


**FACADE RENOVATIONS COMPLETE!**

**FOR LEASE**

 **33 E Robinson Street  
Orlando, FL 32801**

**\$30.00/RSF Full-Service**



**CLASS "A"  
OFFICE BUILDING**

Creative and unique space for a nationally established, regional or local office user.



**2,275 - 7,622  
Rentable Square  
Feet Available!**

Flexibility remains with the overall building for a customized office layout and use



**Ideally Located  
Downtown Orlando**

Centrally located on Robinson Street between Orange Avenue and Magnolia Avenue with easy access via Interstate 4 and the 408 Expressway

 **FranklinStreet**

LICENSED REAL ESTATE BROKER  
[www.FranklinSt.com](http://www.FranklinSt.com)



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# PROPERTY OVERVIEW



## Located in the heart of Downtown Orlando

33 E Robinson Street is a unique building with a great location for any office user in the heart of downtown Orlando.



## \*Available Immediately\*

1st and 2nd floor office space

Frontage on Robinson is ideal for establishing a prominent position within the Downtown market. With an opportunity for both signage and exposure this property stands out.



## New Ownership & Remodeling Underway

2,275RSF - 7,622 RSF flexibility remains with the overall building for a customized office layout and use.

This location is ideal for any office user or specialty. It is surrounded by a mix of office and retail uses with walkability to the Orange County Courthouse, Downtown Post Office, several multifamily housing options, restaurants and more! The signage exposure on Magnolia Avenue is supported by the Annual Average Daily Traffic count of 29,500.

# DEMOGRAPHICS



## Population



1 Mile: 23,158  
3 Mile: 100,771  
5 Mile: 288,291

## Daytime Population



1 Mile: 59,018  
3 Mile: 177,610  
5 Mile: 276,605

## Households



1 Mile: 12,991  
3 Mile: 47,075  
5 Mile: 118,694

## Avg. Household Income

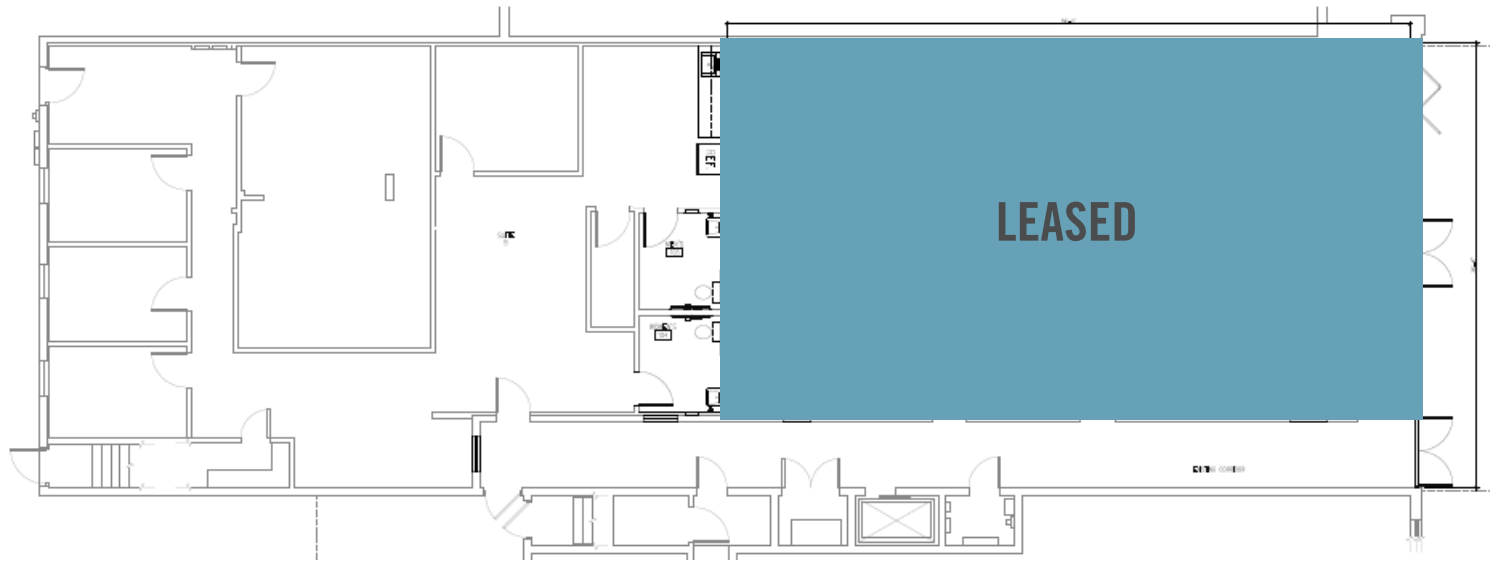


1 Mile: \$84,830  
3 Mile: \$92,330  
5 Mile: \$80,306

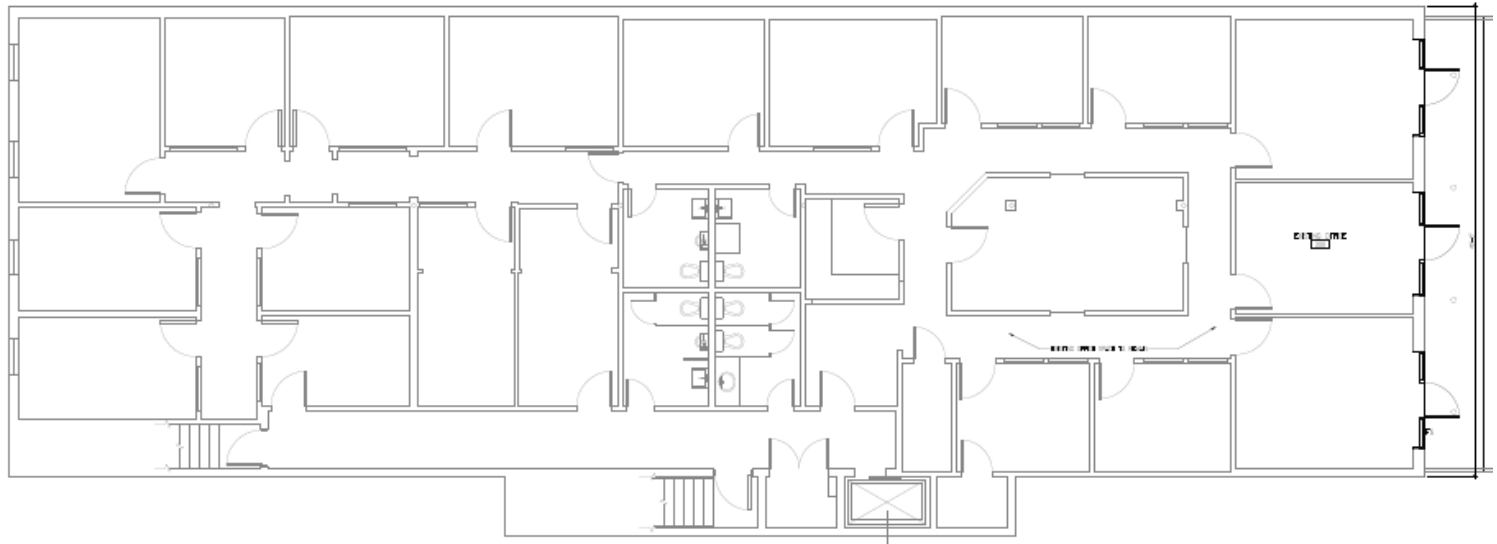
Building Size	10,770 SF
Zoning	AC-3A/T
Stories	2
Year Built/Renovated	1958/2023

# FLOORPLAN

## First Floor



## Second Floor

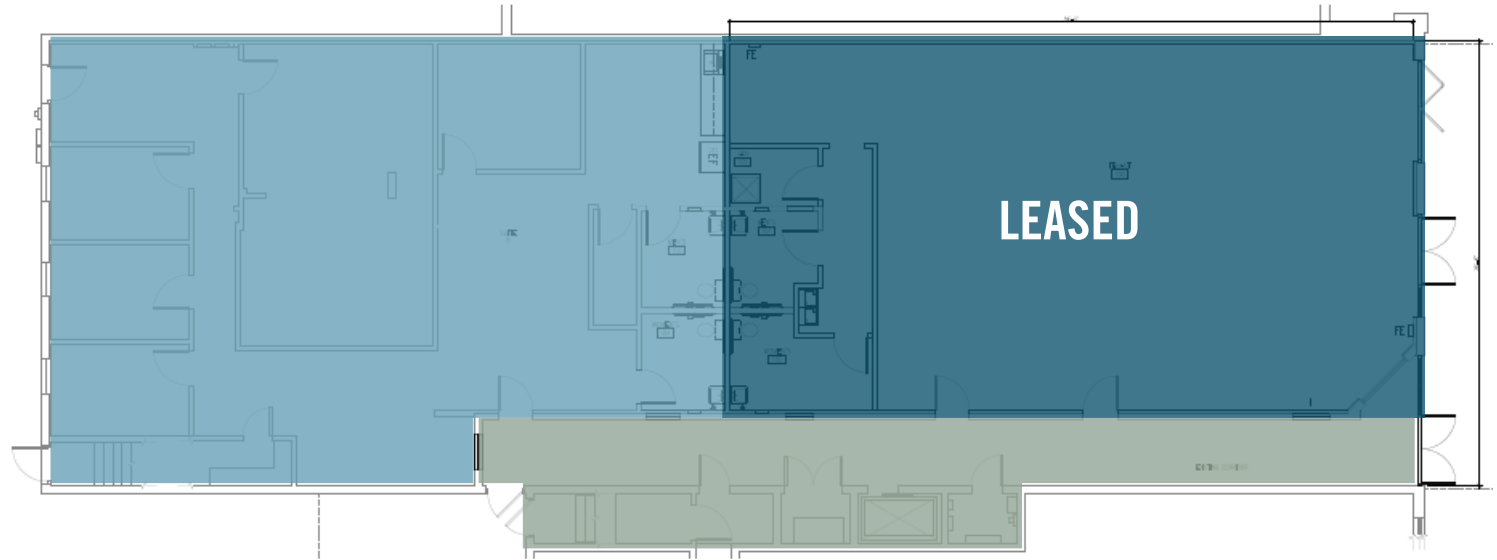




# PROPOSED FLOORPLAN

## First Floor

- Proposed Suite A - LEASED
- Proposed Suite B - 2,445 RSF



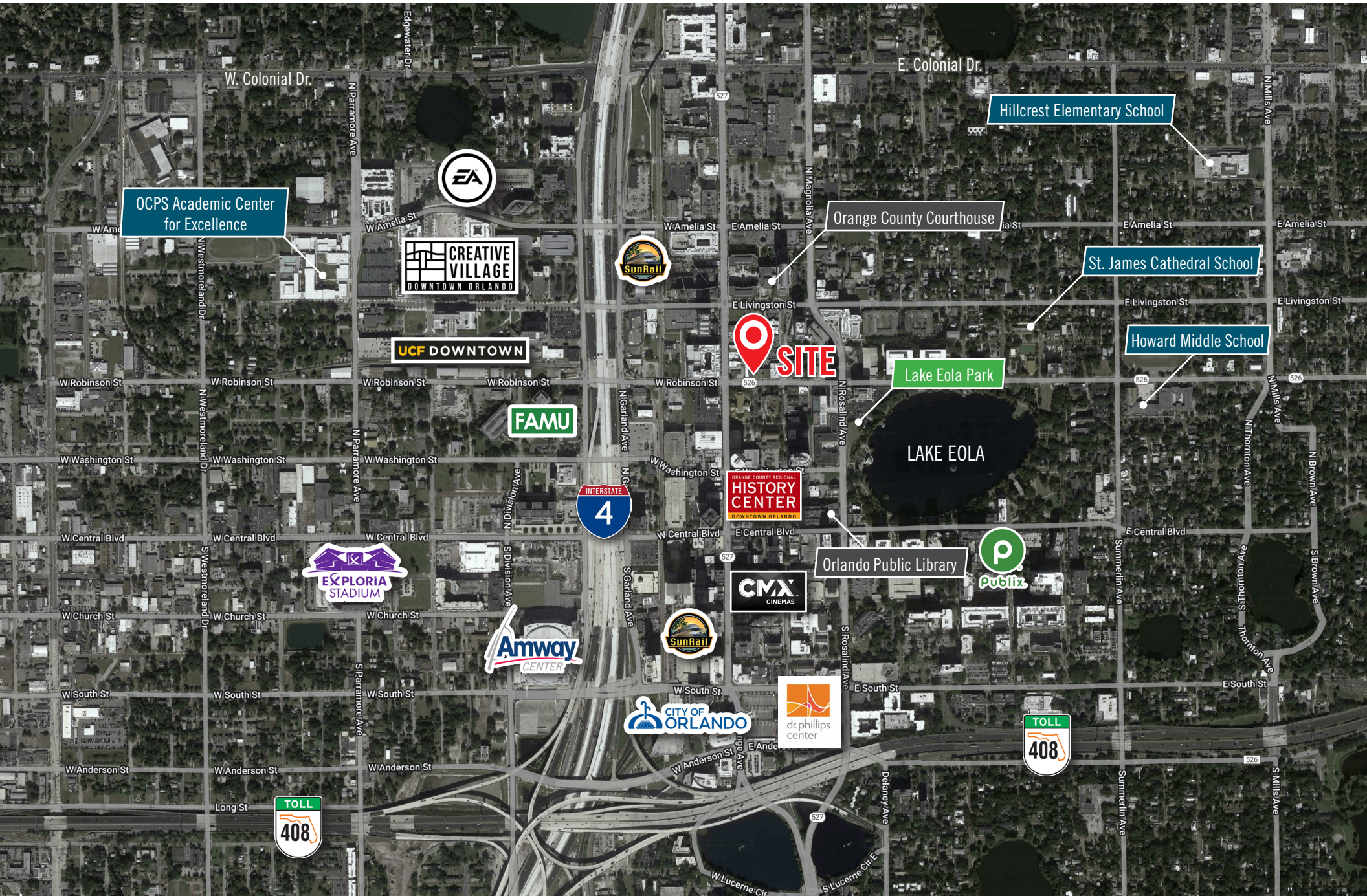
## Second Floor

- Proposed Suite C - 2,902 RSF
- Proposed Suite D - 2,275 RSF





# AREA OVERVIEW







33 E Robinson Street Orlando, FL 32806



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