

For Lease

2315 Curry Ford Road

Orlando, FL 32806



Entire Building Available
(May Subdivide)

**AVISON
YOUNG**

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Introduction

The property is a **7,261±** SF two-story freestanding office building located at the NWC of Main and Main (Bumby & Curry Ford) in the **Hourglass District**. The property is minutes from downtown Orlando as well as surrounding districts like Thorton Park, SoDo, Mills50, and the Milk District. Numerous lunch options are available within walking distance. The property's central location allows for convenient access to I-4, SR 408, SR 436, Orlando Executive Airport, and Orlando International Airport.

PROPERTY HIGHLIGHTS

SIZE: 7,261± SF

**SURFACE PARKING SPACES
4.00/1,000**

ZONING: C-1

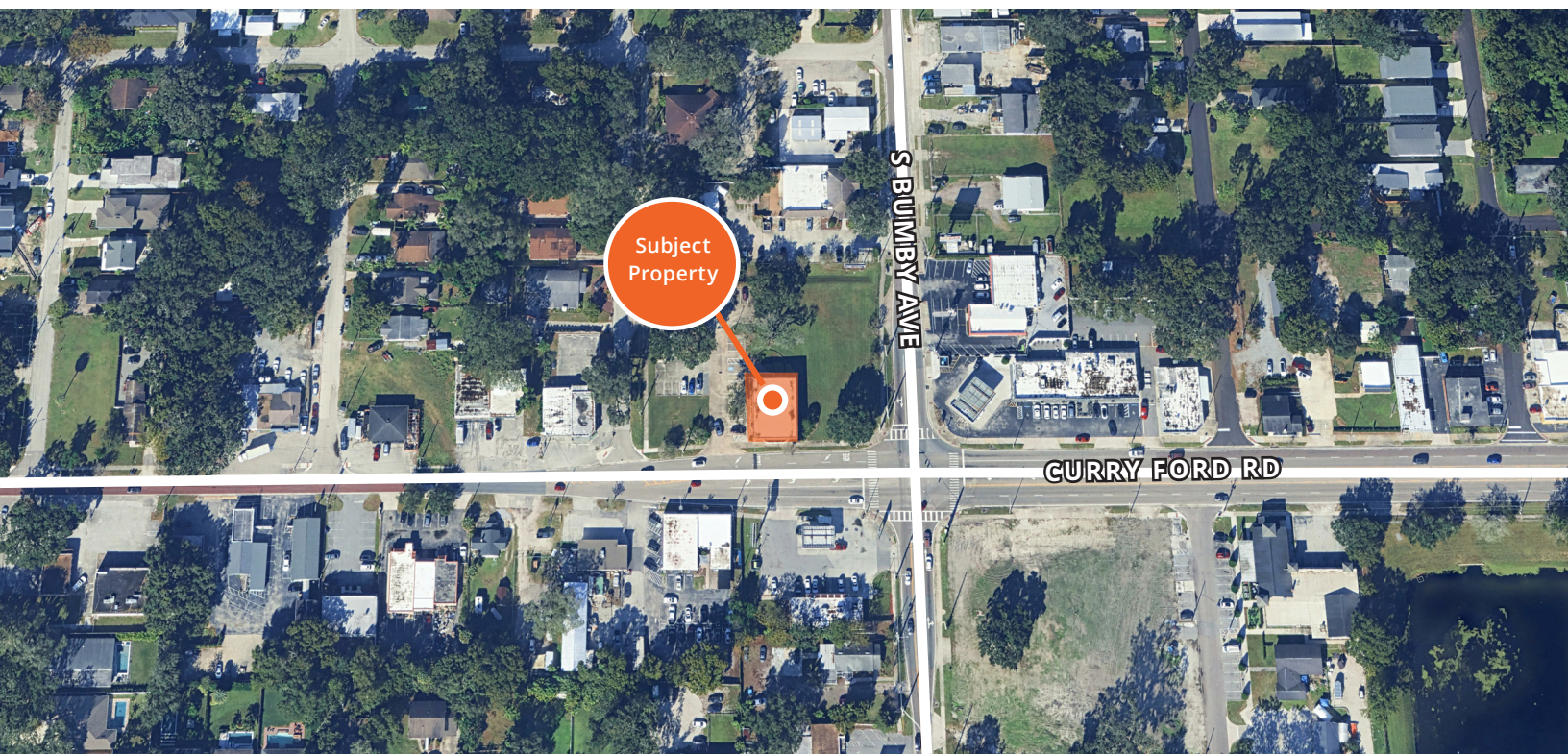
\$30.50/SF - MODIFIED GROSS

**HIGHLY VISIBLE BUILDING SIGNAGE
AVAILABLE**

**LUNCH OPTIONS WITHIN WALKING
DISTANCE**

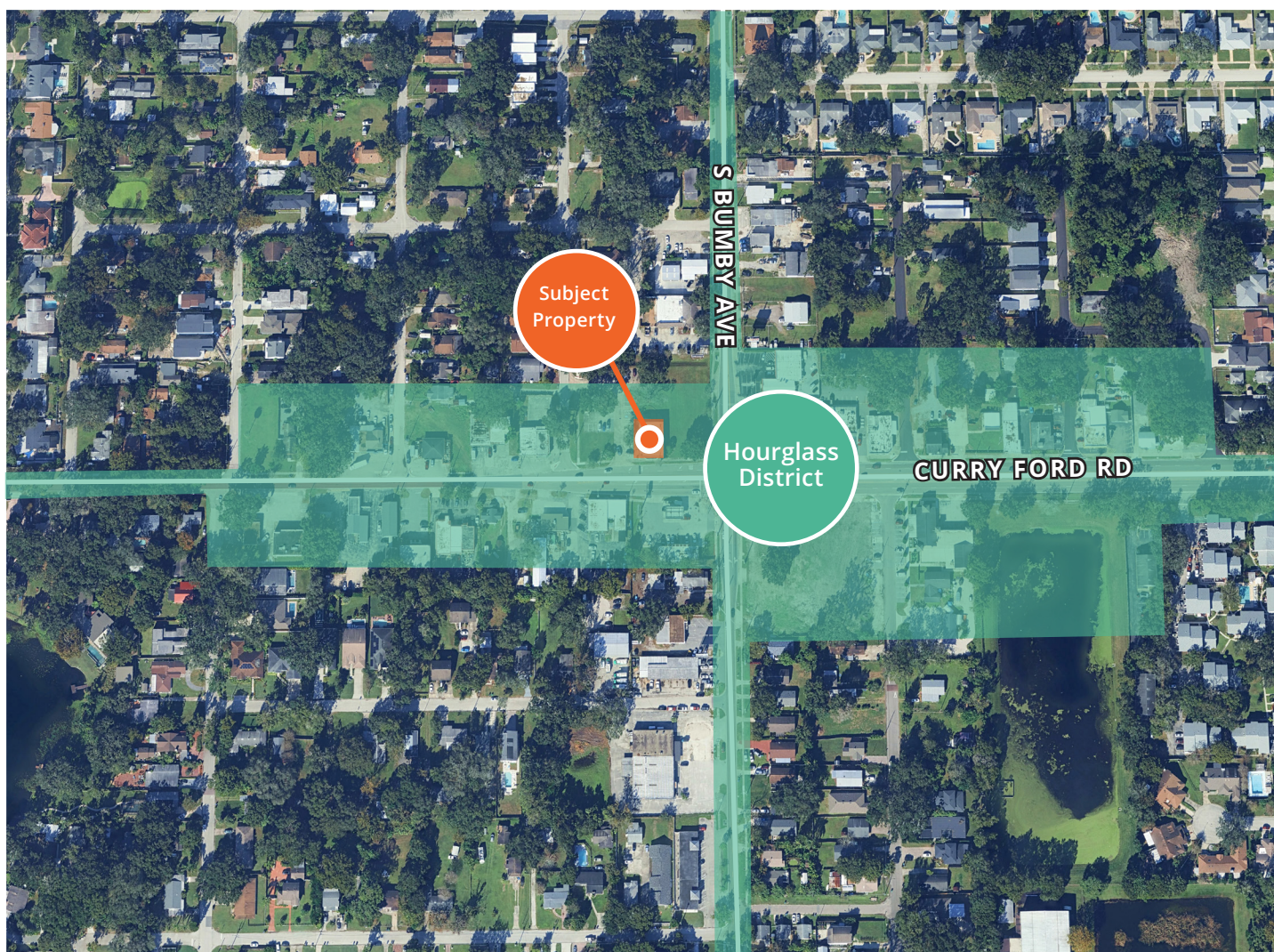
IDEAL FOR PROFESSIONAL SERVICES

AVAILABLE ON MARCH 1ST, 2026



Nearby Amenities - Hourglass District

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Interior Photos

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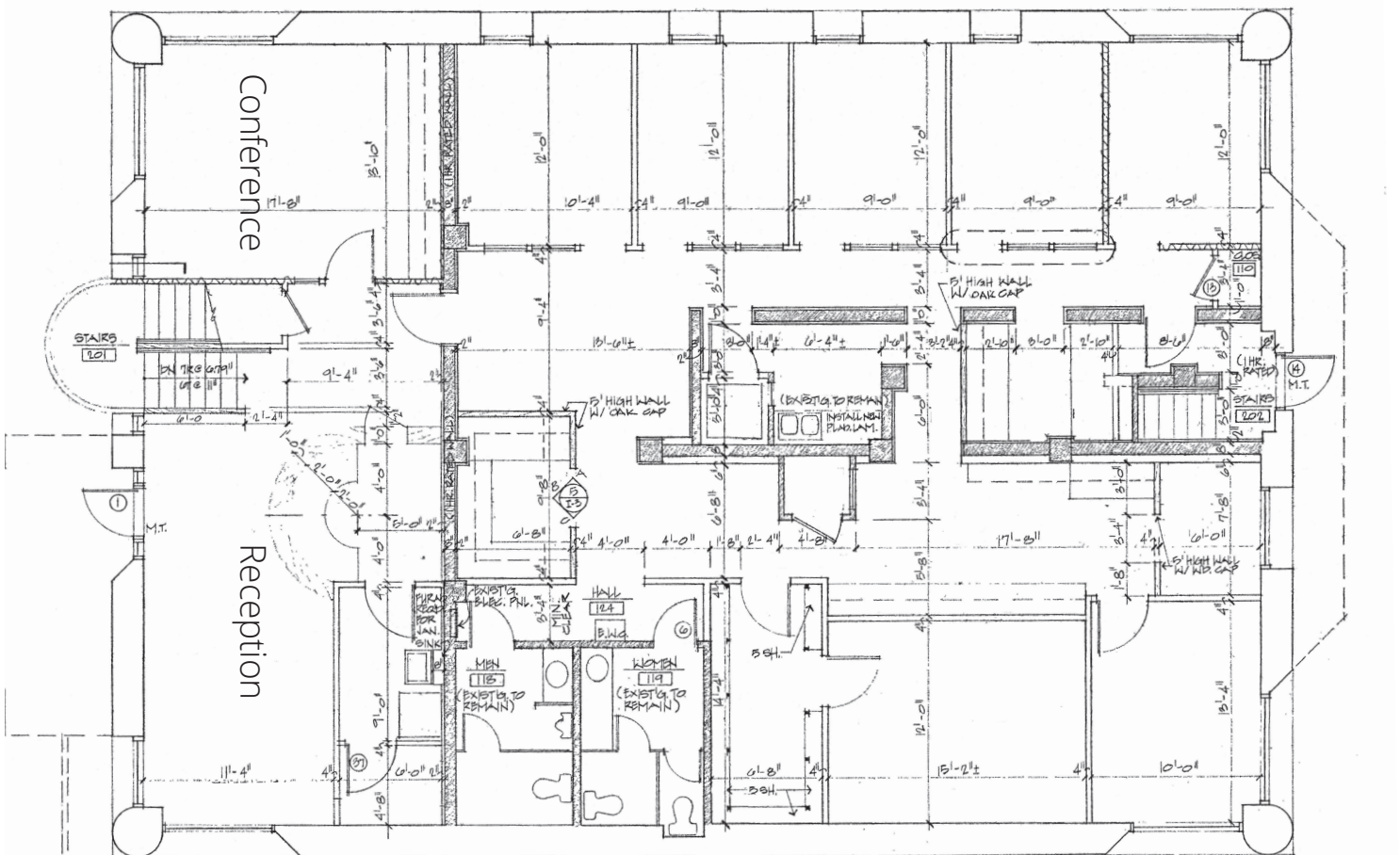


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FIRST FLOOR - 3,630± SF



This is a hand-drawn architectural floor plan of a building, likely a school or institutional facility. The plan shows a complex layout of rooms, corridors, and structural details. Key features include:

- Rooms and Areas:**
 - STAIRS:** Located on the left side, with a curved staircase and a "1HR RATED STAIRWAY" on the right.
 - HEAD FILE STOR:** Located on the right side, with a "1HR RATED RM" below it.
 - SEE EXISTING CLG. FOR P.M. THIS AREA:** A note in the center of the plan.
 - 1HR RATED A.H.U. (222):** Located in the lower left area.
 - WOMEN:** Located in the lower left area, near the A.H.U.
 - EXISTING MEN:** Located in the lower left area, near the women's room.
 - ELPHS (223):** Located in the lower left area, near the men's room.
 - GUNK:** Located in the lower center area.
 - COFFEE MEAS:** Located in the lower center area, near the gunk.
 - FUTURE REF.:** Located in the lower center area, near the coffee meas.
- Dimensions:** Numerous dimensions are provided throughout the plan, such as "13'-4\"", "12'-0\"", "9'-4\"", "11'-0\"", "10'-1\"", "7'-0\"", "6'-0\"", "4'-0\"", "3'-0\"", "2'-0\"", "1'-0\"", "1'-6\"", "1'-8\"", "1'-10\"", "1'-12\"", "1'-14\"", "1'-16\"", "1'-18\"", "1'-20\"", "1'-22\"", "1'-24\"", "1'-26\"", "1'-28\"", "1'-30\"", "1'-32\"", "1'-34\"", "1'-36\"", "1'-38\"", "1'-40\"", "1'-42\"", "1'-44\"", "1'-46\"", "1'-48\"", "1'-50\"", "1'-52\"", "1'-54\"", "1'-56\"", "1'-58\"", "1'-60\"", "1'-62\"", "1'-64\"", "1'-66\"", "1'-68\"", "1'-70\"", "1'-72\"", "1'-74\"", "1'-76\"", "1'-78\"", "1'-80\"", "1'-82\"", "1'-84\"", "1'-86\"", "1'-88\"", "1'-90\"", "1'-92\"", "1'-94\"", "1'-96\"", "1'-98\"", "1'-100\"", "1'-102\"", "1'-104\"", "1'-106\"", "1'-108\"", "1'-110\"", "1'-112\"", "1'-114\"", "1'-116\"", "1'-118\"", "1'-120\"", "1'-122\"", "1'-124\"", "1'-126\"", "1'-128\"", "1'-130\"", "1'-132\"", "1'-134\"", "1'-136\"", "1'-138\"", "1'-140\"", "1'-142\"", "1'-144\"", "1'-146\"", 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