

# Office Property For Lease

1505 E. Colonial Drive • Orlando, Fl. • 32803



## **SPACE AVAILABLE:**

### **6,984+ RSF (Second Floor) AVAILABLE NOW**

- Numerous perimeter window offices, built-in cubicles, large conference room, large breakroom, two restrooms

### **5,100+ RSF (First Floor) AVAILABLE MAY 2018**

- Glass double-door lobby entrance, numerous window offices, conference room, open area, breakroom, two restrooms

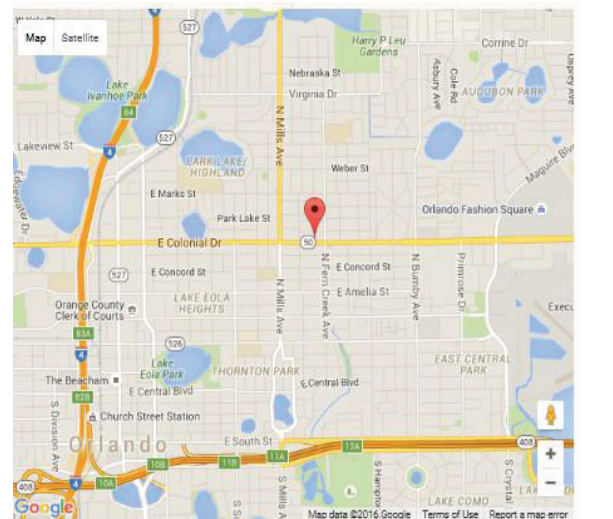
### **7,100+ RSF (Third Floor) AVAILABLE MAY 2018**

- Numerous perimeter window offices (good lighting), large conference room, large board room, full size break room, two restrooms

## **PROPERTY FEATURES:**

- Prime Downtown Orlando office location
- Easily accessible from 1-4, the 408, major thoroughfares
- Close to Orange County Courthouse, restaurants, shopping and services
- Building signage available (highly visible to over 40,000 VPD)
- Negotiable improvement allowance
- Free parking on-site and in reserved paved lot on Woodward St. and along Woodward St. (parking ratio 3.8/1000 SF)
- Utilities - Fiber optic to building. AT&T phone provider
- Nicely finished common lobby with receptionist

**Lease Rate: \$15.00/SF**  
**plus electric/janitorial**



For further information, contact:

**Christi Davis, CCIM**  
407-206-5732 Direct  
407-694-5179 Cell  
email: [christi@bywater.com](mailto:christi@bywater.com)

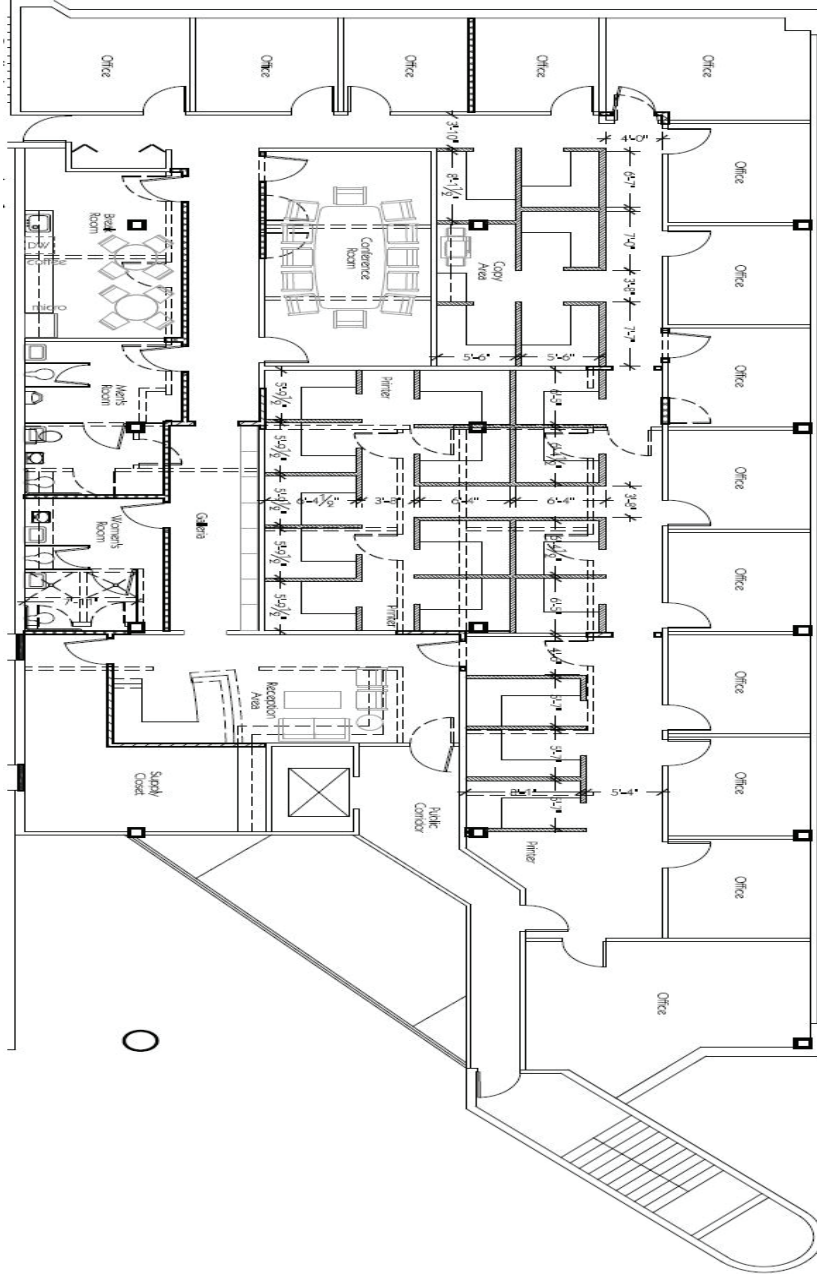
105 E. Robinson, Suite 200  
Orlando, FL 32801  
Office 407•206•7300 - Fax 407•206•5741



The Bywater Company is the agent of the Landlord or Seller of this property and will be paid by the Landlord of Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to the accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

# 1505 E. Colonial Drive

## Colonial Park Office Building



Second Floor  
6,984 ± SF

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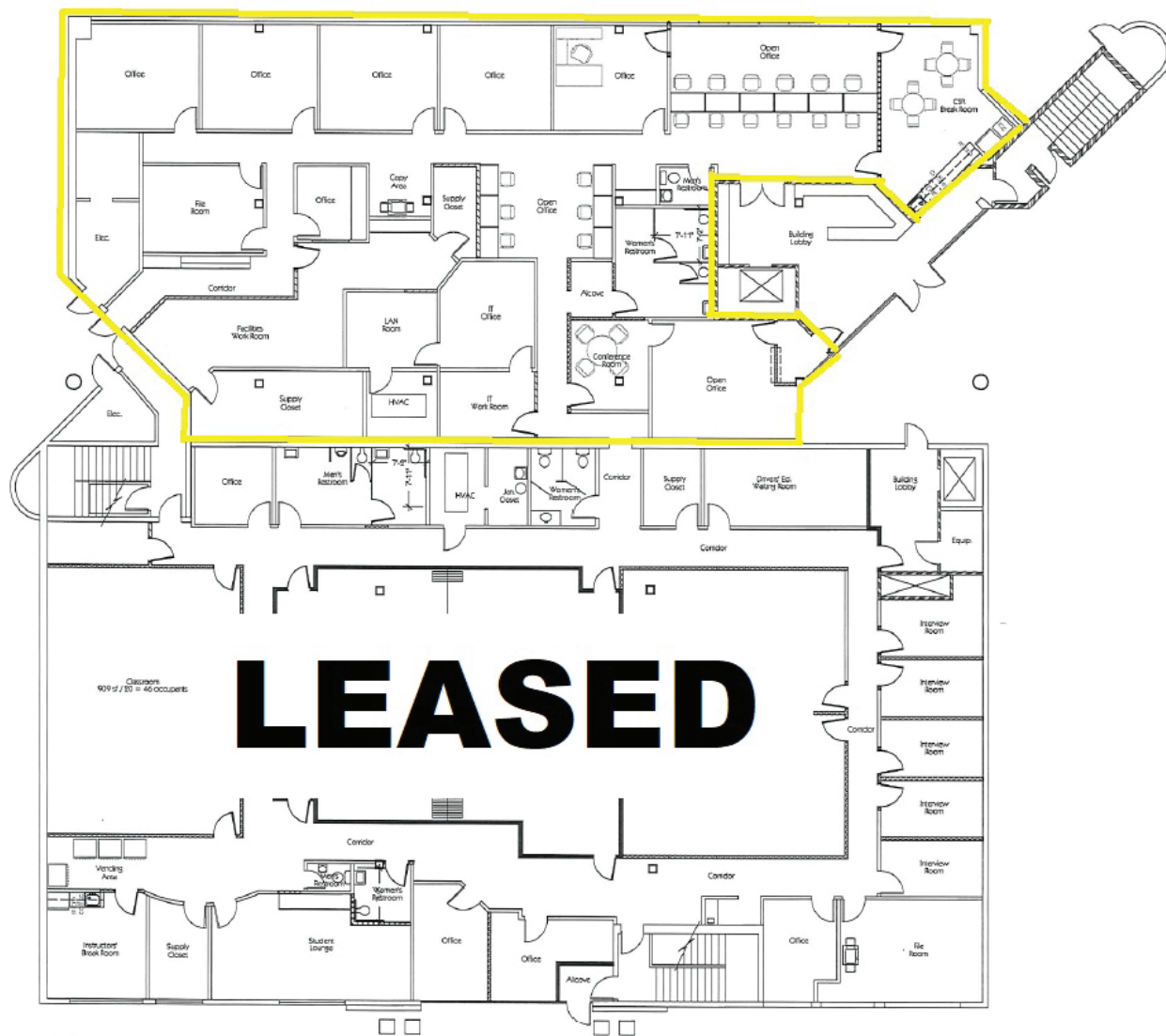
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# 1505 E. Colonial Drive

## Colonial Park Office Building



First Floor  
5,100± SF

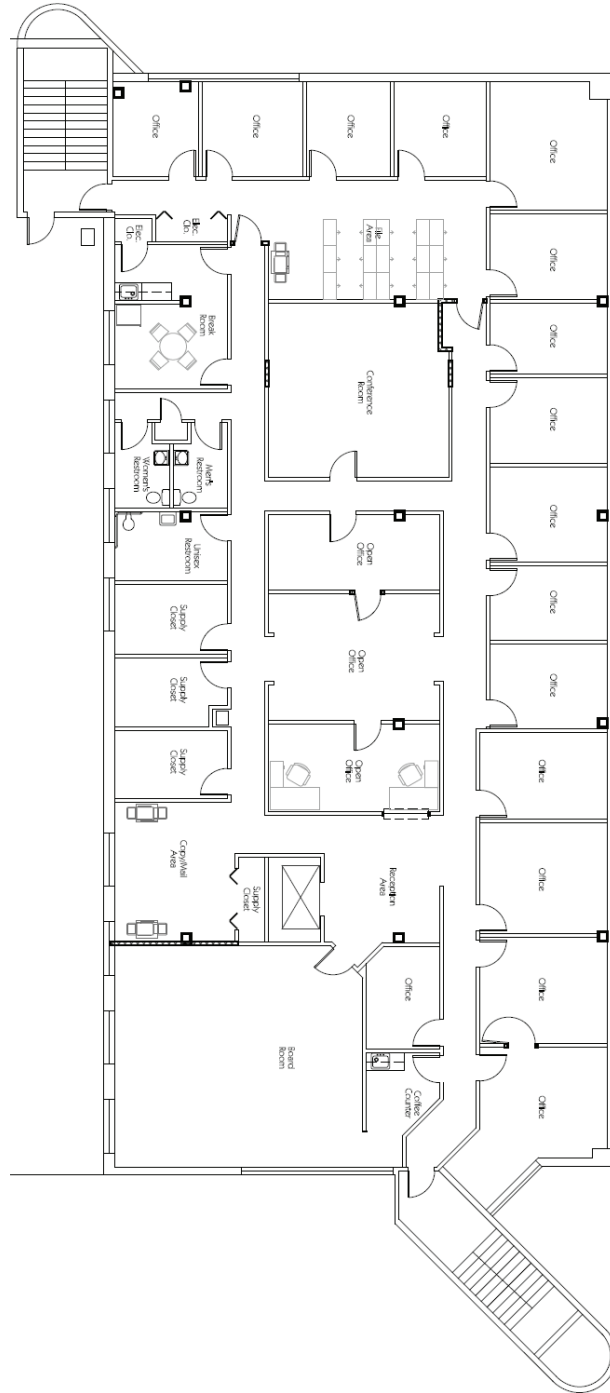
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# 1505 E. Colonial Drive

## Colonial Park Office Building



Third Floor  
7,100± SF

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