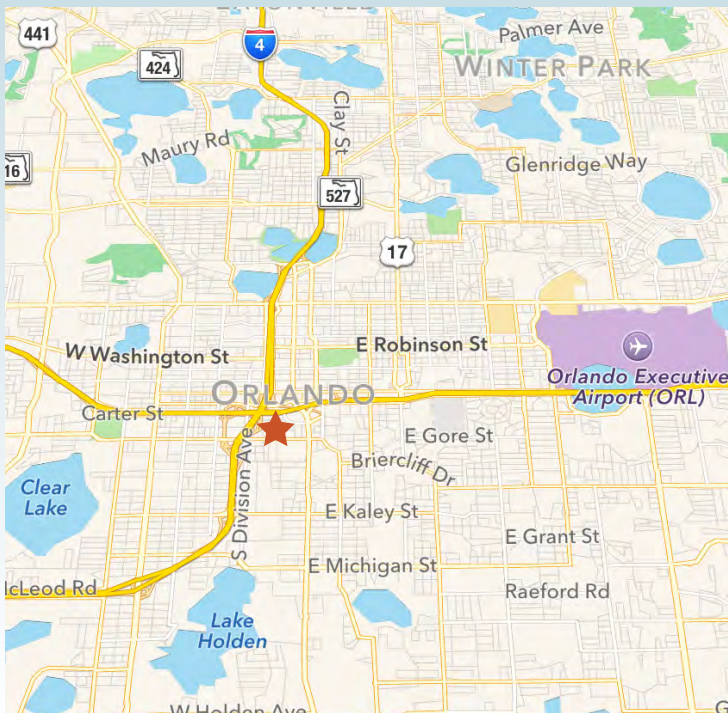


6,410 GSF
RETAIL AVAILABLE



DOWNTOWN ORLANDO, FL

190 S. ORANGE AVE (& CHURCH ST)



- ★ **Excellent Location at the corner of “Main & Main” in the heart of Business District.**
- ★ **Walking distance to many retail, entertainment and banking options including Amway Center, City Hall, Courthouse and Dr. Phillips PAC.**
- ★ **High Daytime population and evening entertainment demand.**
- ★ **Classically inspired Art Deco building and significant structure in Historical District.**
- ★ **Covered parking options available.**

FOR OFFICE LEASING, PLEASE CONTACT:

Jamie Barati, SIOR, CCIM
Managing Director, Principal
jamie.barati@citepartners.com
407.930.1803
Licensed Real Estate Broker



CITE PARTNERS

MILLENIA PARTNERS

4192 Conroy Road, Suite 110,
Orlando, FL 32839
Office: 407.370.3211

Email: Central@Millenia-Partners.com

Licensed Real Estate Broker



MILLENIA
PARTNERS



PROPERTY DETAILS

Feature	Description
Intersection	Orange Ave & Church St
Building Size	28,716 SF
Available	Retail: 6,410 GSF
Parking	1/1,000 SF free parking for full floor users; Landlord can provide 4/1,000 SF parking
Year Built	1929
Lot Size	0.18 Acres
Signage	Prominent building signage at the corner of Church & Orange.



MILLENIA PARTNERS

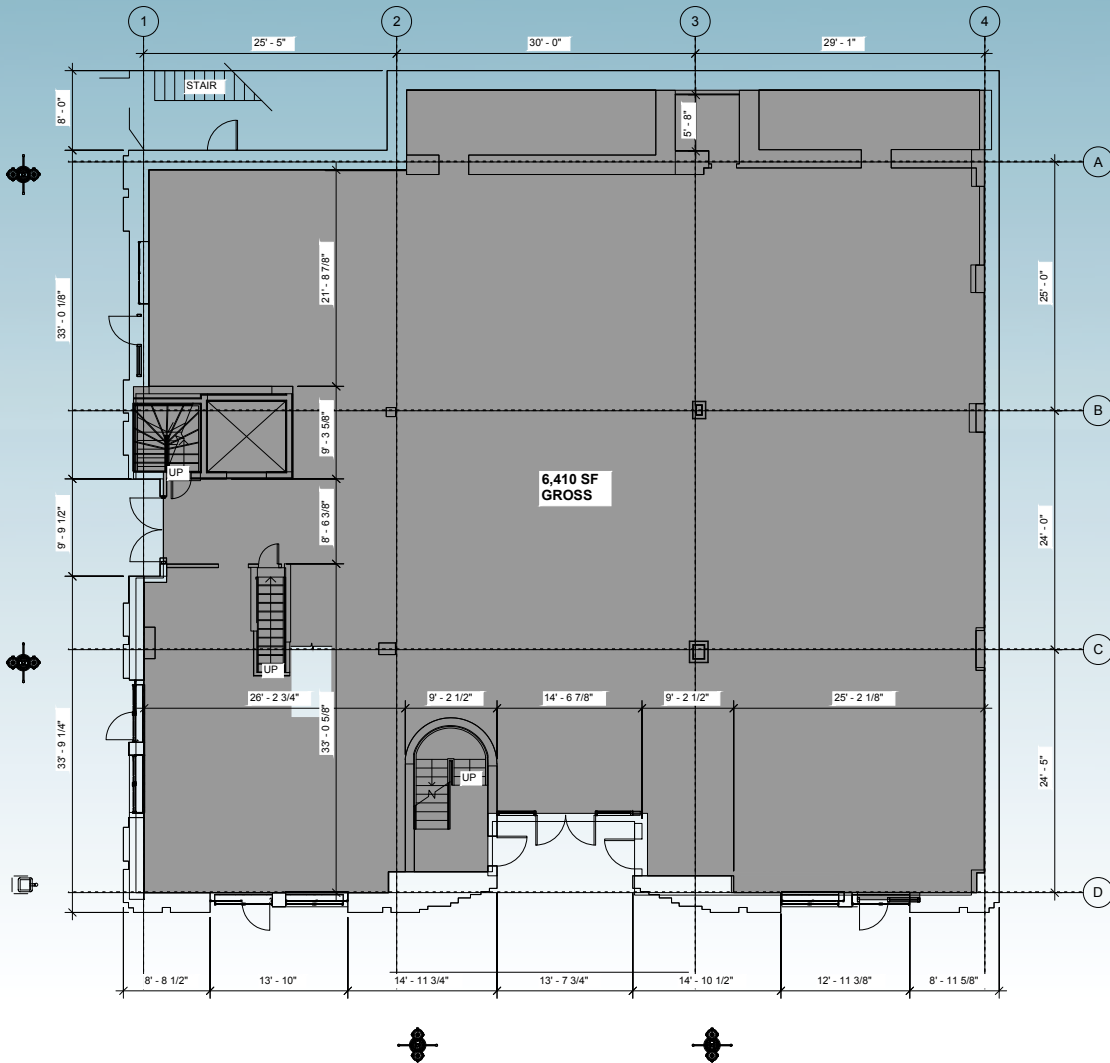
4192 Conroy Road, Suite 110,
Orlando, FL 32839
Office: 407.370.3211

Email: Central@Millenia-Partners.com

Licensed Real Estate Broker



190 S. ORANGE AVE // 1ST FLOOR PLANS



FLEXIBLE FLOOR PLAN OPTIONS

PROMINENT SIGNAGE

6,410 GSF RETAIL AVAILABLE



MILLENNIA PARTNERS

4192 Conroy Road, Suite 110,
Orlando, FL 32839

Office: 407.370.3211

Email: Central@Millenia-Partners.com

Licensed Real Estate Broker



DOWNTOWN ORLANDO



Dr Phillips
Performing Arts
Center



Amway Center

While Orlando is widely recognized as a tourist destination, it is also headquarters for many national and international companies and home to countless colleges and universities, including UCF with in excess of 70,000 students.

In addition, the City of Orlando consistently ranks as one of the best places in the nation to launch and operate a business, and recently, Entrepreneur Magazine touted Orlando as being one of the most highly coordinated entrepreneurial engines in the country.

The Downtown area has seen a major revitalization with the addition of multiple residential condo and multi-family towers and now has a population in excess of 43,000 people. The recent addition of the Amway

Arena and the Dr. Phillips Performing Arts Center has added and will continue to add a major cultural focus on the south end of downtown.

This is feeding a major revitalization of Church Street, which has now emerged as the central retail and gathering area for these cultural offerings.



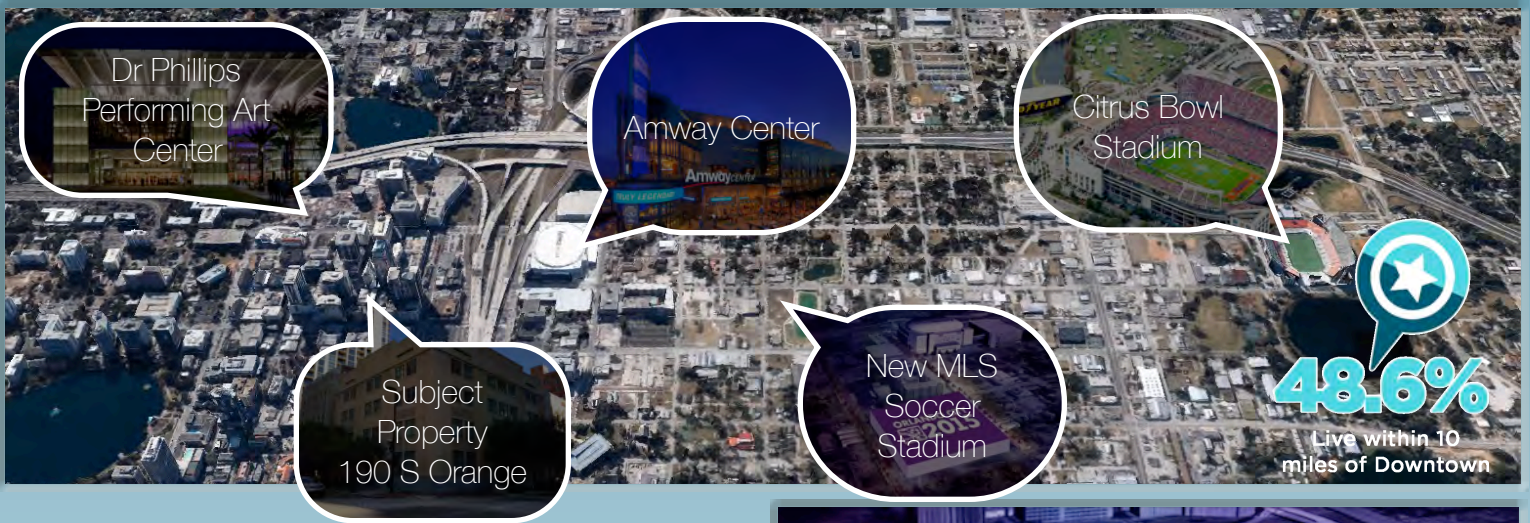
MILLENIA PARTNERS

4192 Conroy Road, Suite 110,
Orlando, FL 32839
Office: 407.370.3211

Email: Central@Millenia-Partners.com

Licensed Real Estate Broker

MILLENIA
PARTNERS



11,049 Residential units Downtown

92% Apartment occupancy rate*
* includes NORA, in lease up phase

\$1,562 Average rental rate (\$1.72 per sq. ft.)

Orlando has one of the fastest-growing economies in Florida. The retail market is expected to continue its trend of modest and steady gains.

This demand for entertainment and services is due in large part to the number of offices and residential developments in the immediate area. And with nearly half the Orlando population within 10 miles of downtown, it makes for a significant base of customers and clients.



\$49,470

Average salary Downtown

MILLENNIA PARTNERS

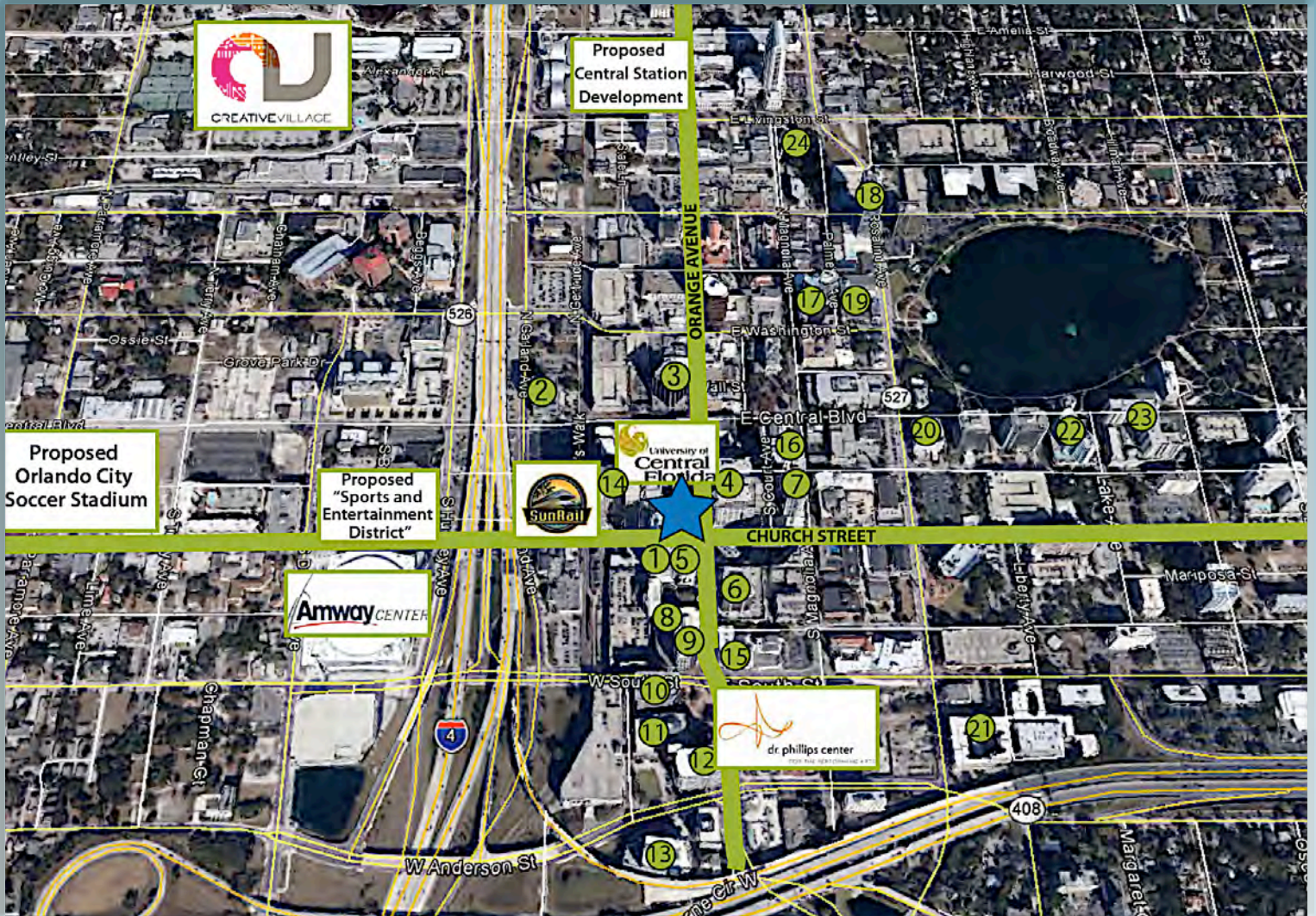
4192 Conroy Road, Suite 110,
 Orlando, FL 32839
 Office: 407.370.3211

Email: Central@Millenia-Partners.com

Licensed Real Estate Broker



NEARBY OFFICE & RESIDENTIAL PROJECTS



OFFICE HIGH RISE	# EMPLOYEES
1. Suntrust Tower	1,452
2. Fairwinds	347
3. 20 N. Orange	654
4. The Plaza	1016
5. Suntrust Corporate	600
6. BB&T	764
7. Seaside Plaza	706
8. Park Building	212
9. Lincoln Plaza	550
10. CNL Center II	812
11. City Hall	450
12. CNL Center I	986
13. OUC	384

HOUSING & ACCOMMODATIONS	# UNITS/ROOMS
14. 55 West Apartments	377
15. Grand Bohemian Hotel	247
16. The Solaire Condos	305
17. Aspire Apartments	164
18. The Vue Condos	375
19. The Metropolitan Condos	128
20. Embassy Suites Hotel	167
21. The Grande Condos	364
22. The Waverly Condos	230
23. Paramount Condos	306
24. SkyHouse Orlando	320

MILLENIA PARTNERS

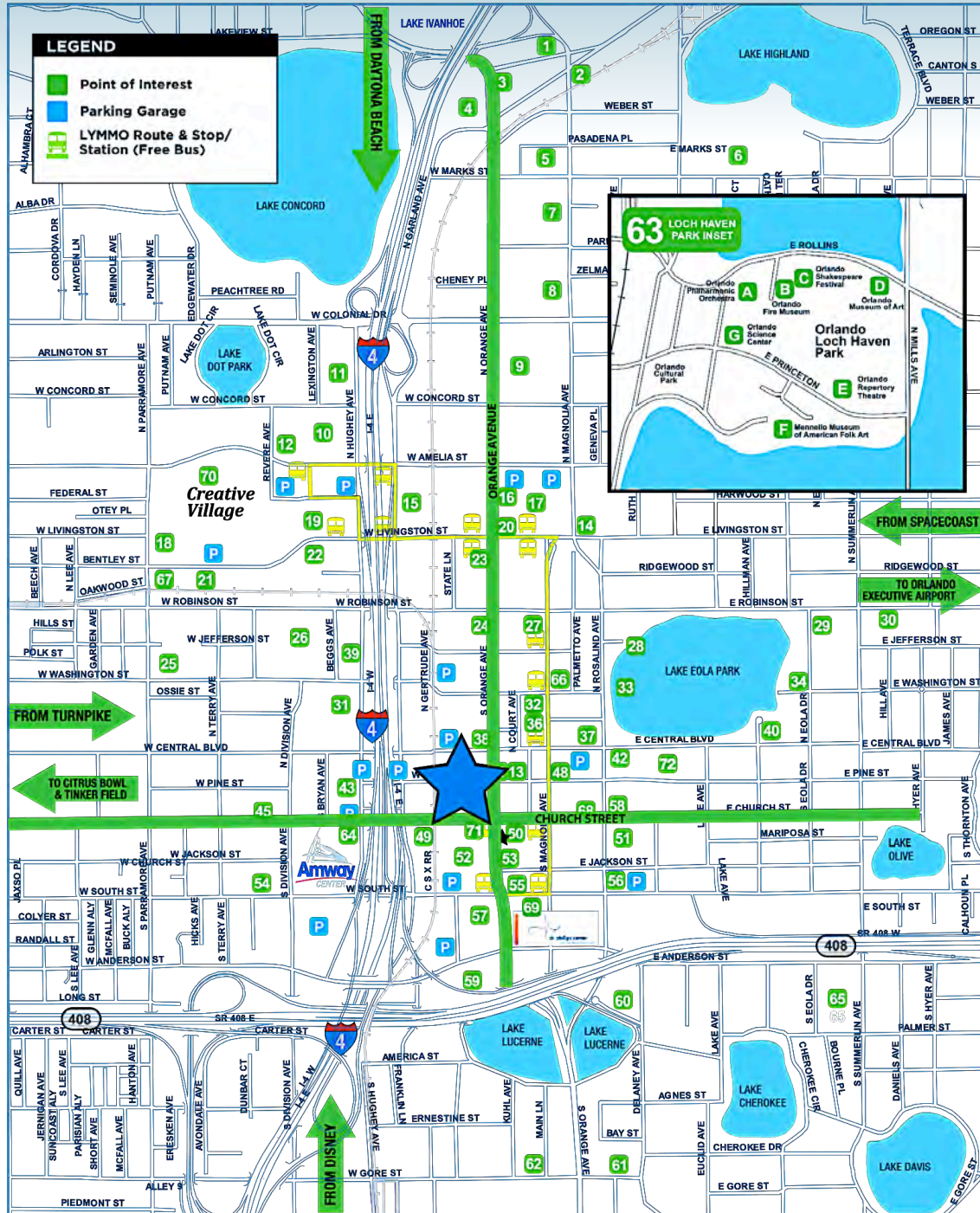
4192 Conroy Road, Suite 110,
Orlando, FL 32839
Office: 407.370.3211

Email: Central@Millenia-Partners.com

Licensed Real Estate Broker



190 S. ORANGE AVE // POINTS OF INTEREST



1. Orlando Regional Chamber of Commerce
2. Dr Phillips Performing Arts Center
3. Doubletree by Hilton Orlando Downtown
4. Gateway Center
5. Marks Street Senior Center
6. Lake Highland Prep.
7. One Orlando Centre (Wells Fargo)
8. Courtyard by Marriott Orlando Downtown
9. Orlando Sentinel
10. Orlando Technical Center
11. Crowne Plaza
12. Orange County Public Schools Ed. Leadership Center
13. SAK Comedy Lab
14. Travelodge Downtown
15. LYNX Central Station
16. Orange County Public Defender
17. Orange County Courthouse
18. Downtown Rec and Tennis Centre
19. Bob Carr Performing Arts Centre

20. Orange County Civil and Traffic Court
21. UCF Center For Emerging Media
22. Sheraton Orlando Downtown Hotel
23. Bank of America Building
24. Old Southern Bank Building
25. Callahan Neighborhood Center
26. State Office Building Hurston Building Complex
27. Downtown Post Office
28. Swan Boat & Gondola Rentals
29. EO Inn
30. Howard Middle School
31. Federal Building
32. Orange County Regional History Center
33. Walt Disney Amphitheater
34. Children's Playground
36. Heritage Square
37. Orange County Public Library
38. Orlando Tower (Wells Fargo)

39. FAMU College of Law
40. Orlando Farmer's Market
41. CityArts Factory
42. Embassy Suites
43. Orlando Police Headquarters
44. UCF Downtown Ying Academic Center
45. H.D. Supply
46. Valencia Community College
47. Orange County Human Resources
48. Gallery at Avalon Island
49. Church Street Station
50. Seaside Bank
51. Orange County Administration Center
52. Suntrust Center, Orange Co. Tax Collector and Property Appraiser
53. Citrus Center (BB&T Bank)
54. Wells' Built African-American Historical Museum
55. Grand Bohemian Hotel
56. Auto Tag Office

57. Orlando City Hall & Terrace Art Gallery
58. Orange County Records
59. Orlando Utilities Commission
60. Courtyard at Lake Lucerne
61. Beardall Senior Center
62. Orlando Regional Lucerne Hospital
63. Loch Haven Park (Inset)
64. Amway Center
65. Cherokee School
66. Lake Eola Charter School
67. Nap Ford Community School
68. The Christ School
69. Dr Phillips Center for Performing Arts
71. British Consulate
72. Colombian Consulate
- ★ Downtown Info Center