

FOR LEASE

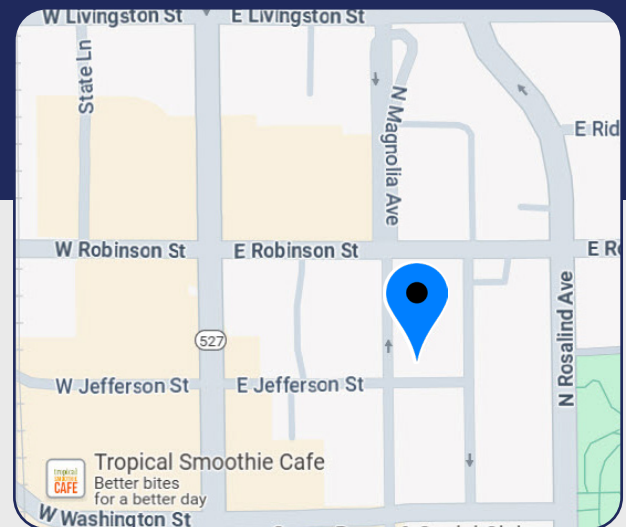


DOWNTOWN OFFICE

211 N Magnolia Ave, Orlando, FL 32801

FREE-STANDING BUILDING FOR LEASE

- > 3,800 SF two-story office building with 700 SF basement
- > Single tenant building with multiple private entries
- > Five restrooms
- > Ten offices
- > Conference room
- > Waiting and reception area
- > Break room
- > 11 parking spaces
- > On the Lymmo bus line and within walking distance to Sunrail train station
- > Taxes and insurance - \$1,378.21 per month plus sales tax
- > **\$19.00/SF, NNN**



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1209 Edgewater Drive

Suite 100

Orlando, FL 32804

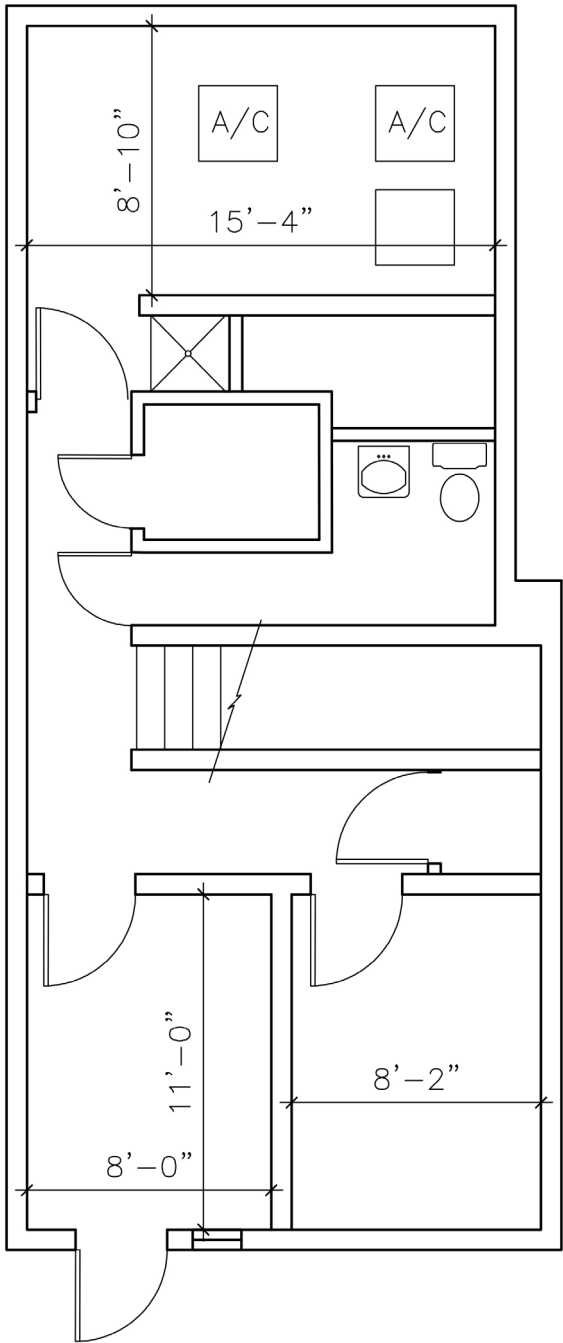
407.206.7300 Main

www.bywater.com

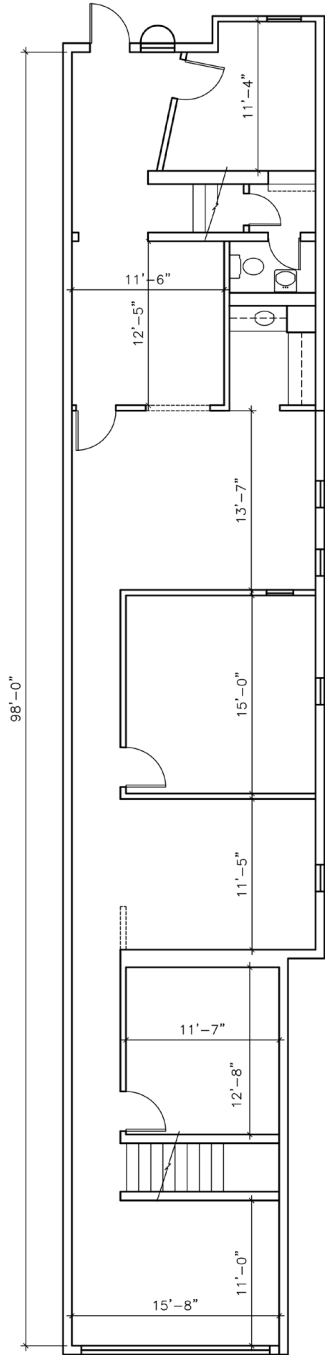
DOWNTOWN OFFICE

211 N Magnolia Ave, Orlando, FL 32803

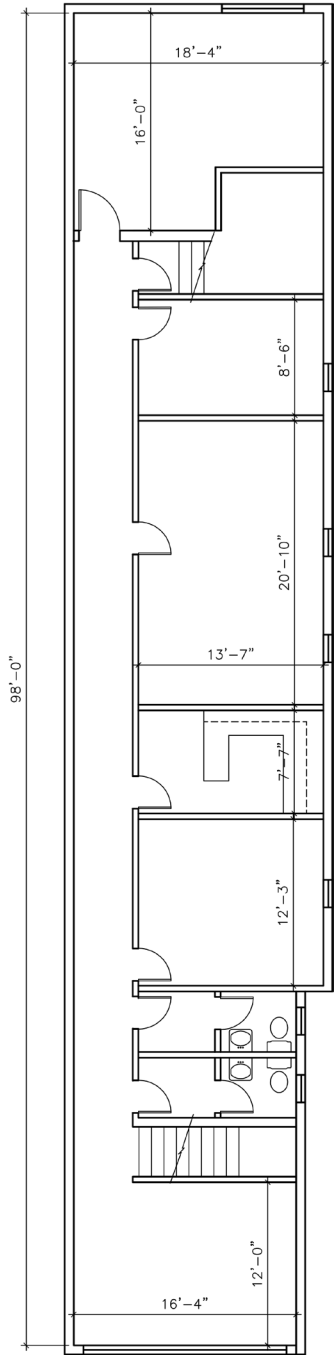
FLOOR PLANS



BASEMENT



GROUND FLOOR



SECOND FLOOR



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DOWNTOWN OFFICE

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REAR PARKING



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