










CFO Team Available Properties




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
FOR LEASE											
Lease	 34 E Pine St Orlando, FL	9,720	1st Floor	2,750	2	-	-	1910	-	\$5,300/Mo. Full Service	Includes an open work area with high ceilings. Shared reception, conference, production area, break room/kitchen and restrooms.
Lease	 University Corporate Center 6903-7129 University Blvd Orlando, FL	134,136	Multiple	40,473	1	-	3.55	1985	-	\$12.50/SF NNN	7 single-story office/flex buildings. 1,000 feet of frontage on University Boulevard. Tremendous visibility. Close proximity to University of Central Florida
Lease	 1767 Benbow Court Apopka, FL	30,282	2nd Floor	2,500	2	-	-	1985	-	\$13.00/SF NNN	2nd Floor office space with dedicated ground floor entrance 11 offices, large open area and storage space. Flexible floor plan can be modified for a specific use.
Lease	 2431 Lee Road Winter Park, FL	4,616	2nd Floor	225	2	2	-	1957	-	\$1,000/Mo. Full Service	Executive office suite. Receptionist services included. Access to two conference rooms. Plaque signage available. 2 parking spots included
Lease	 121 S Orange Ave Orlando, FL	250,000	1170B	1,217	17	-	-	2006	-	\$24.50/SF MG (net of janitorial)	Open floor plan with a copy area and two side offices. Floor to ceiling glass for natural lighting. Parking spaces in attached garage available for purchase
Lease	 2507 Edgewater Dr Orlando, FL	4,581	-	4,581	1	-	2.00	1953	-	\$16.50/SF MG (net of utilities and janitorial)	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.
Lease	 2 S Orange Ave Orlando, FL	45,559	100 (Retail) 202 600	2,302 1,726 8,177	6	136	3.00	1919	-	\$40.00/SF NNN (Retail) \$24.50/SF FS (Office)	Ground floor retail. Numerous restaurants within walking distance. On-site property management. Ideal for any professional service office requirement. Numerous restaurants within walking distance. On-site property management
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	21,398	300	8,645	1	135	4.00	1998	\$1,625,000	\$18.25/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

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Lease	 2828 Edgewater Dr Orlando, FL	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	 Clarington Commons 207 W Gore St Orlando, FL	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	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	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	Suite includes 6th floor Mezzanine. 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	25,324	100 180	2,815 5,175	2	66	3.5	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
Lease	 801 N Orange Ave Orlando, FL	24,700 (7th floor)	700 740	5,798 1,821	8	6	3.25	2006	-	\$28.50/SF FS	Located above Citrus Restaurant in downtown Orlando. Suite 700-Efficient layout with perimeter offices Suite 740 is in shell condition and tenant can build out based upon their need.
FOR SUBLEASE											
Lease	 201 E Pine St Orlando, FL	243,289	702	600	3	729	3	1975	-	\$26.50/SF FS	Very efficient layout. Three offices, a break room/copy room and reception area. Lake Eola view from two of the three office. Furniture available.
Lease	 400 W Morse Blvd Winter Park, FL	15,570	103	1,852	2	56	3.5	1975	-	\$26.00/SF FS	Newly built-out office suite available immediately. Mix of private offices and open area. Full kitchen and break area within the suite. Furniture could be made available.
Lease	 8529 South Park Circle	144,931	130	3,577	4	-	3.5	1998	-	\$23.50/SF FS	Located in the heart of tourist corridor with great access to major highways. Efficient general office layout.

NEW LISTING










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FOR SALE											
Sale	 2 N Bluford Ave Ocoee, FL	3,148	-	3,148	2	-	-	1910	\$420,000	N/A	Handicap entry ramp and handicap accessible restrooms. 6 large offices and 2 additional open office areas, a break room, kitchen and plenty of storage throughout. Two blocks from the beautiful Lake Starke
Sale	 189 S Orange Ave* Orlando, FL	250,000	1400S	3,052	29	-	-	2007	\$690,000	N/A	Convenient entry into suite from elevator lobby. Fully leased to single tenant. Open floor plan with plenty of glass for natural lighting. Parking space in attached garage available for purchase
Sale	 121 S Orange Ave* Orlando, FL	250,000	850/880	6,427	17	-	-	2006	\$1,450,000	N/A	Double-door entry into suite from elevator lobby. Fully leased to single tenant. Glass walls throughout space allows for natural lighting. Parking spaces in attached garage available for purchase
Sale	 121 S Orange Ave* Orlando, FL	250,000	1170A/B	3,192	17	-	-	2006	\$720,000	N/A	Two contiguous suites currently separated by a wall but can easily be combined into one suite. Floor to ceiling glass for natural lighting. Parking spaces in attached garage available for purchase
*Combined Portfolio totals 12,671± RSF for a Sale Price of \$3,130,000											
Sale	 630 N Wymore Rd Orlando, FL	21,398	300	8,645	1	135	4	1998	\$1,625,000	\$18.25/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	4,110	-	4,110	1	23	5	1983	\$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	-	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	 80 West Gore Street Orlando, FL	7,471	-	7,471	2	22	-	1923	\$1,800,000	N/A	Two two-story professional medical/office buildings. Located on the edge of Orlando Health's main campus
	Property Name / Address	Acres	Zoning	Sale Price	Additional Information						
Sale	 W. Lake Mary Blvd. Lake Mary, FL	1.41±	Vacant General-Commercial	\$960,000 (\$15.61/SF)	FAR permits up to 21,000± square feet of office/medical building on-site. Approximately 200 feet of frontage on Lake Mary Boulevard. Located just across Lake Mary Boulevard from the proposed 34.5 acre Griffin Farm at Midtown, mixed-use development						

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