

professional  
office space  
for

# LEASE

1st floor space:  
ste 190 - 2,507 rsf  
**\$32.00/rsf fs**

- + building: 25,324 rsf
- + year built: 2002
- + signage: monument

1615 Edgewater Drive  
Orlando, Florida 32804

**PRICE  
REDUCTION**

**ASK ABOUT  
OUR FREE RENT  
PROMOTION!**



**patrick goetz**  
vice president  
(407) 734.7210  
[pat@BBDRE.com](mailto:pat@BBDRE.com)



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE



## highlights

Professional  
Office Building  
Located on  
Edgewater Drive  
in College Park

- Close to Many Local Restaurants & Retail
- Tenant Allowance Offered for Approved Improvements, Including Your Choice of Floor Covering
- Multiple Private Offices and Work Stations, Break/Copy Room & Reception Area
- Beautiful Building Lobby
- Just Over a Mile from Interstate 4 and Highway 50
- Ample Parking



250 N. Orange Ave., Ste. 500  
Orlando, FL 32801  
+ (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 [pat@BBDRE.com](mailto:pat@BBDRE.com)

available space: suite 190

exterior

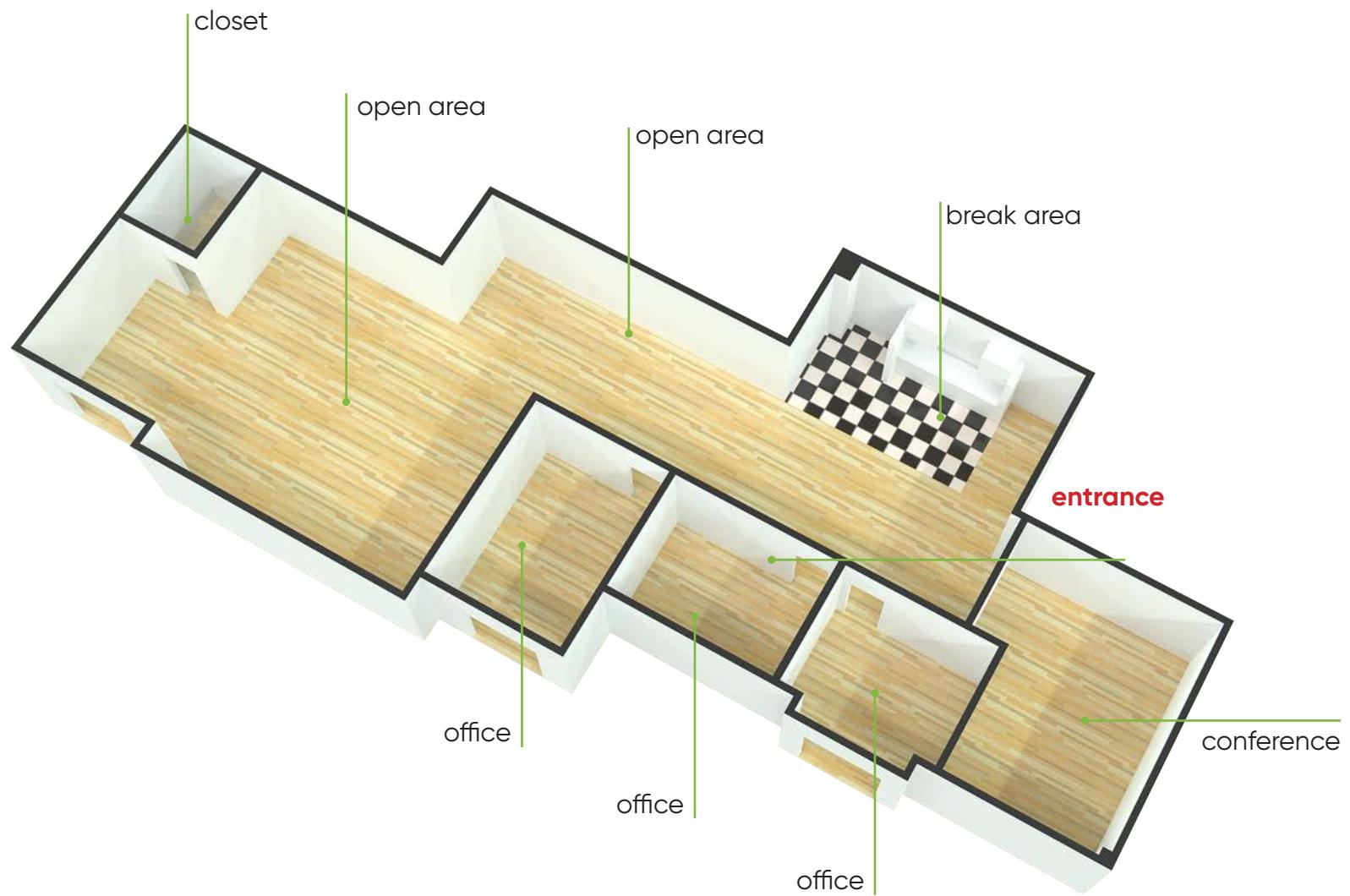


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suite 190 | 2,507 rsf

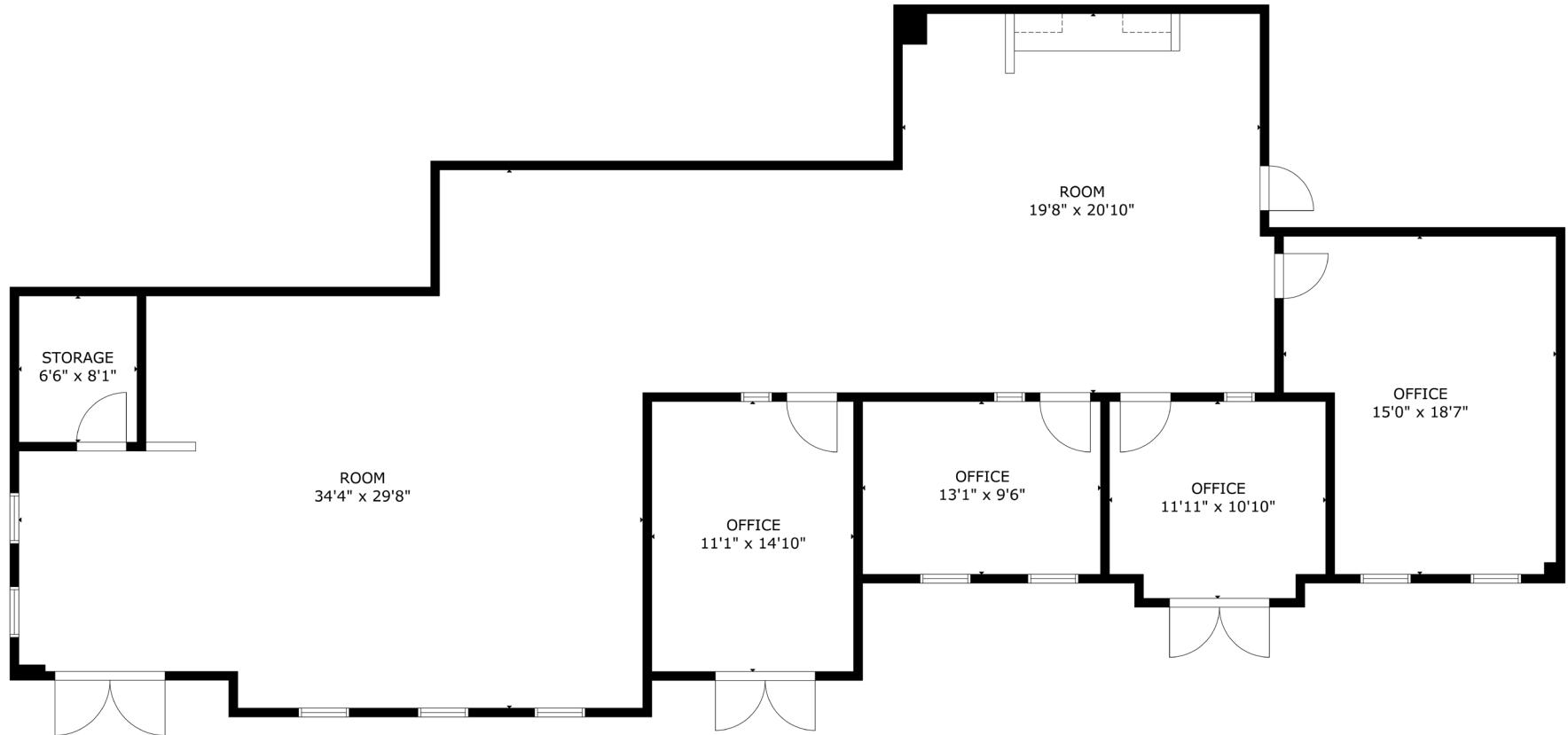
floor plan



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suite 190 | 2,507 rsf

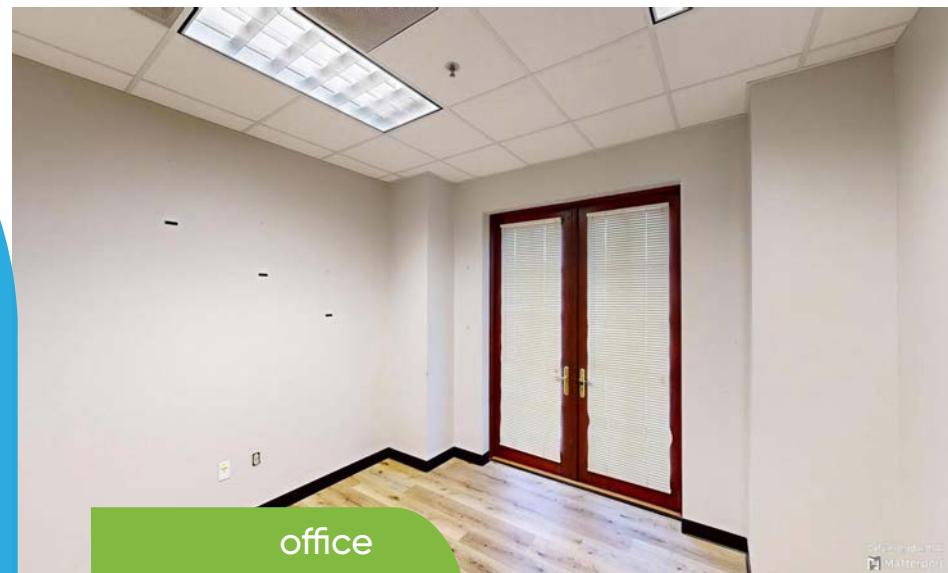


floor plan

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suite 190 | 2,507 rsf | offices



interiors

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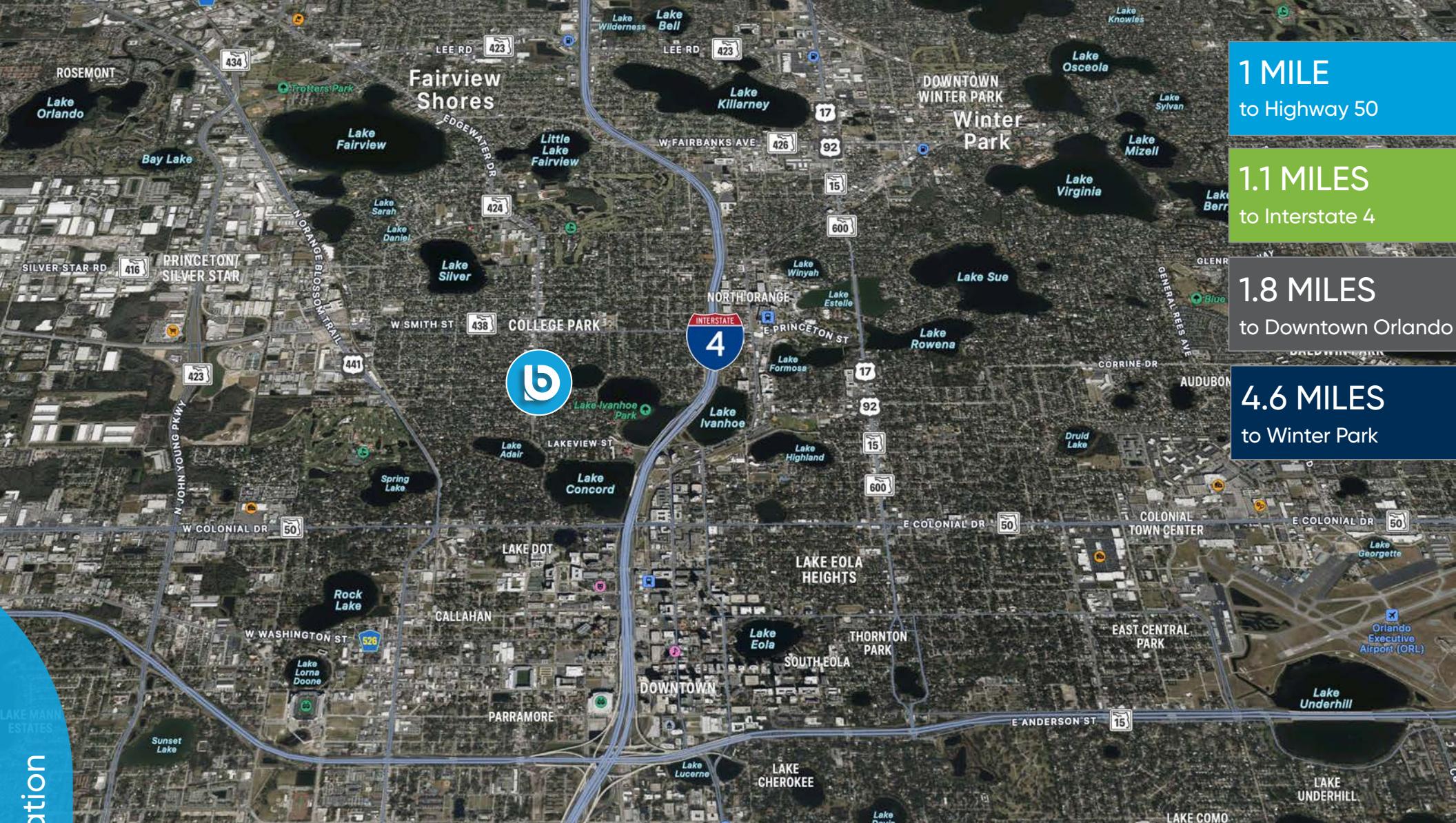
nearby businesses



dartmouth  
park



the property  
b



## demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,236	\$109,883 2	,201	11,213
3-Mile	90,354	\$91,732	17,618	143,590
5-Mile	285,375\$	85,897	32,954	259,402