

PROPERTY DESCRIPTION

FRESHLY RENOVATED TURNKEY OFFICE SPACE Immerse yourself in the newly renovated, design-focused office space available for lease in the bustling Mills 50 district. Offering the flexibility to rent the entire building OR select individual offices, this property caters perfectly to professional users. Enjoy the serene, well-designed work environment, complemented by shared amenities, abundant parking, and excellent walkability, making it an outstanding choice for businesses seeking growth and connectivity in a bustling neighborhood. Zoned O-1/T/SP/AN it falls under the Office Low-Intensity district. This zoning allows for low-intensity office uses, which typically include professional and business offices.

PROPERTY HIGHLIGHTS

- Modern and elegant office space
- Ample natural light throughout
- Flexible and customizable floor plans
- State-of-the-art technology and security systems

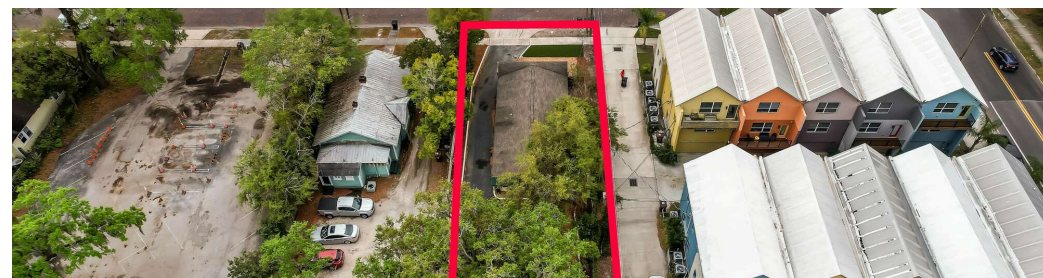
OFFERING SUMMARY

Lease Rate:	\$39.00 SF/yr (Gross)
Number of Units:	2
Available SF:	1,358 SF
Lot Size:	6,994 SF
Building Size:	1,358 SF

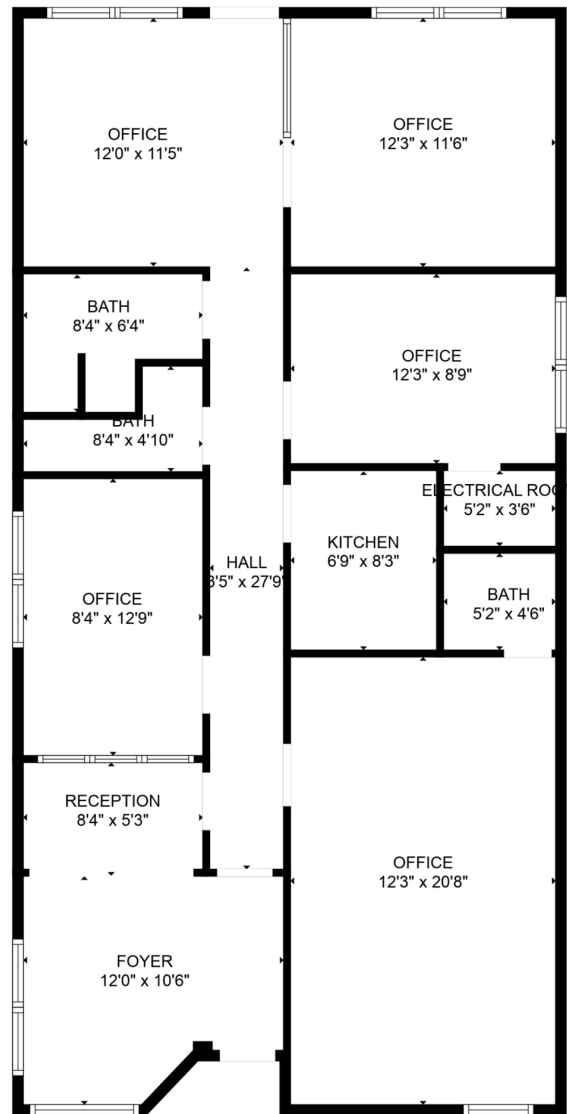
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,922	130,166	418,189
Total Population	11,916	276,838	1,005,759
Average HH Income	\$87,088	\$77,083	\$68,199



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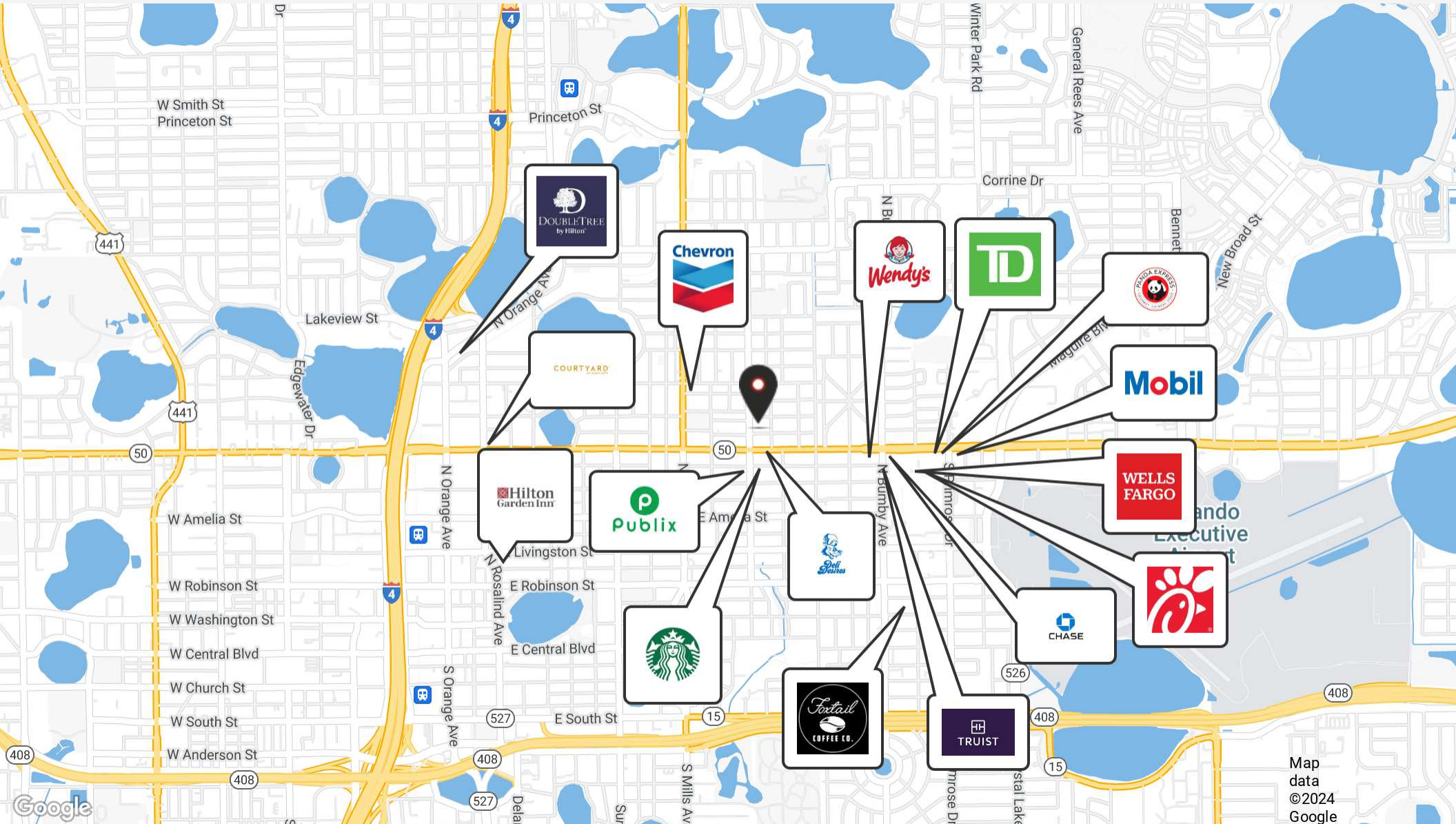


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1615 WOODWARD ST

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Orlando, FL 32803

OFFICE BUILDING FOR LEASE



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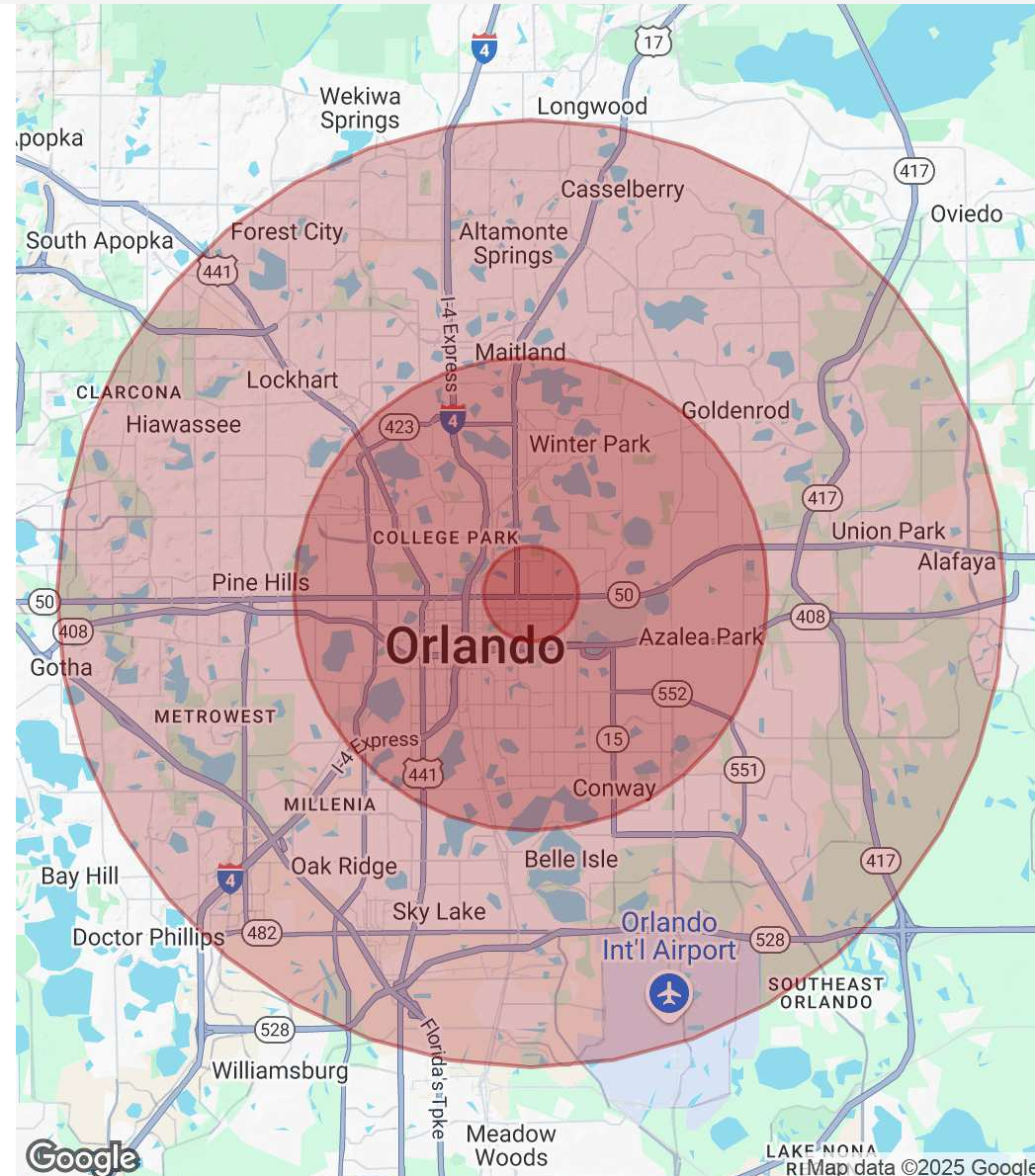
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OFFICE BUILDING FOR LEASE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,916	276,838	1,005,759
Average Age	35.7	38.5	36.9
Average Age (Male)	34.2	36.9	35.7
Average Age (Female)	37.6	40.4	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,922	130,166	418,189
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$87,088	\$77,083	\$68,199
Average House Value	\$324,864	\$272,010	\$216,411

2020 American Community Survey (ACS)



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