



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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OFFICE SUITE SUBLEASE

111 N Magnolia Ave., Orlando, FL 32801

Contact: Dominique Greco
Sales & Leasing Associate

E: Dominique@FCPG.com
P: 407.872.0177 ext. 142

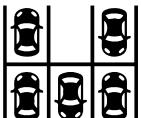
Contact: Ben Kuykendall
Senior Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Sublease Rate: \$28.00 / SF, NNN

Expiration: November 2029

Suite 1550: ± 3,070 SF



**ATTACHED
PARKING GARAGE**

Fully furnished 15th floor office featuring floor-to-ceiling views of Lake Eola, directory signage, professional on-site management, and on-site security

6 private offices (3 windowed), 7 workstations, 2 conference rooms, spacious break room, and welcome space

On-site parking garage offers abundant paid parking options for staff and visitors

Located within a premier, mixed-use tower featuring luxury residences above the office floors (each with a dedicated elevator bank)

Situated on the corner of Magnolia Ave & Washington St, just one block from Lake Eola, with ground-floor retail including Deeply Coffee

2025 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

1 Mile	25,279	14,177	\$114,256
3 Miles	105,817	50,854	\$126,060
5 Miles	299,133	125,693	\$112,798

PHOTOS



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FLOORPLAN



2025 EMPLOYEE
POPULATION (1 MILE)
70,161

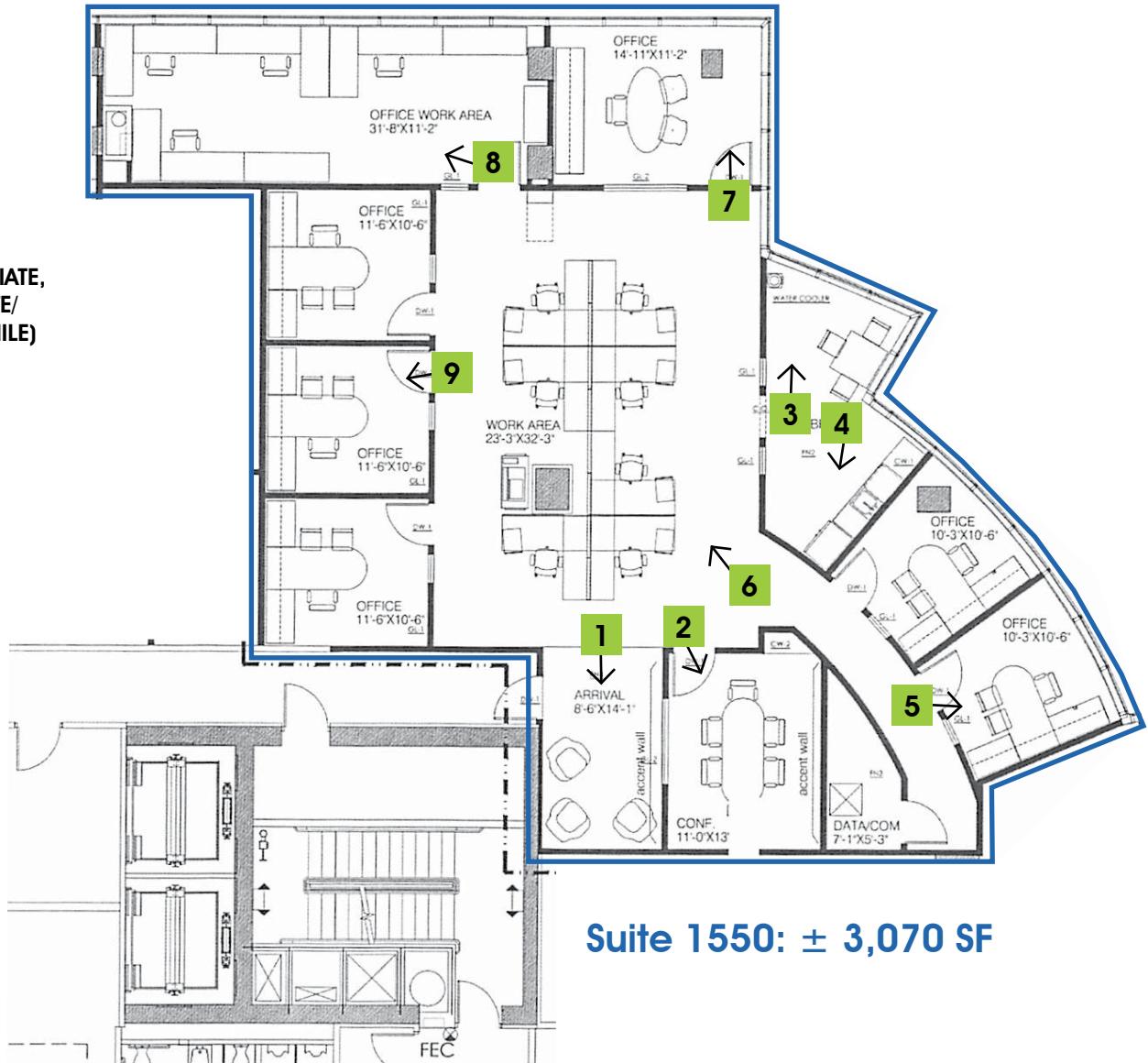


POPULATION WITH AN ASSOCIATE,
BACHELOR'S, OR GRADUATE/
PROFESSIONAL DEGREE (1 MILE)
67.2%



TAKE A VIRTUAL
TOUR VIA
MATTERPORT

Visit: www.FCPG.com/
111-N-Magnolia



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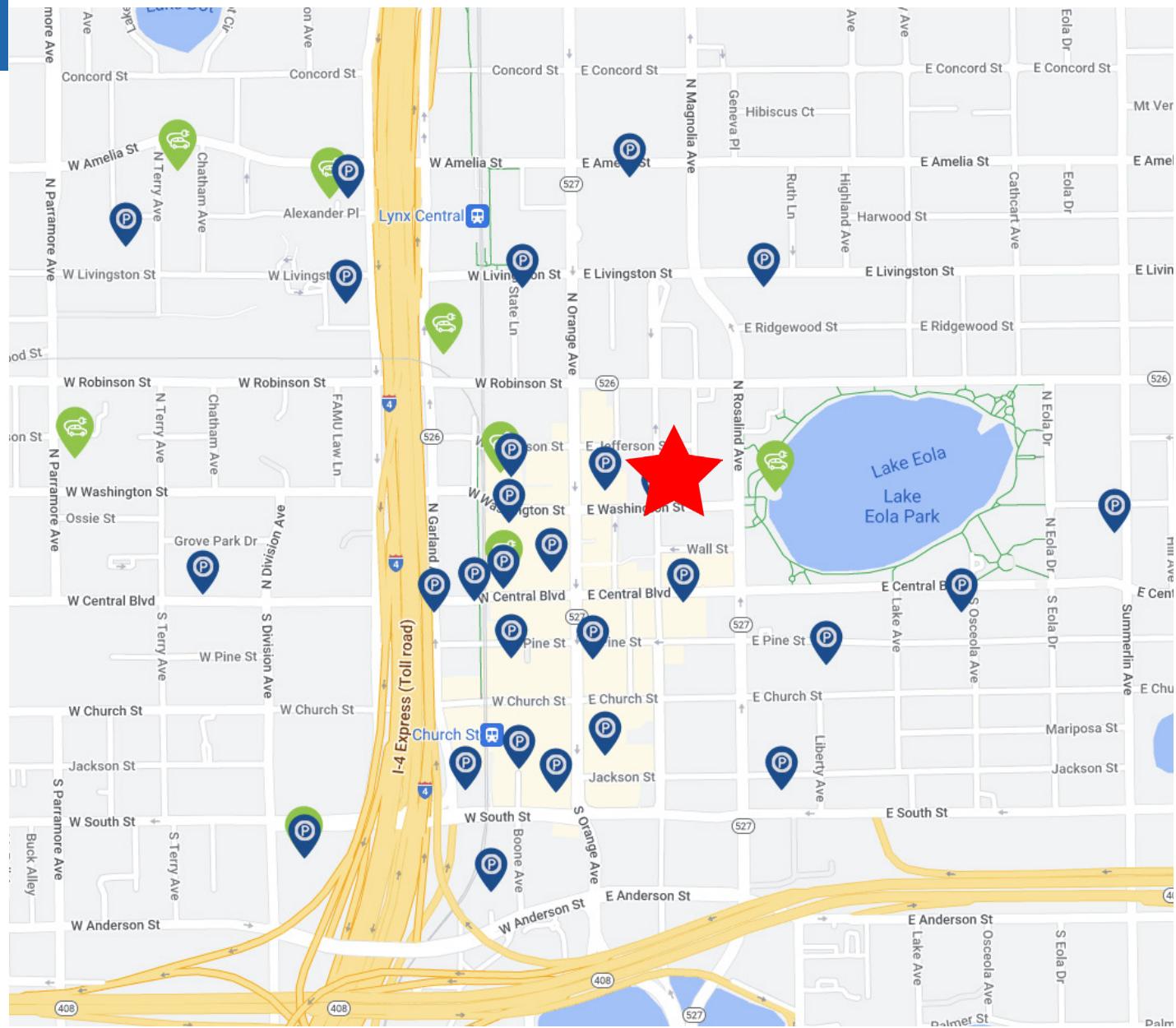
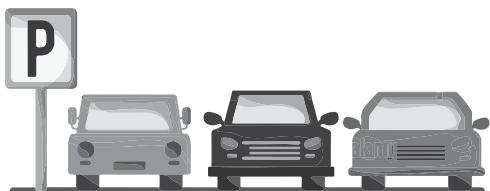
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PARKING OPTIONS

The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>



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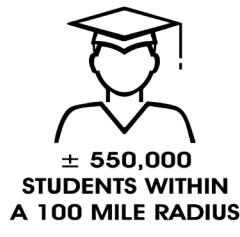
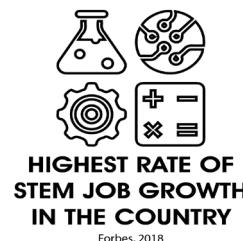
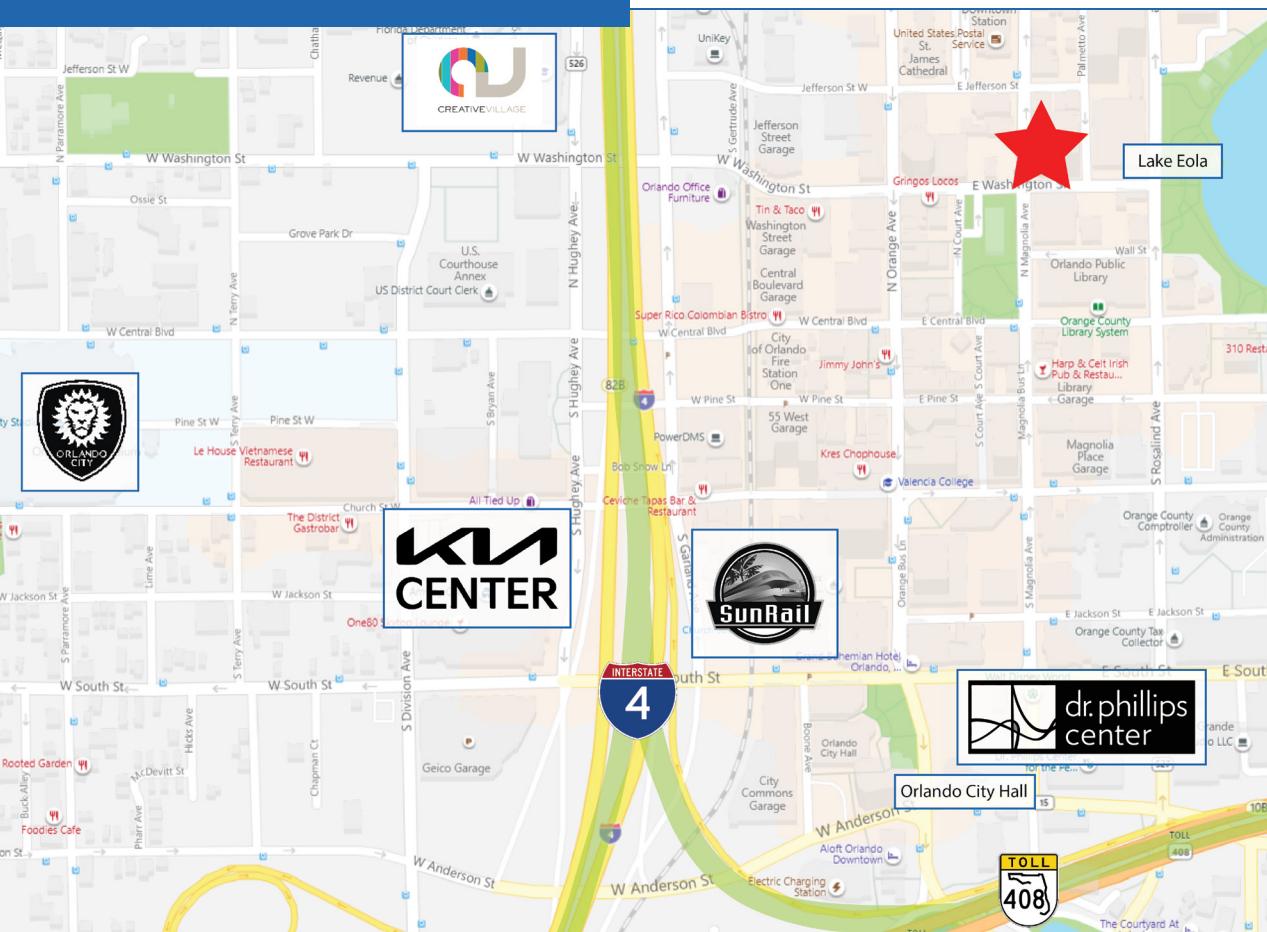
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LOCATION



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