



**FOR SALE**

800 Celebration Avenue,  
Celebration, FL 34747



RESOURCE  
DEVELOPMENT  
INVESTMENT  
PROPERTIES  
INCORPORATED

**Susan Morris**  
Principal/Broker

[Susan.Morris@RDIPFlorida.com](mailto:Susan.Morris@RDIPFlorida.com) • 407.832.3434

**Nick Jones**  
Principal/Sales Associate

[Nick.Jones@RDIPFlorida.com](mailto:Nick.Jones@RDIPFlorida.com) • 206.931.0526



## Opportunity

800 Celebration is a 35,256 square-foot institutional office building in Celebration Town Center. This high quality building is accented by its three story interior foyer looking over its courtyard and tasteful architecture.

## Location

Celebration Florida is Disney's Master Planned community consisting of 10,000+ residences with a location adjacent to I-4, SR-417 and SR 429. The property is located in the Community Center which includes the Bohemian Celebration, a full service hotel, many fast casual and high end restaurants, and community events throughout the year. In addition, Celebration houses Florida Hospital Celebration, a 227-bed hospital as well as corporate Disney's office campus.

## Key Highlights

- 35,256 SF Institutional Building
- Three Stories
- Built in 2001
- 54 unmarked parking spaces in 100+ space parking lot (utility of parking lot to capacity)
- Located within Celebrations Town Center
- Walking distance to retail, restaurants and hotel
- Easy access to I-4, SR-417 and SR-429

## Price

Call For Details

# Property Overview

<b>Civic Address</b>	800 Celebration Avenue, Celebration, FL 34747
<b>Jurisdiction</b>	City of Celebration in Osceola County, FL
<b>Parcel ID</b>	07-25-28-2811-0001-3721
<b>Total Building Size</b>	35,256± SF
<b>Total Land Area</b>	1.1 AC
<b>Stories</b>	3 Stories
<b>Built</b>	2001
<b>Parking</b>	54 Unmarked Spaces in 100+ Parking Lot (utility of parking lot to capacity)
<b>Access</b>	8 Minutes to Interstate-4 On/Off Ramp 4 Minutes to State Road 417 On/Off Ramp
<b>Zoned</b>	OPUD Tract 8 Allowed Use > Churches, Libraries, Nonprofits, Schools, Neighborhood Commercial
<b>Best Use</b>	Education Facility, Corporate Office, Nonprofit, Special Interest
<b>Proximal to</b>	Full-service Hotel and Village Setting in Downtown Celebration





RESOURCE  
DEVELOPMENT  
INVESTMENT  
PROPERTIES  
INCORPORATED

**Susan Morris**  
Principal/Broker

[Susan.Morris@RDIPFlorida.com](mailto:Susan.Morris@RDIPFlorida.com) • 407.832.3434

**Nick Jones**  
Principal/Sales Associate

[Nick.Jones@RDIPFlorida.com](mailto:Nick.Jones@RDIPFlorida.com) • 206.931.0526

This document/email has been prepared by Resource Development Investments Properties Incorporated (RDIP) for advertising and general information only. RDIP makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RDIP excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RDIP and/or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.