

For Sale

# Downtown Orlando Office Property

36,000 SF Bldg | 0.64 Acres (Parking & Additional Land)



## 28-44 West Central Blvd

Orlando, Florida 32801

### Property Highlights

- 36,000± SF, four-story office building with additional land for parking and outdoor space
- First time on market in over 45 years
- Great location in the very center of the Downtown Orlando CBD
- New owner can occupy up to 27,000 SF or more
- Historic brick building; built in 1912; structural steel framing added
- Walking distance to Church Street SunRail station and the Grand Bohemian, AC Hotel by Marriott and Hilton Garden Inn hotels
- Close to Amway Center and Dr. Phillips Center; surrounded by restaurants and banking
- Zoning: AC-3A/T/HP (City of Orlando)
- Easy access to I-4, Colonial Drive (SR 50), SR 408 (East-West) and Orange Blossom Trail
- 5,000± SF of roof reinforced - allows for deck or open-air use



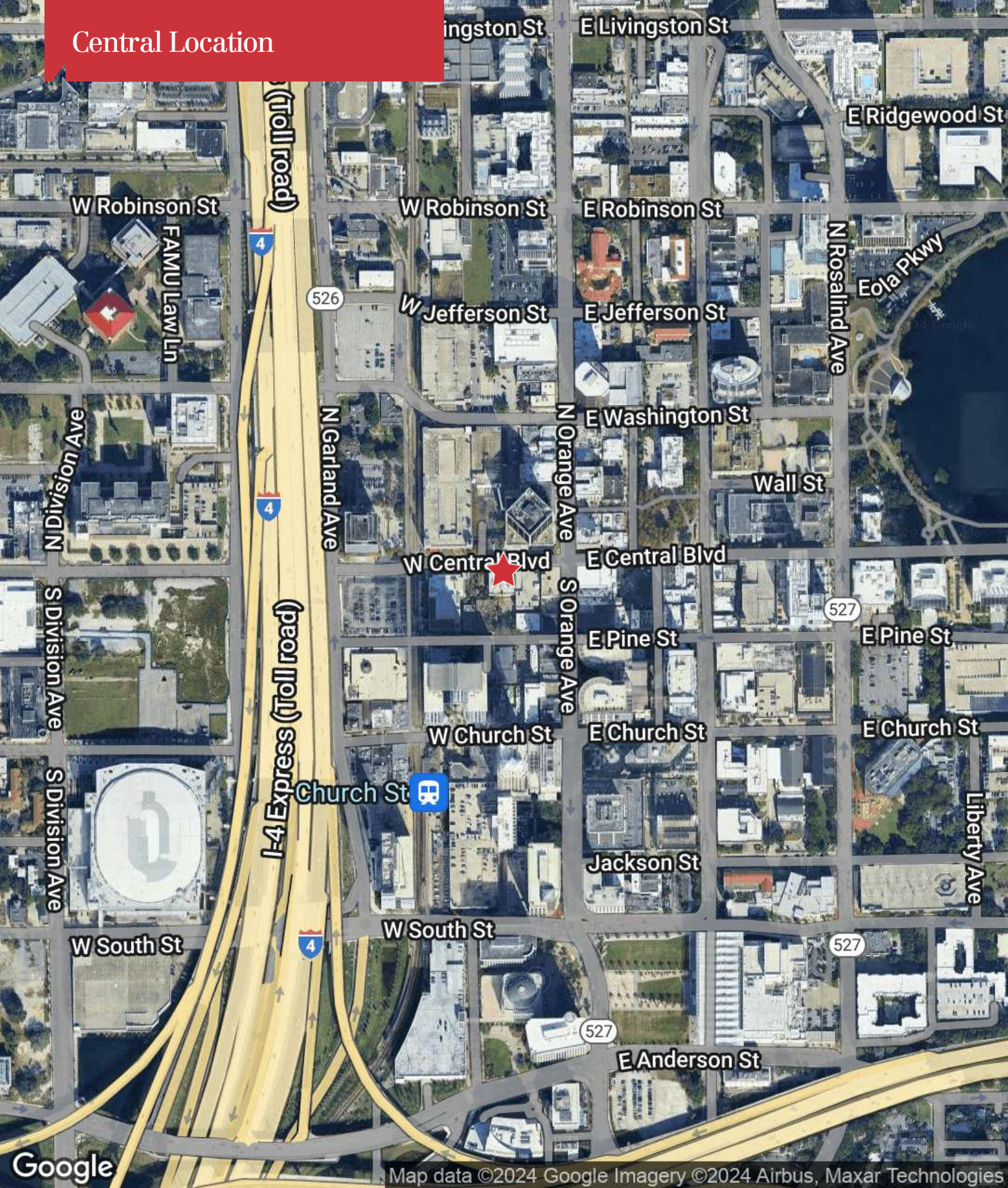
**Sale Price: \$12,000,000**

For more information

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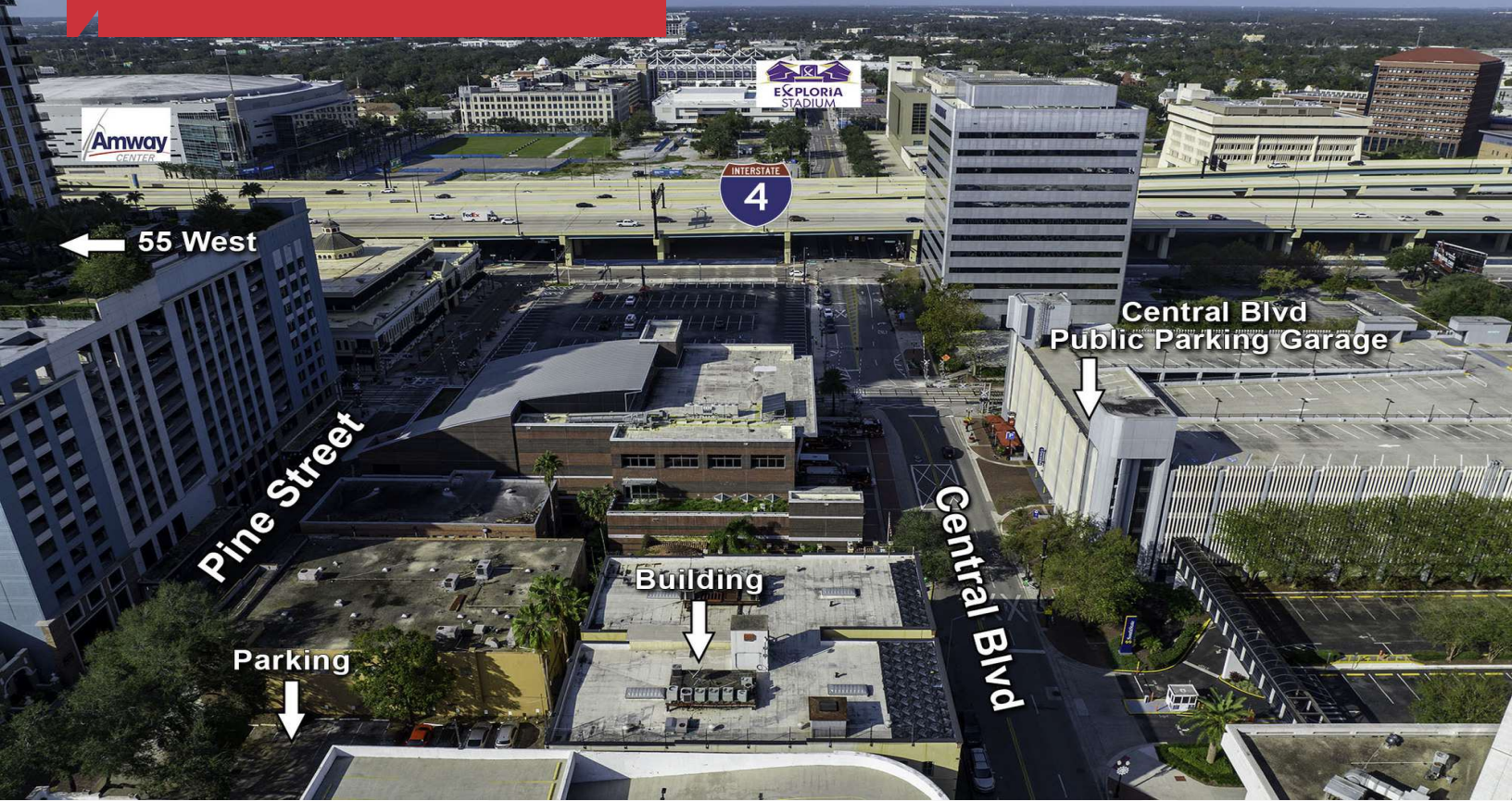
# Central Location



Google

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# Aerials



# Attractive Details

