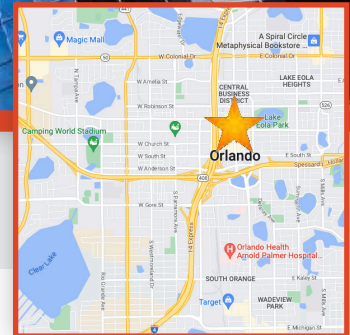




**189 S ORANGE AVENUE, 1010S, ORLANDO, FL 32801**  
**DOWNTOWN CLASS A OFFICE SPACE**



### PROPERTY HIGHLIGHTS

- Total SF Available: Up to 42,338 SF
- Space can be demised into smaller units as shown below
- Downtown Class A Office Space
- Ideal location in the heart of Downtown Orlando
- Current Tenant vacating space by 2024
- Perfect for an owner/user or tenant needing space in the CBD
- Elevator leads directly to entrance of Suite
- Existing floorplan is efficiently laid out for office users needing larger footprints
- Seller financing available at favorable terms

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	23,450	104,500	306,285
Households	13,016	49,643	127,879
Avg. Household Income	\$94,336	\$101,863	\$90,179

### FOR MORE INFORMATION

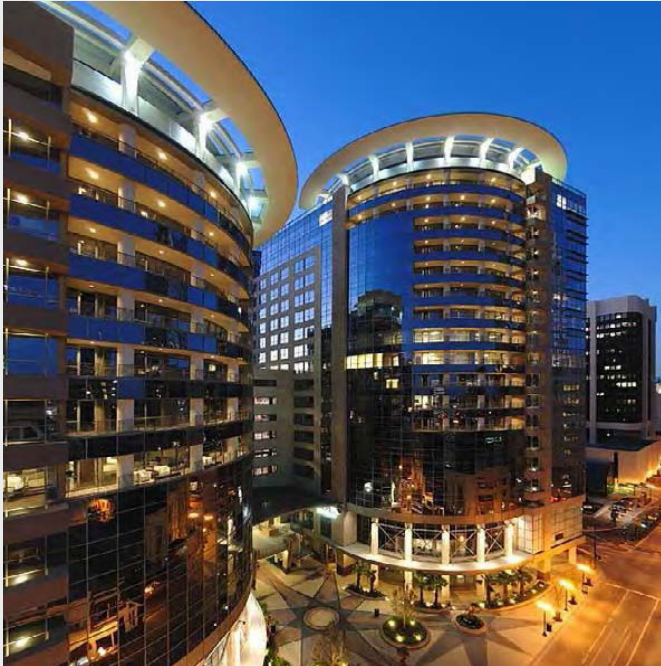
**John Vick**  
 407-421-2620  
 john@v3capital.com

**Solomon Attaway**  
 407-516-4562  
 solomon@v3capital.com



**FOR SALE OR LEASE**  
**CALL BROKER FOR DETAILS**

189 S ORANGE AVENUE, 1010S, ORLANDO, FL 32801  
**DOWNTOWN CLASS A OFFICE SPACE**



**FULL FLOOR - 42,338 SF OF CONTIGUOUS SPACE**



[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.

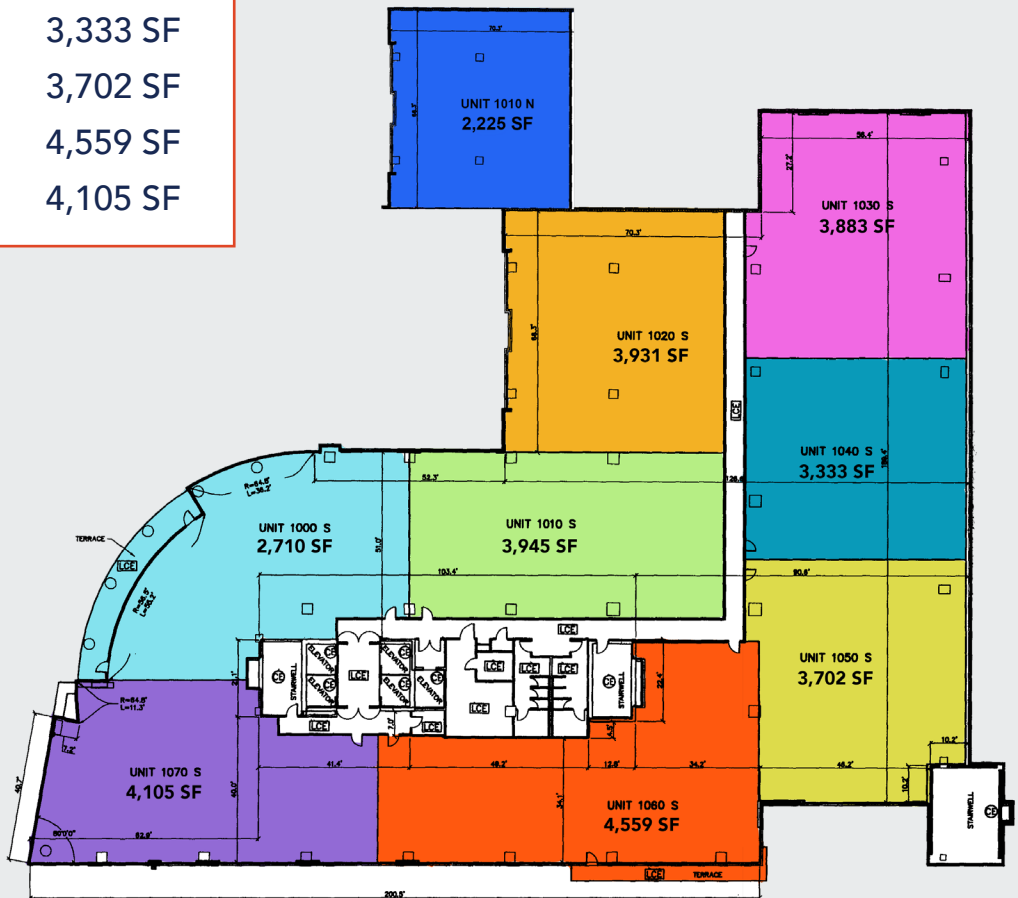


496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3Capital.com](http://V3Capital.com)

189 S ORANGE AVENUE, 1010S, ORLANDO, FL 32801  
**DOWNTOWN CLASS A OFFICE SPACE**

**10TH FLOOR - SMALLER SUITE OPTIONS**

Suite 1000S	2,710 SF
Suite 1010S	3,945 SF
Suite 1010N	2,225 SF
Suite 1020S	3,931 SF
Suite 1030S	3,883 SF
Suite 1040S	3,333 SF
Suite 1050S	3,702 SF
Suite 1060S	4,559 SF
Suite 1070S	4,105 SF





**FOR SALE OR LEASE**  
**CALL BROKER FOR DETAILS**

**189 S ORANGE AVENUE, 1010S, ORLANDO, FL 32801**  
**DOWNTOWN CLASS A OFFICE SPACE**



[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3Capital.com](http://V3Capital.com)