

OFFICE/RETAIL FOR LEASE

1249 N. ORANGE AVE, ORLANDO, FL 32804



\$12,800.00 per month

BUILDING: 6,100 SF (+/-)

RENOVATED: November, 2023

Totally renovated in November, 2023. The space has 4 new HVAC units and duct work, new electrical service, new light fixtures throughout (inside & out), new ceiling tiles, new VCT flooring in warehouse and carpet in showroom, new doors throughout and bathroom fixtures.

RENTAL RATE: \$25.18/sf, modified gross + 5% sales tax

PARKING: 9 spaces, + on street

LOCATION: Overlooks Lake Ivanhoe. Minutes to downtown Orlando, Hwy 17-92, Interstate 4, Colonial Dr., SR 408

**Atkins Commercial Realty
Licensed Real Estate Broker**

**Contact: Scott Atkins
(407-841-6067)**

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Atkins Commercial Realty, LLC is the agent for the Landlord of this property and will be paid by the Landlord. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to the accuracy thereof is made. This offering is subject to errors, omissions, change of price or withdrawal without notice.