

college park
professional office
for
SALE

3,758 sf

call for pricing

- + Bulding: 3,758 sf
- + Yr. Built: 1947/2024 reno
- + Primary: office
- + Zoning: mu-1/t/sp/ar
- + Parking: 9 + street



1401 edgewater dr
orlando, fl 32804

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Bishop Beale Duncan
COMMERCIAL REAL ESTATE



highlights

newly renovated & ideally located in college park on edgewater dr close to downtown orlando

- Building is in final stages of a total renovation, including complete interior and exterior upgrades
- First floor open plan enables maximum flexibility for owner/user or income-generating opportunities
- Renovation includes new mechanical and electrical throughout
- New modern ADA compliant restrooms on 1st and second floor
- Ideal for professional office or creative agency
- Great investment in college park among many renovation and redevelopment projects



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front elevation



2nd floor

a

2nd floor

b

1401

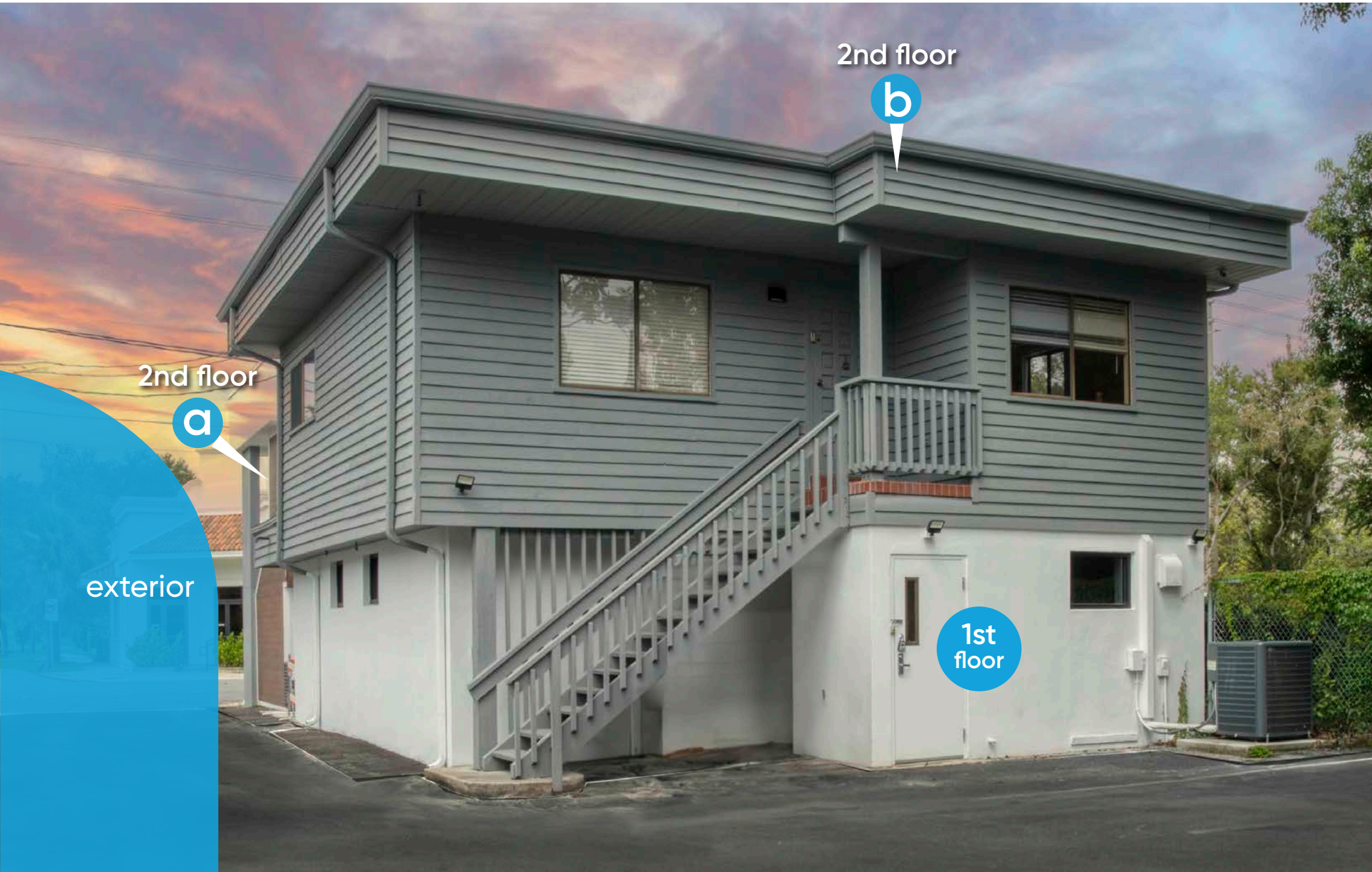
1401A

1401B

exterior

1st floor a

back elevation



2nd floor

b

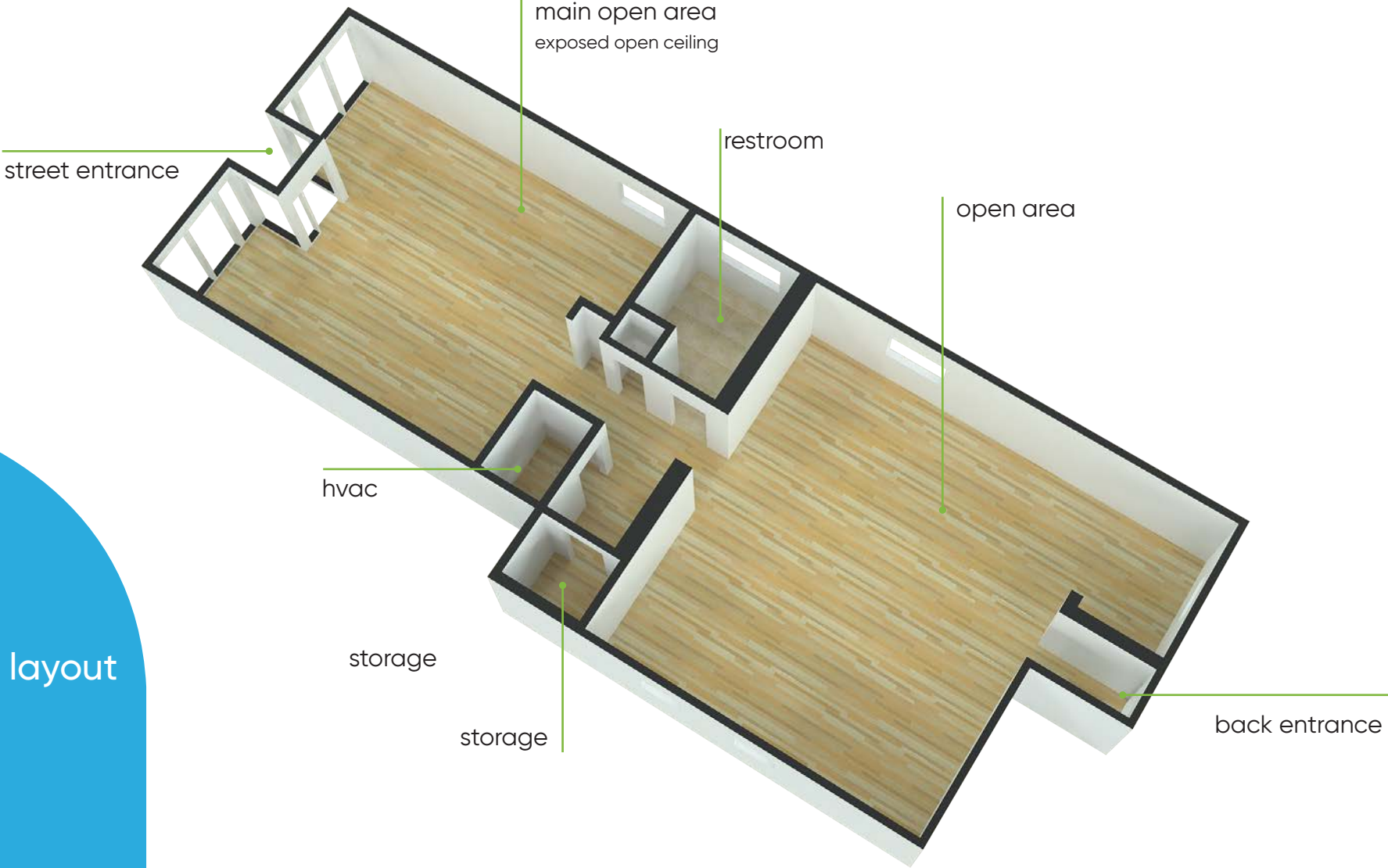
2nd floor

a

1st floor

exterior

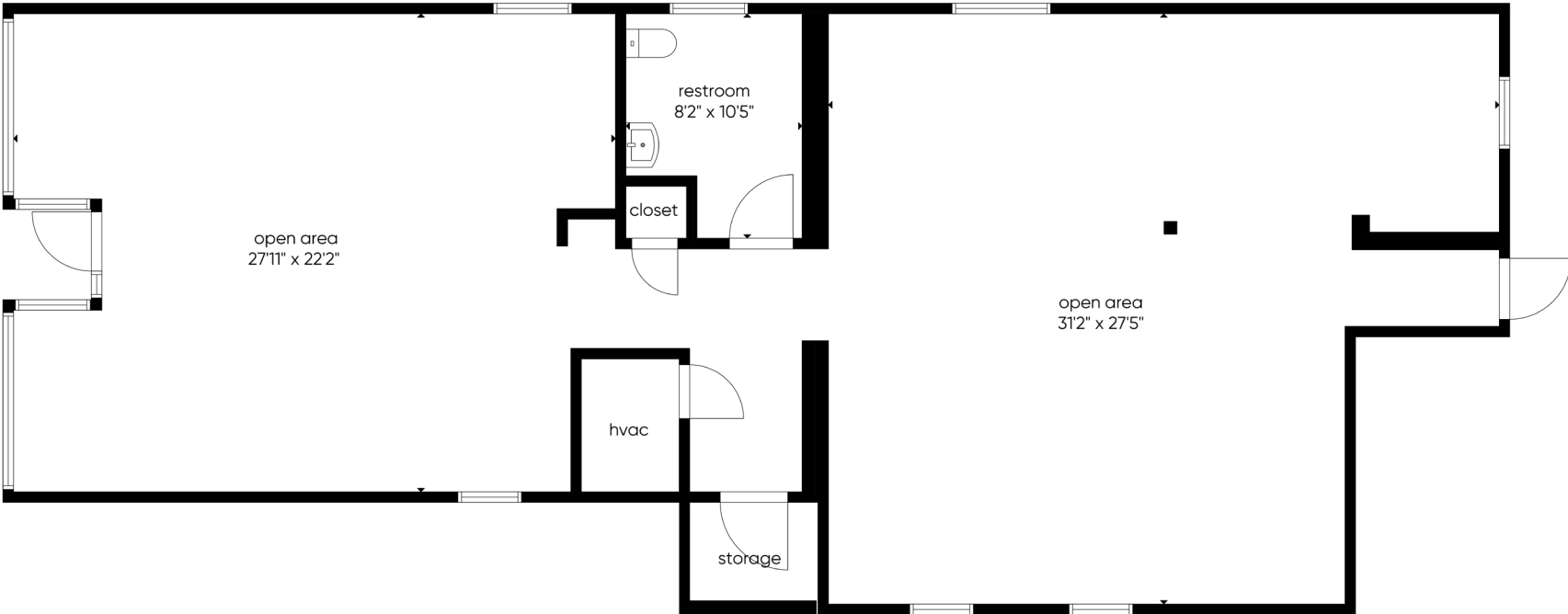
1st floor | 1,820 sf



3d layout



1st floor | 1,820 sf



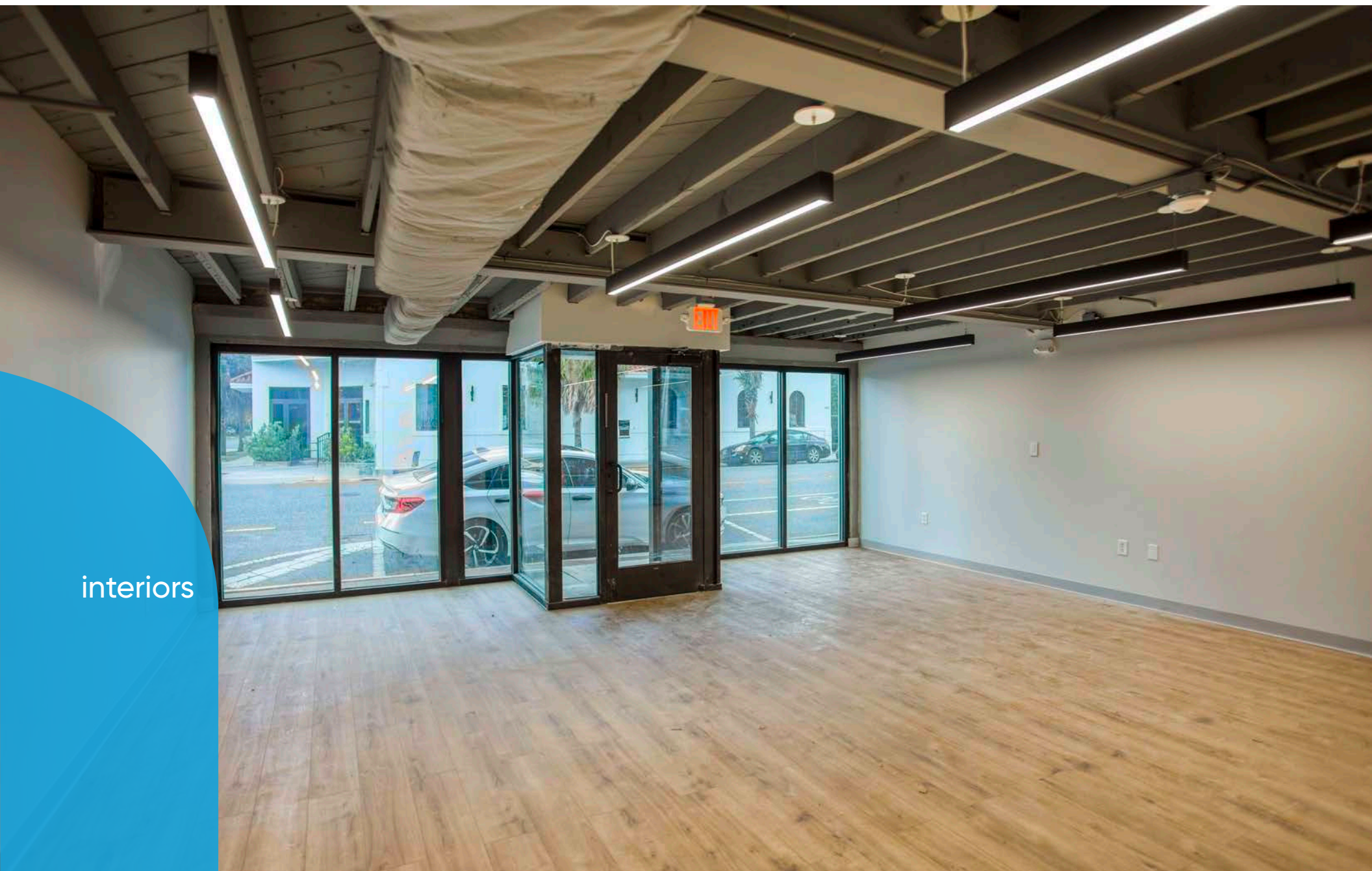
floor plan

floor 1



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1st floor main entrance/open workspace



interiors



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1st floor main entrance/kitchen area

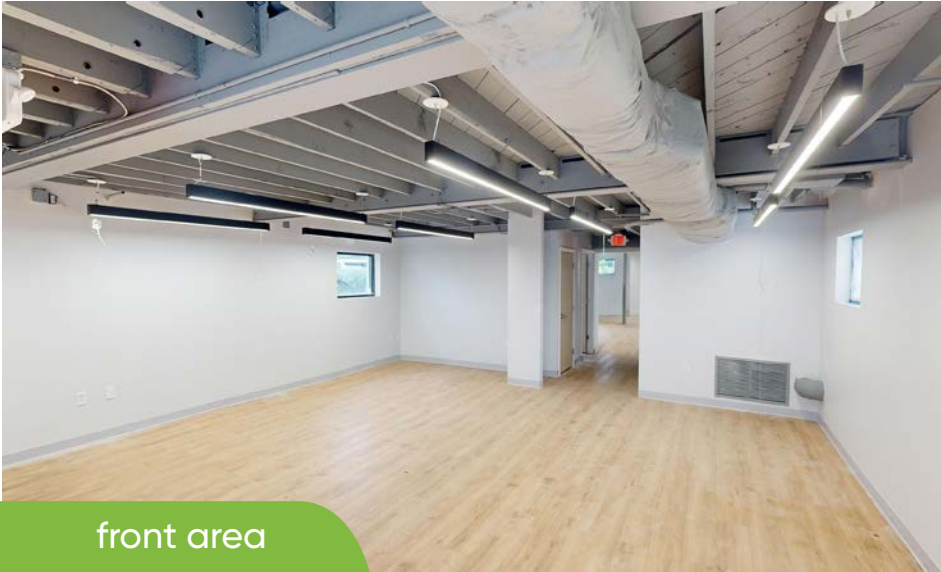


interiors



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1st floor photos



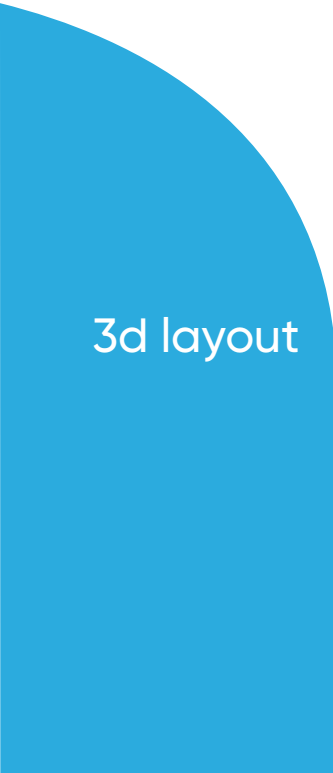
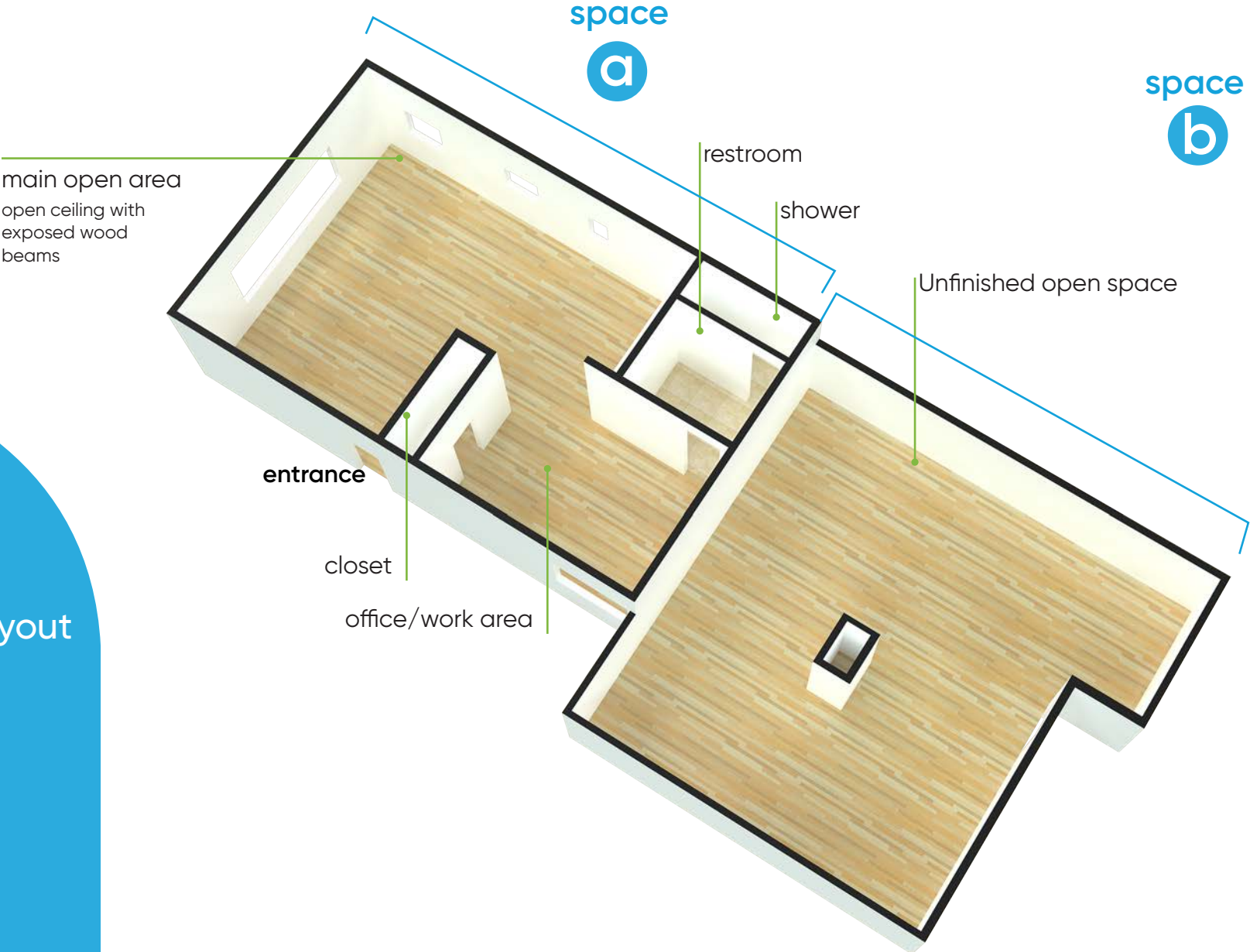
interiors



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2nd floor | **space a** (facing edgewater) 864 sf | **space b** (back) 1,074 sf

note: spaces can easily be combined into one



3d layout



2nd floor | 1,938 sf | **space a** - 864 sf | **space b** - 1,074 sf

space
a

space
b



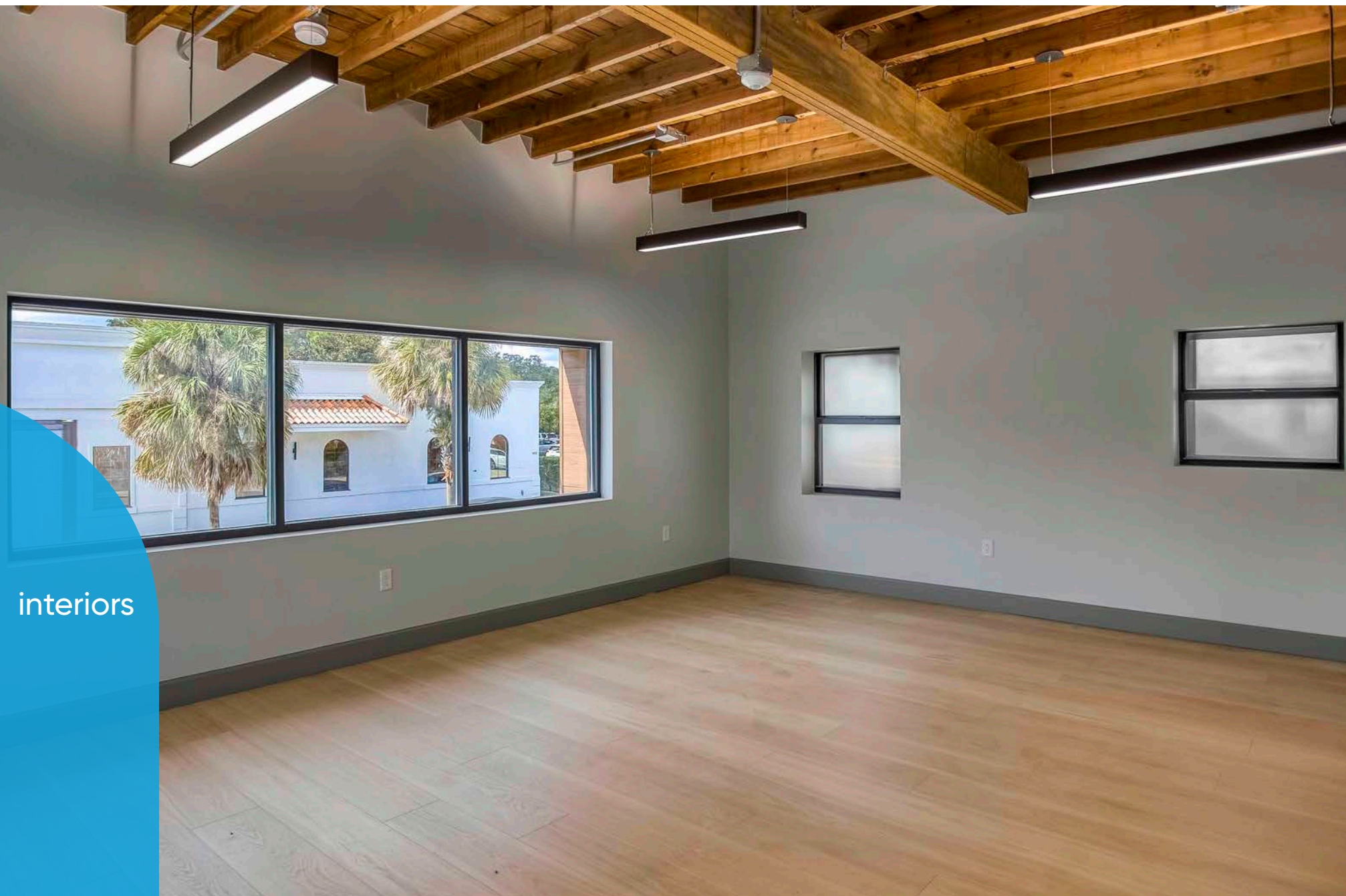
FLOOR 1

floor plan



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space a 2nd floor | main work area



interiors



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space a - 2nd floor | Kitchen Area



interiors



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space a | interior photos



open area



office/work area



open area/entrance



restroom

interiors



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alley easement for future ingress/egress



exterior

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location aerial - south



downtown
orlando

aerial



edgewater dr

± 0.080 in

± 0.000 in

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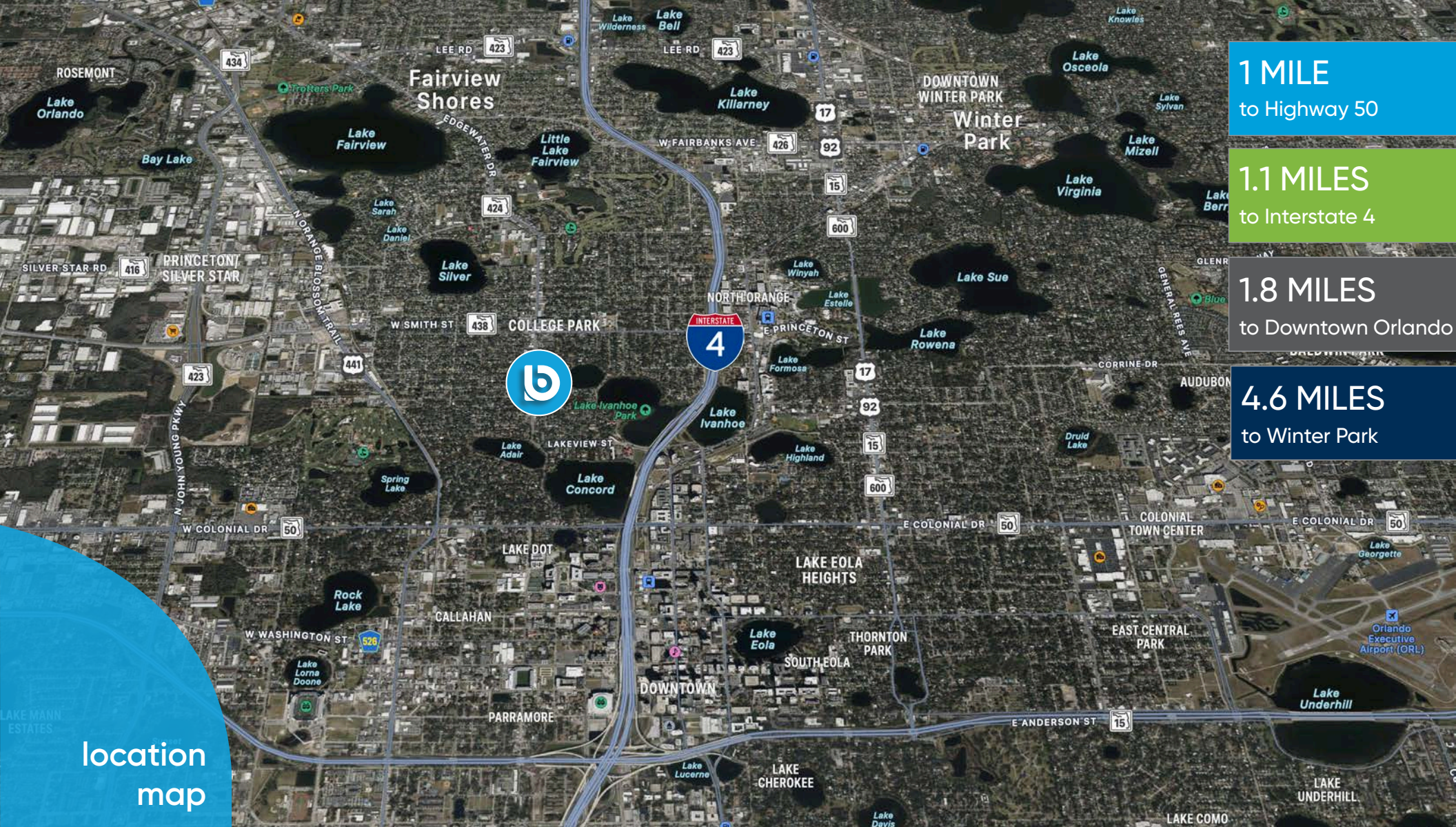
location aerial - north



aerial
n



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location
map

demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,236	\$109,883 2	,201	11,213
3-Mile	90,354	\$91,732	17,618	143,590
5-Mile	285,375\$	85,897	32,954	259,402



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