

# FOR LEASE

PRIME LOCATION IN ORLANDO  
RETAIL | F & B | ENTERTAINMENT

**PURE**  
PROPERTIES  
GROUP

CONCEPTUAL PLAN | RENDERING



FEBRUARY 2026 DELIVERY

For leasing inquiries and further information:

Doug Badia  
[info@purepropertiesgroup.com](mailto:info@purepropertiesgroup.com)  
(800) 570-5262

± 5,425 SF – 16,275 SF

617 W. Central Boulevard | Orlando, Florida 32801

PURE PROPERTIES GROUP | [info@purepropertiesgroup.com](mailto:info@purepropertiesgroup.com) | 800.570.5262

This information contained herein was obtained from sources deemed to be reliable; however Pure Properties Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

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617 W. CENTRAL BOULEVARD | ORLANDO, FL

- Opportunity to lease approximately **5,425 SF** or the entire building at **16,275 SF**.
- Located directly across, just a few steps away, from the Inter & Co Stadium.
- Short walking distance to the Advent Health Training Facility and to the Orlando Sports & Entertainment District.
- Only 3 blocks away from the Kia Center.
- Half a mile or 12-min walk to Creative Village.
- Easy access to major thoroughfares, I-4, US-441, SR 50 and SR 408.
- Close proximity to downtown Orlando's premier entertainment destinations and park neighborhoods, i.e. College Park, Delaney Park, Thornton Park, Milk District, and several others.



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Opened in March 2017, Inter & Co Stadium is home to Orlando City Major League Soccer (MLS) & Orlando Pride of the National Women's Soccer League (NWSL).

## Stadium Facts:

- 25,000 capacity
- 360° lower bowl
- 8,400 sf indoor club
- 10,000 sf open-air supporter's terrace
- All-natural grass playing surface



THE AREA | NEIGHBORS

This newly built, \$70 million facility boasts 130,000 square feet located on a nearly 4-acre site at W. Central Blvd and S. Division Avenue, just a few steps away from the Property.

AdventHealth Training Center is a part of the Orlando Magic and AdventHealth's continuing commitment to health and wellness. This is a state-of-the-art destination sports medicine and sports performance facility that brings whole-athlete care under one roof. From the Orlando Magic to weekend warriors, they have the expertise that athletes need to succeed.



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THE AREA | NEIGHBORS

Kia Center, an indoor arena which opened October 2010, hosts roughly 225 events a year and welcomes more than 1.3 million patrons annually.

The arena is home to the Orlando Magic of the NBA along with many others. It has hosted numerous milestone events including NBA All-Star Weekend, NCAA March Madness, Wrestlemania 33, Top Rank Boxing, and sell-out concerts.

- 875,000 sf indoor arena
- 18,500 state-of-the-art seating capacity
- 8 levels, 60 suites, 1,400 club seats

Creative Village is an Innovation District designed to facilitate collaboration and productivity while retaining, attracting and growing talent. When complete, it will be one of the largest transit-oriented developments in the Southeastern U.S.

Phase 1 was completed in 2022. Represents almost 8,000 students/faculty/staff, 1,000+ high wage jobs and approximately 2,100 residents.

- 350,000 sf higher education space
- 640 purpose-built student housing beds
- 957 mixed-income and market-rate apartments
- 175,940 sf EA Orlando Studio
- 2.3-acre park, Luminary Green



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THE AREA | NEIGHBORS

Following a massive \$207.7 million reconstruction in 2014 that yielded a 90% all-new stadium, new amenities and enhancements at this modernized stadium include 41,000 lower bowl seats with armrests, chair backs and six additional inches of legroom, 2 360-degree concourses, multiple giant video displays, a 20,000-sf plaza deck, an open-air façade, and unique indoor & outdoor club spaces to accommodate 5,000 patrons.



Downtown Orlando's New Sports & Entertainment Hub

A 900,000-sf mixed-use project featuring high-rise residences, a full-service hotel, office and meeting spaces, retail shops, a dynamic live events venue, and on-site parking – all steps away from the Property.

- 260-key full-service hotel
- 270-unit high-rise residences
- 3,500 seats live events venue
- 200,000 – 300,000 sf class-A office space
- 125,000 sf retail space
- 1,140 on-site parking spaces

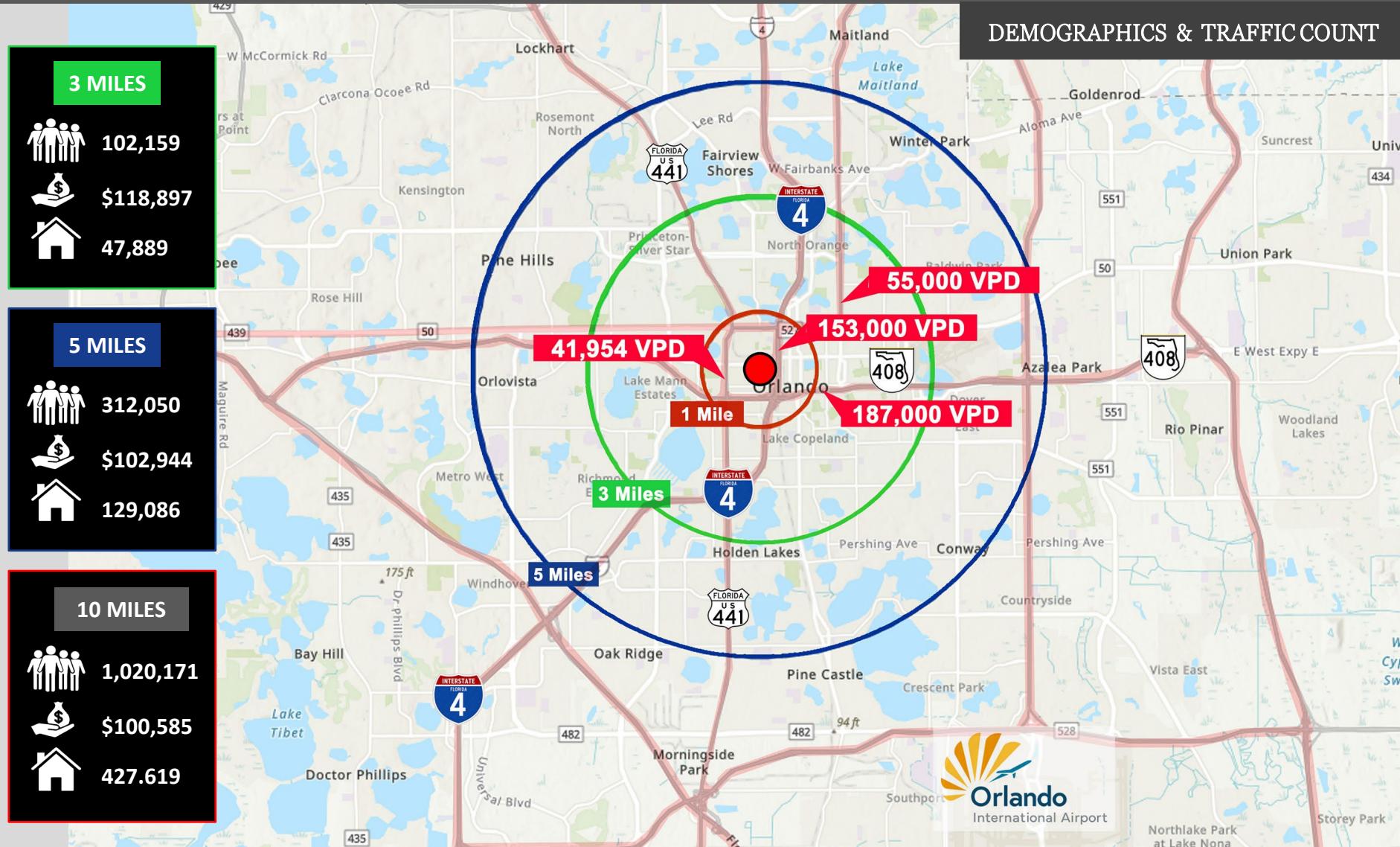


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617 W Central Blvd

## PRIME LOCATION IN ORLANDO RETAIL | F & B | ENTERTAINMENT

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617 W. CENTRAL BOULEVARD

Available Space	$\pm 5,425$ SF – $16,275$ SF
Building Size	$\pm 16,275$ SF
Building Height	20.33'
Surface Lot Size	15,860 SF
Land Area	$\pm 0.88$ AC
Year Built	1925
Zoning	AC-2/T/PH

Ready For Delivery - February 2026

THE PROPERTY



*Conceptual Plan/Rendering*



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INTERIOR PHOTOS



- 2 spaces are currently in LOI negotiation. 1 space left available for lease! Delivery conditions include a new storefront and an ADA restroom.
- Estimated delivery of Premises – February 2026
- High ceiling, 20'
- 15,860 sf of surface lot for parking and/or outdoor patio area
- Concrete block / stucco
- Fully equipped fire sprinkler
- New roof (2022) – R30 insulation with skylights
- 3 phase, 800 amp, 240v electrical service
- Fully fenced property
- Zoned AC-2/T/PH – can cater to a wide variety of businesses.

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