

50+ Restaurants

5,000+ Multi-Family units



ART<sup>2</sup>  
BY ASCEND

Art<sup>2</sup> is an urban pocket park attached to 250 N Orange Avenue on the southwest corner of Orange Ave. and Robinson St that will be opening soon to the public.

Park amenities include a two-story container structure with a café, art gallery, stage, seating, and more. The Park will include audiovisual equipment throughout the footprint, space for two food trucks, green space for scheduled activities, and a downtown gateway feature.

new amenity



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