

**FOR LEASE**

**Prime Downtown Orlando Office Space**



**AVAILABLE SUITES**

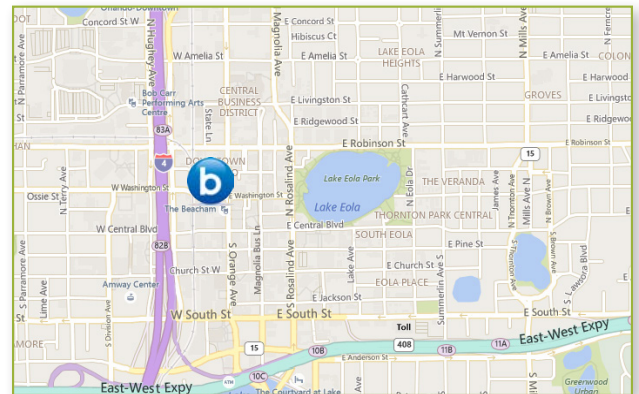
SUITE 100	up to 4,000 SF
SUITE 200 - SHELL	7,016 SF
SUITE 605	3,359 SF
SUITE 700	7,016 SF
SUITE 800	7,016 SF
SUITE 925	2,114 SF
SUITE 950	2,572 SF
SUITE 1030	3,343 SF
SUITE 1100	2,536 SF
SUITE 1250	4,033 SF
SUITE 1300 - SHELL	7,016 SF
SUITE 1600	7,016 SF

**\$1 MILLION-PLUS CAPITAL IMPROVEMENTS!**

250 North recently underwent extensive improvements to the building, parking lot, lobby as well as many interior upgrades including renovations to the elevator cabs, digital directory and interior finishes. This strong Class B building features an attractive modernized lobby with three elevators, beautiful views of Downtown and Lake Eola and stable ownership. Located within close proximity to the courthouse and walking distance to downtown restaurants and businesses. **Offices offer amazing, unobstructed 360 degree views with floor-to-ceiling windows. On site property management and building engineer.**

**PROPERTY DETAILS**

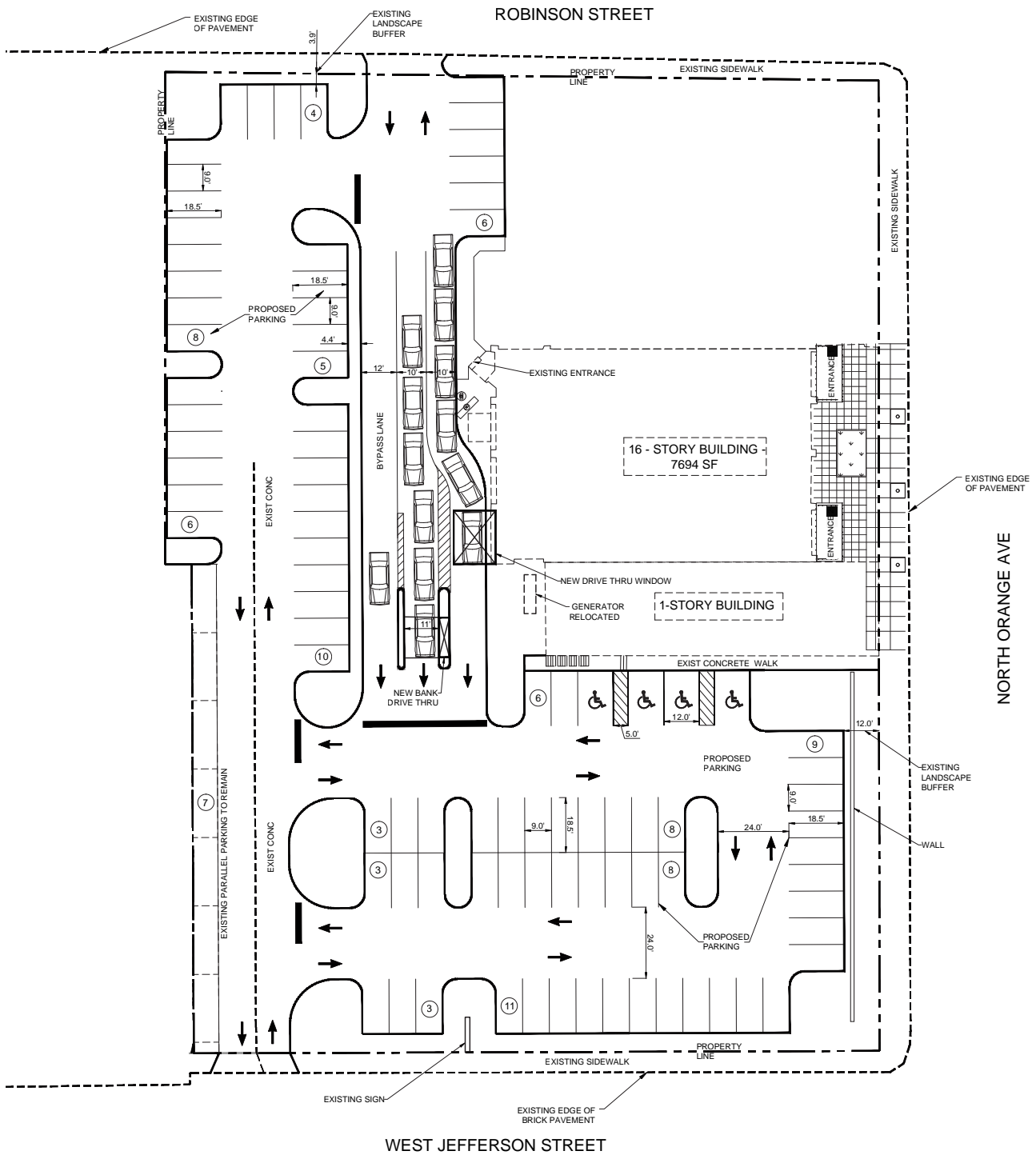
- >> Lease Rate: Negotiable
- >> Available SF: 2,100 - 35,000 SF
- >> Parking: 1/1,000 (Surface) & 2/1,000 (Overall)  
Spaces Available in Garland and Washington Garages



**MICHAEL F. BEALE, CCIM:**  
(407) 734.7208 | mike@bishopbeale.com

**SCOTT WILLIAMSON:**  
(407) 734.7261 | scott@bishopbeale.com

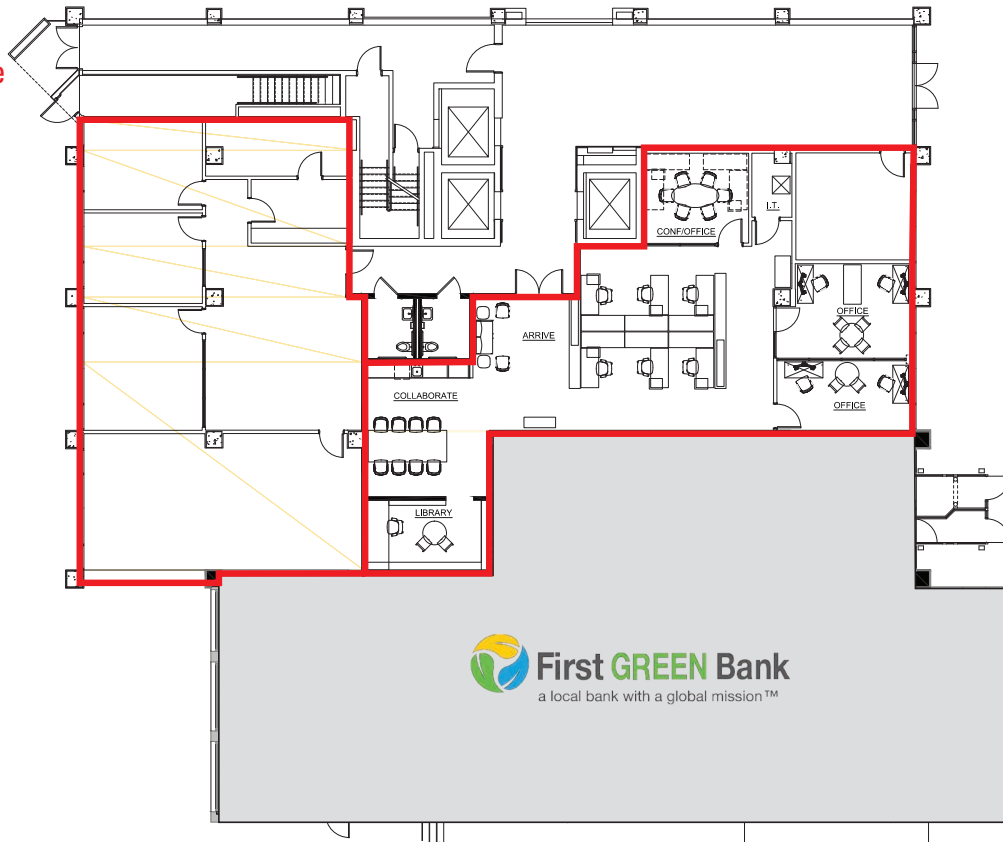
*This offer is subject to errors, omissions, prior sale or withdrawal without notice.*



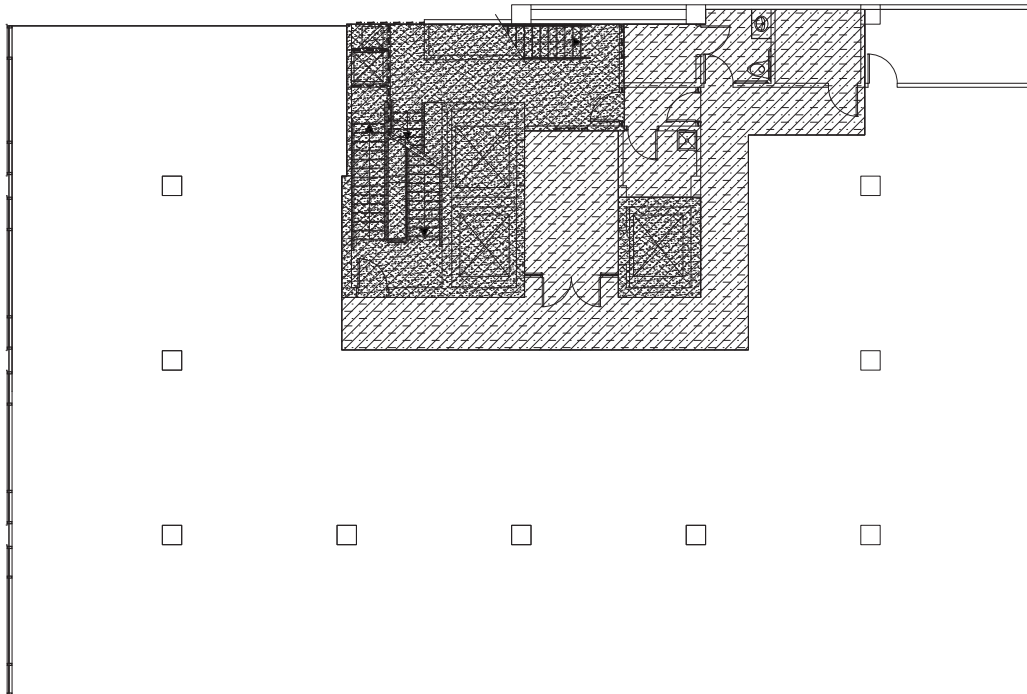


## Suite 100 - up to 4,000 SF

- Storefront Glass
- Orange Ave. Frontage
- Signature Signage

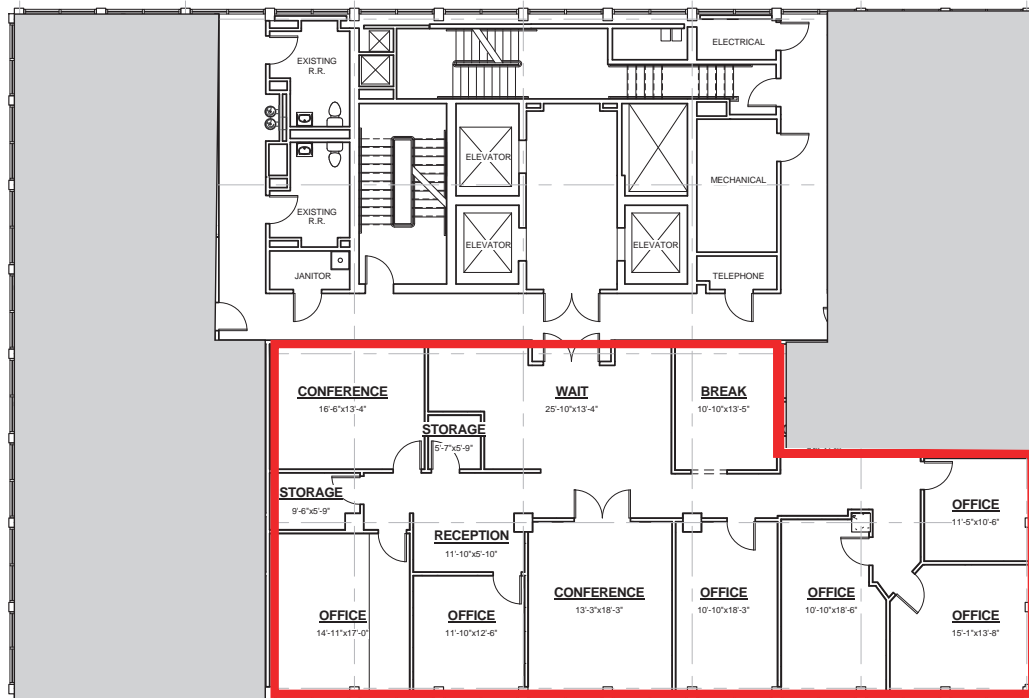


## Suite 200 - 7,016 SF

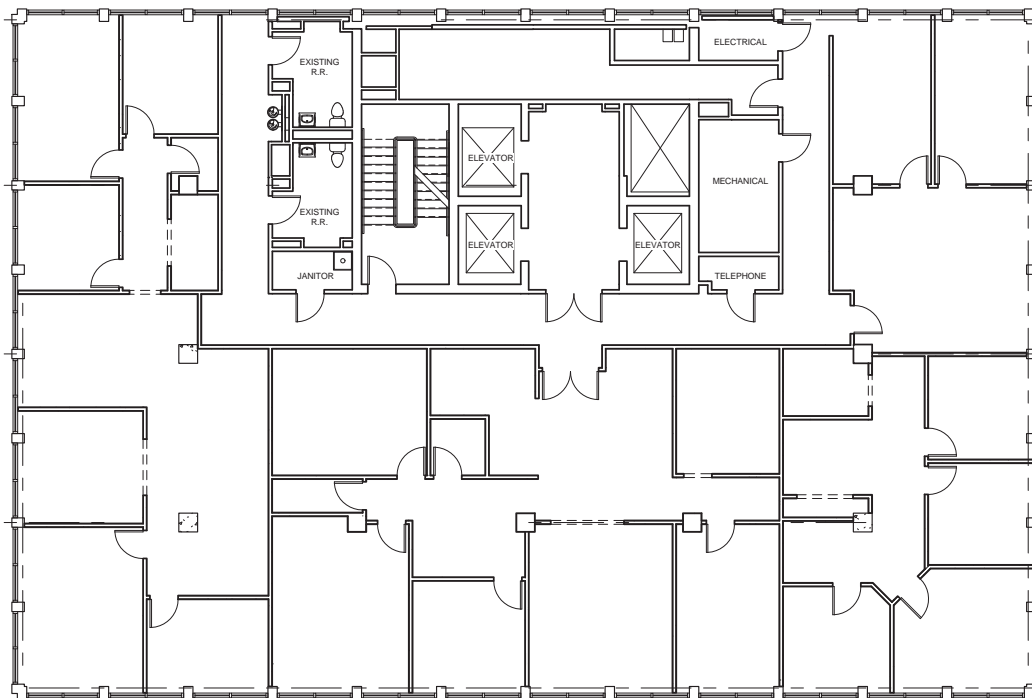




Suite 605 - 3,359 SF



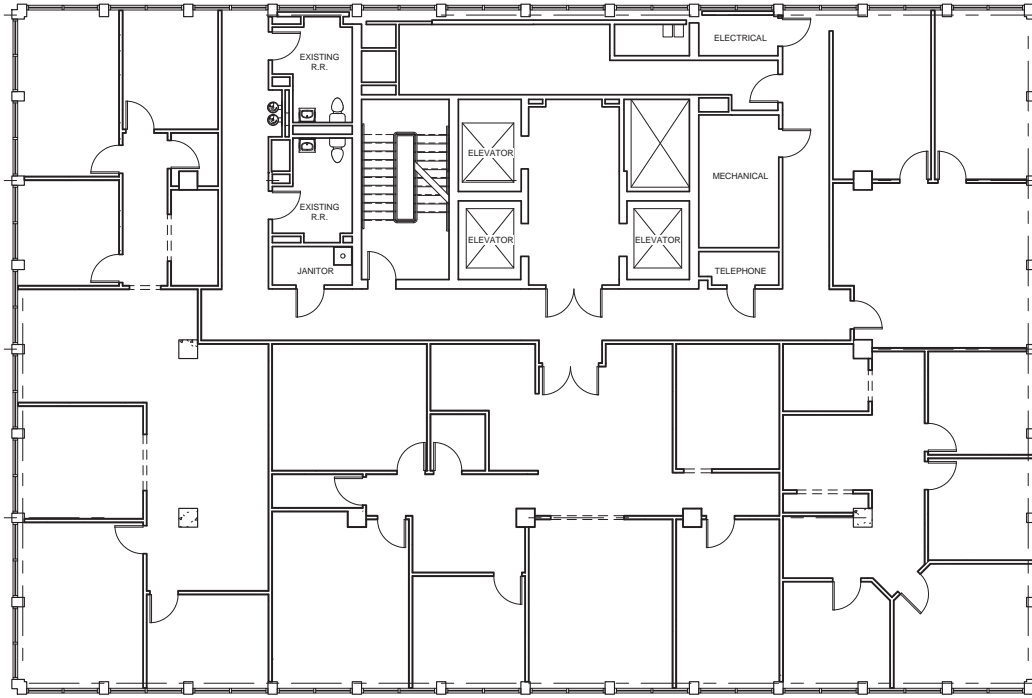
Suite 700 - 7,016 SF



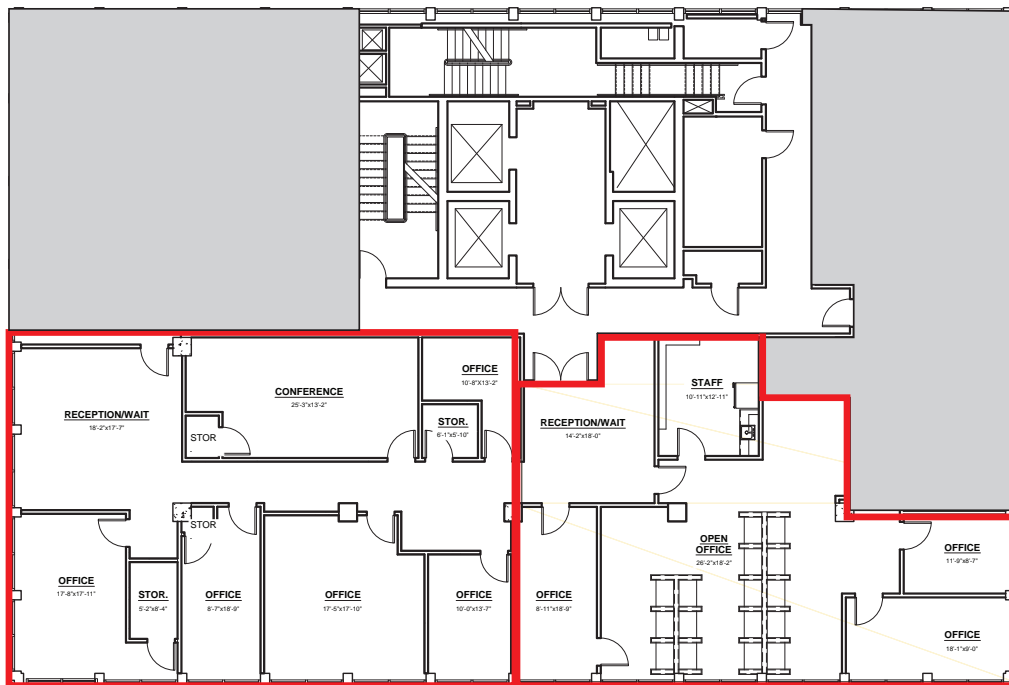
**Partially Built-Out Shell, Fully Customizable, Quick Delivery -  
Great Opportunity to customize your floorplan and finishes!**



Suite 800 - 7,016 SF



Suite 950 - 2,572 SF

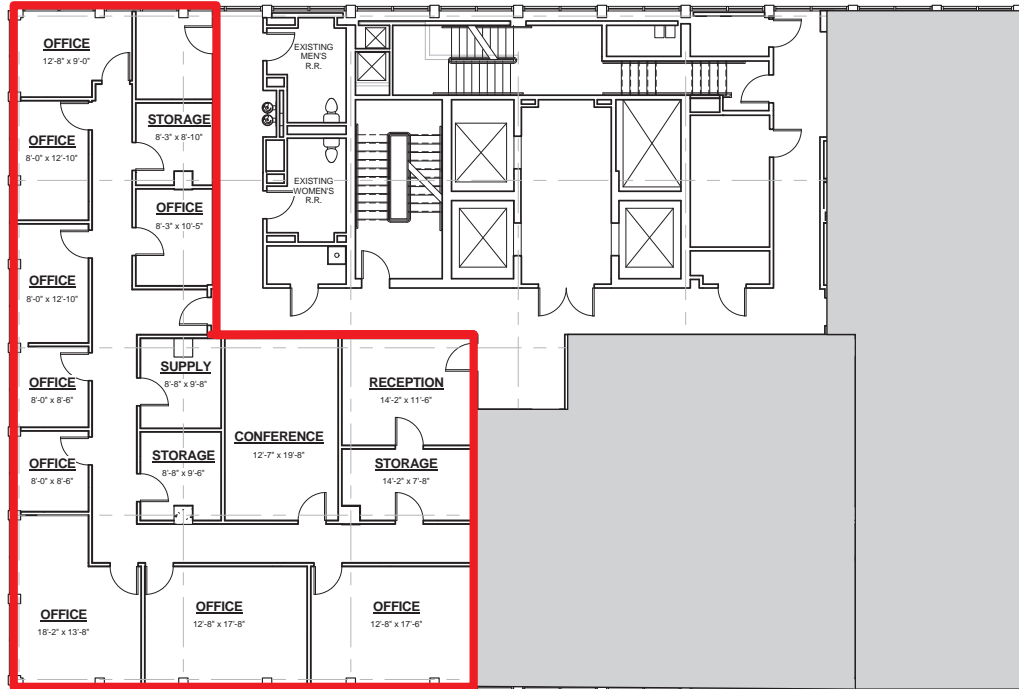


Suite 925 - 2,114 SF

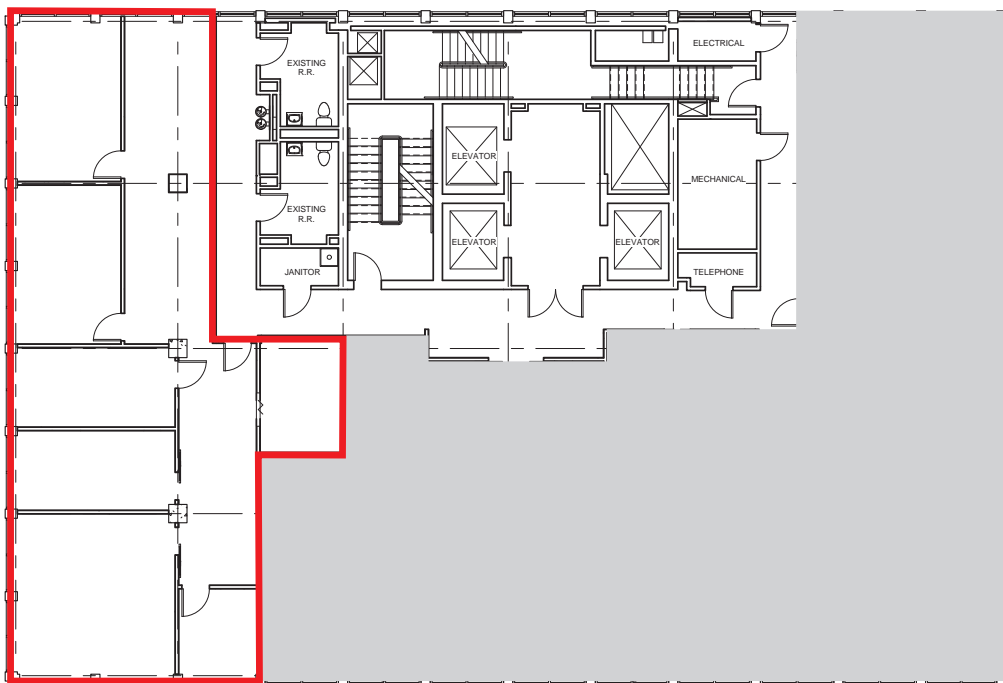
**\*4,686 SF Contiguous**



Suite 1030 - 3,343 SF

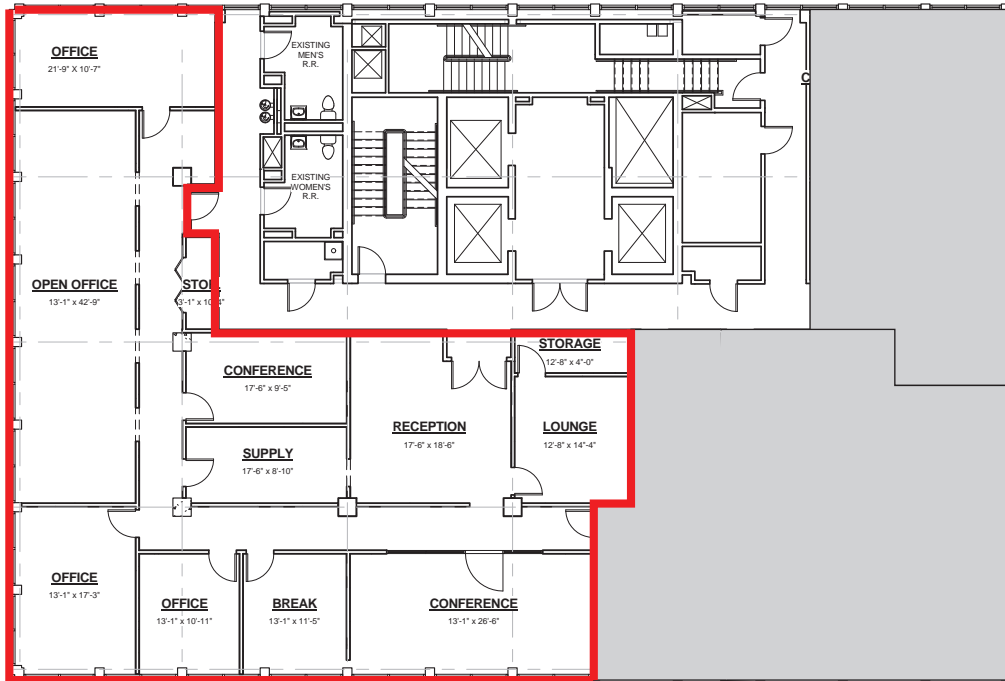


Suite 1100 - 2,536 SF

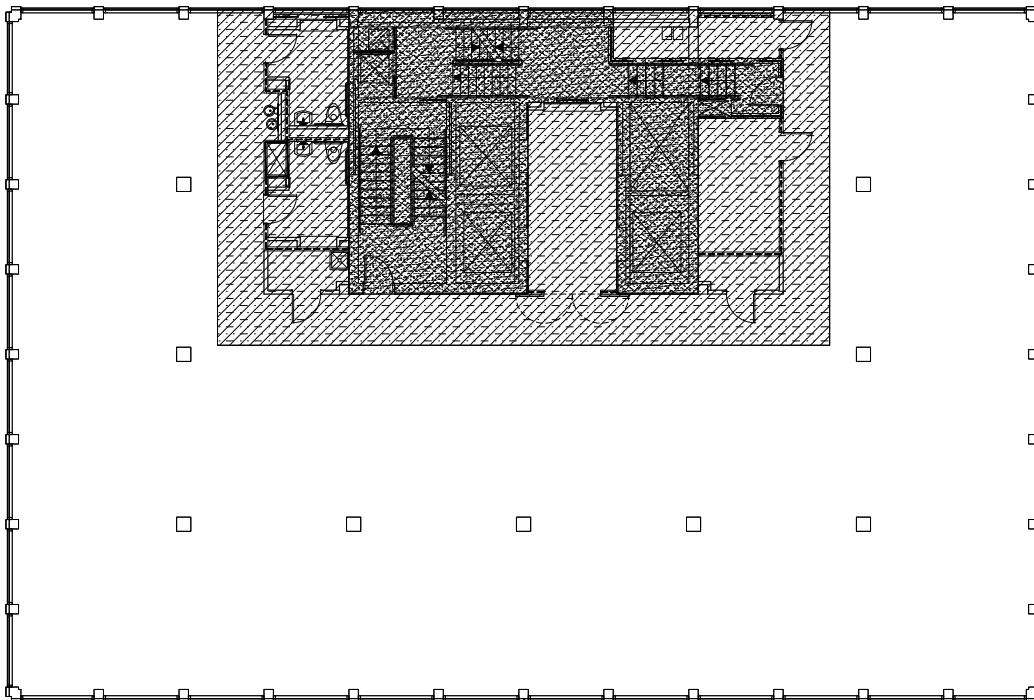




Suite 1250 - 4,033 SF

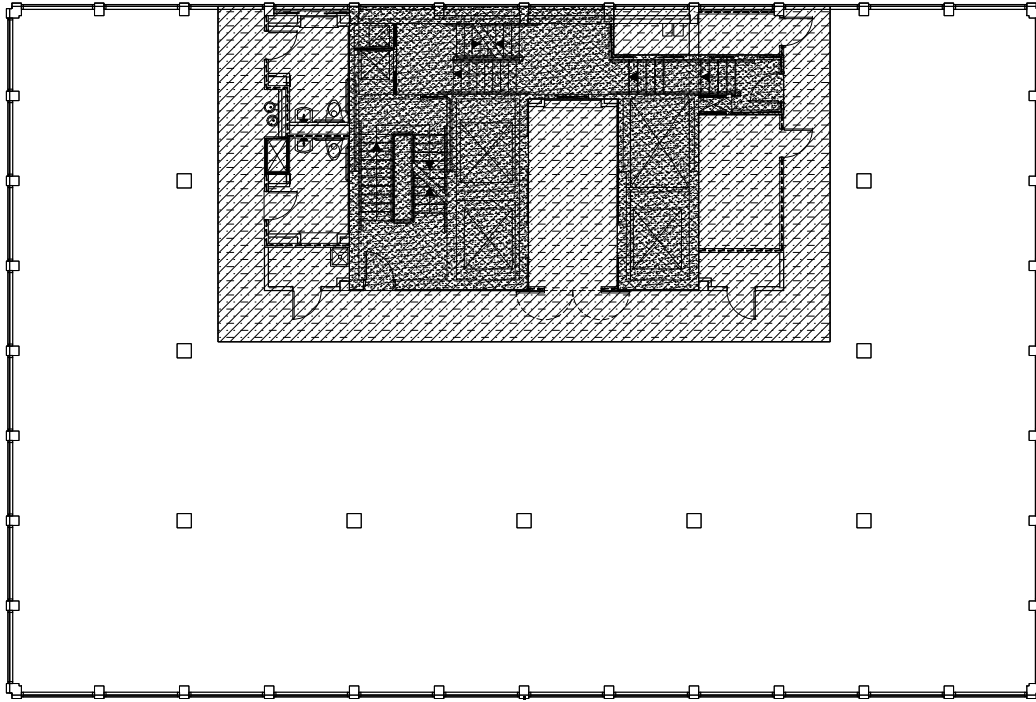


Suite 1300 - 7,016 SF - Landlord will fund build-out





Suite 1600 - 7,016 SF *Only* 7,000 SF Penthouse in Downtown Orlando



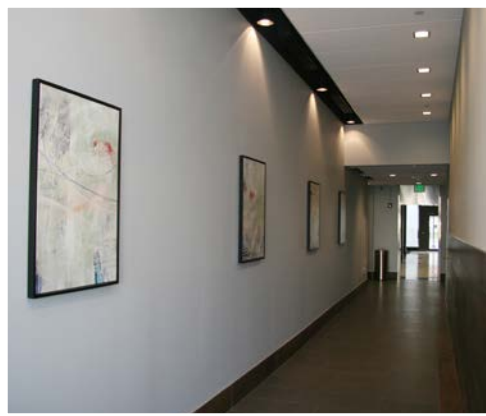
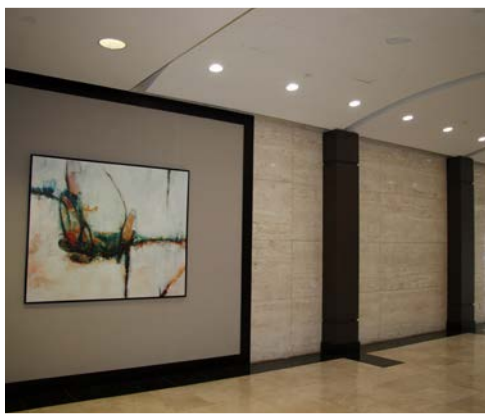


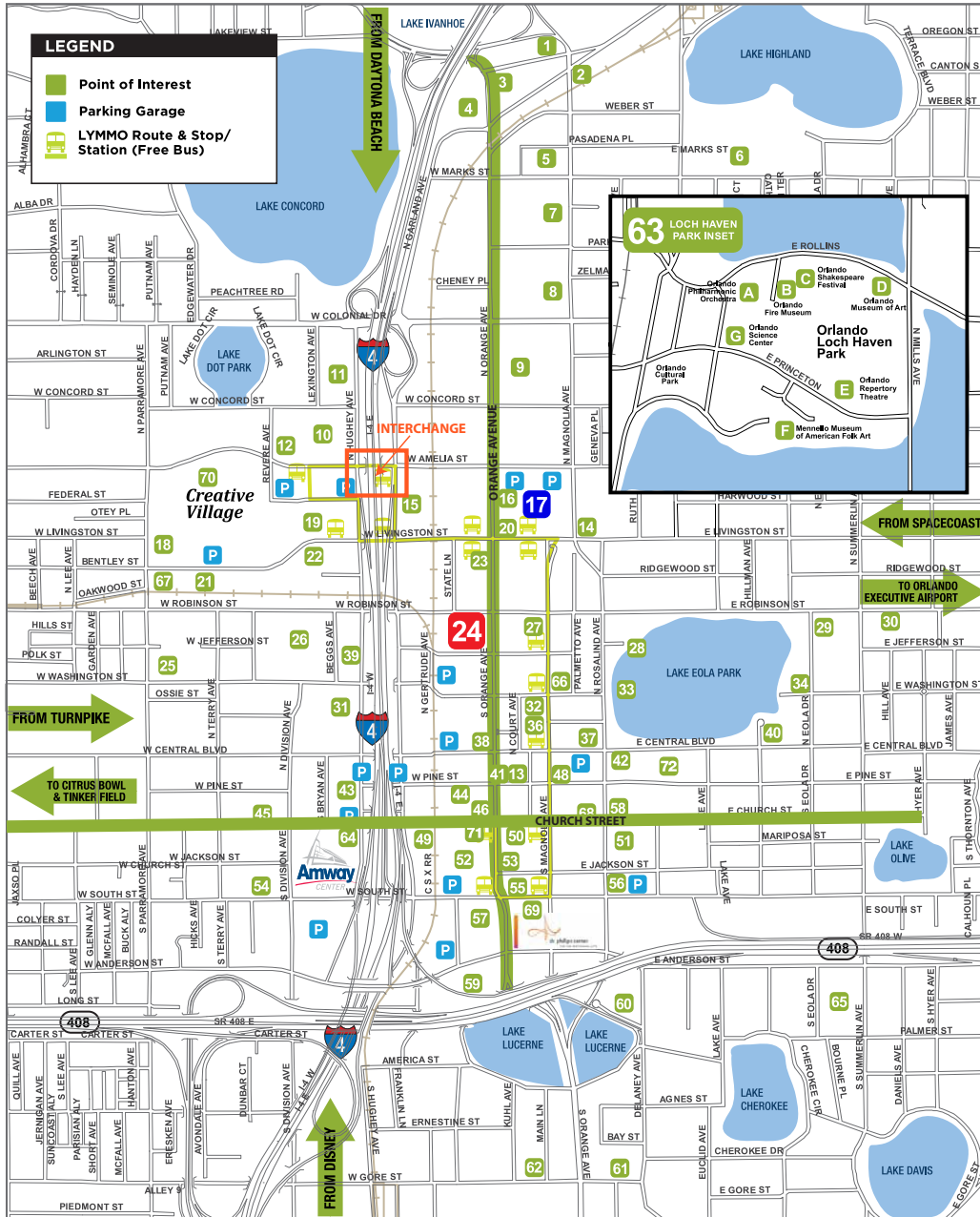


Exterior Improvements



Interior Lobby Renovations





- Orlando Regional Chamber of Commerce
- Dr Phillips Performing Arts Center
- Doubletree by Hilton Orlando Downtown
- Gateway Center
- Marks Street Senior Center
- Lake Highland Prep.
- One Orlando Centre (Wells Fargo)
- Courtyard by Marriott Orlando Downtown
- Orlando Sentinel
- Orlando Technical Center
- Crowne Plaza
- Orange County Public Schools Ed. Leadership Center
- SAK Comedy Lab
- Travelodge Downtown
- LYNX Central Station
- Orange County Public Defender
- Downtown Rec and Tennis Centre
- Bob Carr Performing Arts Centre

- Orange County Civil and Traffic Court
- UCF Center For Emerging Media
- Sheraton Orlando Downtown Hotel
- Bank of America Building
- 24. 250 N. Orange Avenue**
- Callahan Neighborhood Center
- State Office Building Hurston Building Complex
- Downtown Post Office
- Swan Boat & Gondola Rentals
- EO Inn
- Howard Middle School
- Federal Building
- Orange County Regional History Center
- Walt Disney Amphitheater
- Children's Playground
- Heritage Square
- Orange County Public Library
- Orlando Tower (Wells Fargo)

- FAMU College of Law
- Orlando Farmer's Market
- CityArts Factory
- Embassy Suites
- Orlando Police Headquarters
- UCF Downtown Ying Academic Center
- H.D. Supply
- Valencia Community College
- Orange County Human Resources
- Gallery at Avalon Island
- Church Street Station
- Seaside Bank
- Orange County Administration Center
- SunTrust Center, Orange Co. Tax Collector and Property Appraiser
- Citrus Center (BB&T Bank)
- Wells' Built African-American Historical Museum
- Grand Bohemian Hotel
- Auto Tag Office

- Orlando City Hall & Terrace Art Gallery
- Orange County Records
- Orlando Utilities Commission
- Courtyard at Lake Lucerne
- Beardall Senior Center
- Orlando Regional Lucerne Hospital
- Loch Haven Park (Inset)
- Amway Center
- Cherokee School
- Lake Eola Charter School
- Nap Ford Community School
- The Christ School
- Dr Phillips Center for Performing Arts
- Heritage Village
- British Consulate
- Colombian Consulate