




# CFO TEAM AVAILABLE



## Available Properties for Sale or Lease

	Property Name / Address	Building SF	Suite #	SF Available	Stories	Parking Spaces	Parking Spaces per 1,000 SF	Year Built	Sale Price	Lease Rate	Additional Information
<b>For Sale</b>											
Sale	 15 N Eola Dr Orlando, FL 32801	5,516	-	5,516	2	-	2.00	1920	\$1,700,000	N/A	Two buildings consisting of 5,516 total square feet of space. The front, main building, consists of 3,916 SF and the back building consists of 1,600 SF. Building is located directly across the street from Lake Eola Park.
Sale	 2507 Edgewater Dr Orlando, FL 32804	4,581	-	4,581	1	-	-	1953	\$980,000	N/A	One-story concrete block office building. Former post office converted to office. Fronts Edgewater Drive in the heart of College Park. Numerous restaurants and shops in immediate vicinity.
Sale	 630 N Wymore Rd, Suite 300 Orlando, FL 32751	21,398	300	8,645	1	135	4.00	1998	\$1,700,000	\$18.75/MG (net of electric and janitorial)	Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village
Sale	 4804 Edgewater Dr Orlando, FL 32804	4,110	-	4,110	1	23	5.00	1983	<b>NEW PRICE</b> \$625,000	N/A	Professional/medical office building. Medical infrastructure in place. Highly visible on Edgewater Dr. Excellent access to I-4, Winter Park, College Park and Downtown Orlando
Sale	 5686 Windhover Dr., Unit 4 Orlando, FL 32891	-	4	1,322	1	-	4.75	1982	\$220,000	N/A	One-story professional/medical office condo. Medical infrastructure in place. Excellent access to I-4, Turnpike, tourist corridor and MetroWest
Sale	 70 West Gore Street Orlando, FL 32806	23,763±	-	23,763	2	87	-	2004	\$5,750,000	N/A	Class A professional medical/office building. Located on the edge of Orlando Health's main campus
Sale	 80 West Gore Street Orlando, FL 32806	7,471	-	7,471	2	22	-	1,923	\$1,800,000	N/A	Two two-story professional medical/office buildings. Located on the edge of Orlando Health's main campus

CITE PARTNERS

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JULY 2016

100 S Orange Ave, #500  
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<b>For Lease</b>											
Lease	 2 S Orange Ave Orlando, FL	45,559	202 600	1,726 8,177	6	136	3.00	1919	-	\$24.50/SF FS (Office) \$40.00/SF NNN (Retail)	Ideal for any professional service office requirement. Numerous restaurants within walking distance. On-site banking with Harbor Community Bank
Lease	 5210 S Orange Ave Orlando, FL	5,000	-	5,000	1	20	-	1988	-	\$14.00/MG (net of electric and janitorial)	Ideal for any professional service office requirement. Excellent signage on the property offers tremendous visibility. Large windows provide very good light throughout the space.
Lease	 630 N Wymore Rd, Suite 300 Orlando, FL 32751	21,398	300	8,645	1	135	4.00	1998	\$1,700,000	\$18.75/MG (net of electric and janitorial)	Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village
Lease	 2828 Edgewater Dr Orlando, FL 32804	9,408	100	4,420	1	20	2.13	1954	-	\$16.50/SF MG (net of utilities and janitorial)	Highly visible from Edgewater Dr. Layout is ideal for any type of general office use.
Lease	 Prologis Chancellor Square 2400 Sand Lake Rd Orlando, FL 32809	44,796	<del>200 600</del>	<del>16,993 10,329</del>	1	150	3.34	1982	-	\$10.00/SF NNN	Space can be combined for up to 27,222± contiguous square feet. Rear loading. 14' Clear height. 36'x36' column spacing. Fully sprinklered.
Lease	 Clarington Commons 207 W Gore St Orlando, FL 32806	28,224	300	13,280	3	114	4.04	2007	-	\$19.50/SF NNN	3rd Floor Professional Office/Medical Office with open floor plan. Located just south of downtown, near Orlando Health's Main Campus.
Lease	 One Ninety Orange 190 S Orange Ave Orlando, FL 32801	28,716	400	6,216	4	TBD	4	1930 (currently being renovated)	-	\$23.00/SF MG	Entire 4th Floor available. Ground floor is being leased by retail partner. Building is located in the heart of downtown Orlando and prominent signage on the building is available.
Lease	 Thornton Park Central 622 E Washington St Orlando, FL 32801	171,427	4th Floor	8,542	6	19	3.50	2001	-	\$25.50/SF FS	3 suites and 3 studios leased individually or the entire 4th floor is available.
			5th/6th Floor	10,871						\$29.50/SF FS	Easy walking distance to numerous amenities in Thornton Park neighborhood. Loft style design of the entire project offers unique office environment.
Lease	 1615 Edgewater Dr Orlando, FL 32804	25,324	<del>100 180</del>	<del>2,815 5,175</del>	2	66	12.75	2003	-	\$25.00/SF FS	Suite 100 is in the southwest corner on the ground floor. Suite 180 is entire north wing of the ground floor. Located in College Park next to the College Park Post Office

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Lease		801 N Orange Ave Orlando, FL 32801	24,700 (7th floor)	740	1,821	8	6	3.25	2006	-	\$28.50/SF FS	Located above Citrus Restaurant in downtown Orlando. Suite 740 is in shell condition and tenant can build out based upon their need.
Lease		400 N Wymore Rd Winter Park, FL 32789	2,435	-	2,435	1	8	3.3	1947 (renovated 1987)	-	\$18.00/SF MG (net of utilities and janitorial)	Ideal for any professional office service requirement. Access to major Downtown Orlando and Winter Park Arterials (I-4, Lee Road, Fairbanks Ave., US Hwy 441 and US Hwy 17-92)
Lease		201 N Magnolia Ave Orlando, FL 32801	16,538	-	2,800	3	3	1.5	1954	-	\$19.50/SF MG (net of janitorial)	First floor suite with five private offices, two open work spaces, and bathroom. Additional parking is available at a rate of \$100/month per space.
Lease		The Plaza 189 S Orange Ave Orlando, FL 32801	250,000	810	2,875	29	800	3	2007	-	\$24.50/SF MG (net of janitorial)	Luxurious reception/waiting area directly off of elevator. Highly efficient space plan ideal for any professional office use. Located in the heart of Downtown Orlando.
For Sublease												
Sublease		100 S Orange Ave Orlando, FL 32801	39,256	800	3,483	10	3	-	1923	-	\$19.00/SF FS	Ideal for any professional service office requirement. 3 reserved parking spaces included in rent.