

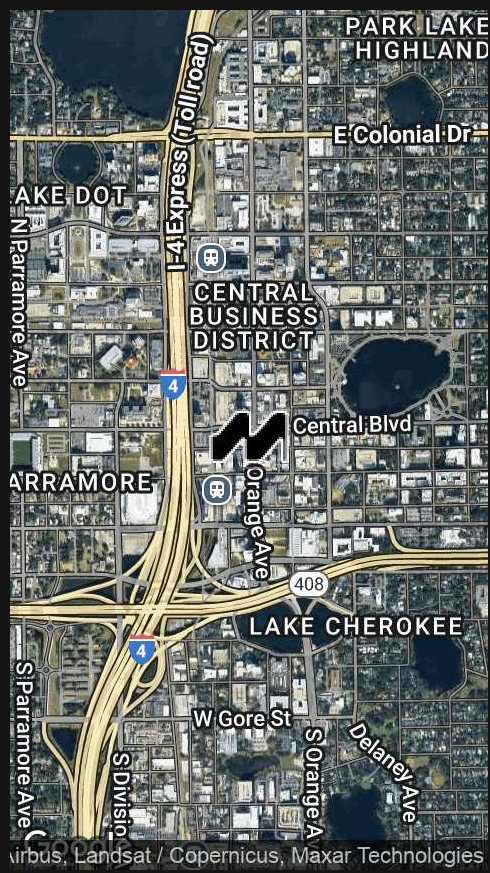


1 West Church Office Building

1 W CHURCH ST, ORANGE CITY, FL 32801

Location Overview

Position your business at one of downtown Orlando's most recognizable intersections — Orange Ave & Church St in this historic four-story landmark. The second and third floors, totaling $\pm 12,777$ SF ($\pm 6,100$ SF each), offer the rare chance to secure a prominent, fully built-out office presence in the heart of the city's central business district. Whether you need a single floor or both, this high-visibility location places you steps from the Plaza Towers, Kia Center, Inter&Co Stadium, Dr. Phillips Performing Arts Center, offering a synergistic environment.



FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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EXECUTIVE SUMMARY

1 W CHURCH ST, ORANGE CITY, FL 32801

1 West Church Office Building



OFFERING SUMMARY

Lease Rate:	Contact For Details
Building Size:	18,928 SF
Available SF:	6,146 - 12,777 SF
Market:	Downtown Orlando
Submarket:	Central Business District

PROPERTY OVERVIEW

The second and third floors at 1 West Church St offer a rare opportunity to secure $\pm 12,777$ SF of premium, fully built-out office space in the heart of Downtown Orlando's Central Business District. Each floor is $\pm 6,100$ SF and may be leased together or separately, providing flexibility for various business needs. The existing private offices, conference rooms, open workstations, and break area are in place, and desks, chairs, and cubicles remain available — providing an opportunity for tenants to have a true turnkey move-in with minimal setup costs.

PROPERTY HIGHLIGHTS

- Prime Corner Location Fronting Orange Ave & Church St
- Secure Keycard Entry
- Turnkey Office Space
- Office Furniture/Equipment Remain
- Signage Available On Orange Ave & Church St

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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OFFICE BUILDING

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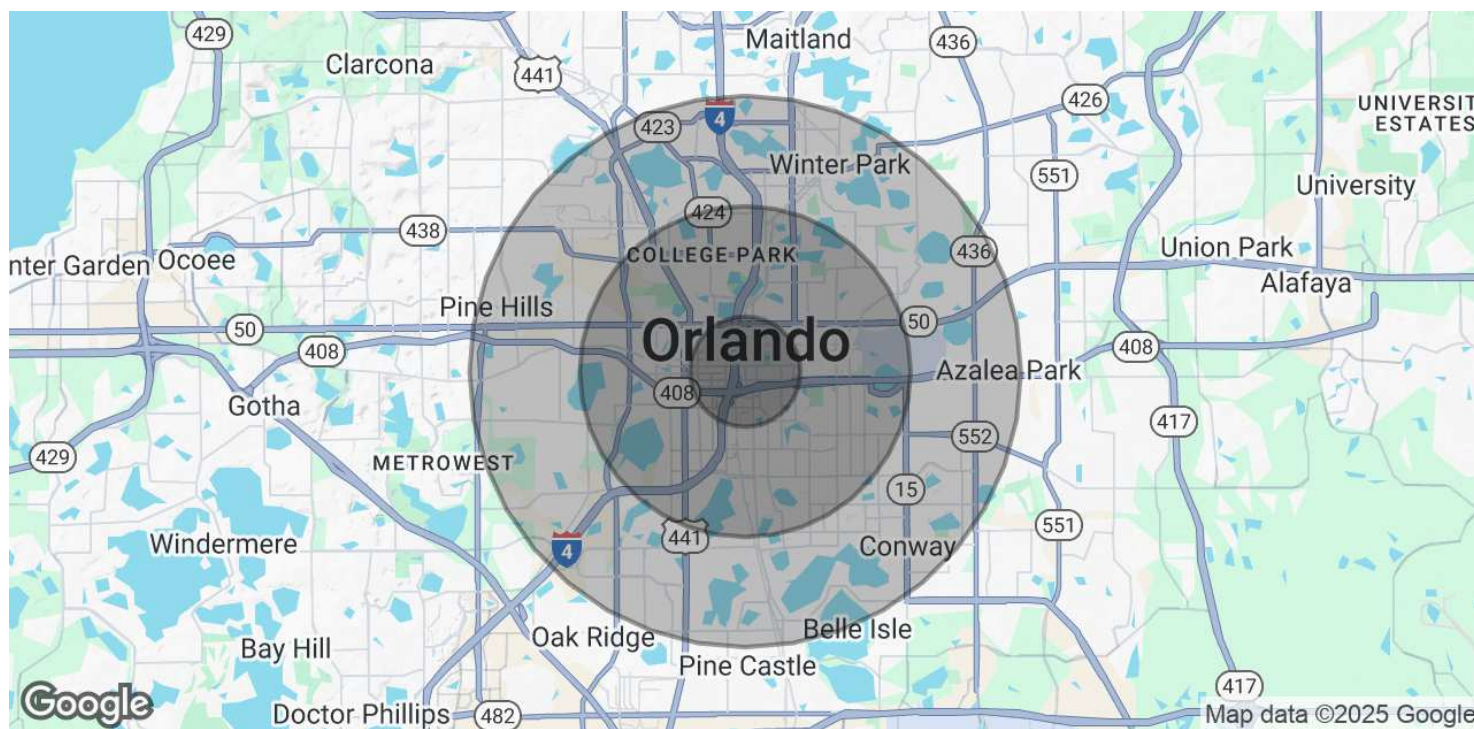


For Lease

DEMOGRAPHICS MAP & REPORT

1 W CHURCH ST, ORANGE CITY, FL 32801

1 West Church Office Building



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,935	105,073	312,710
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,129	49,824	131,073
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$104,268	\$109,604	\$96,312
Average House Value	\$574,855	\$504,293	\$424,449

Demographics data derived from AlphaMap

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