

**FOR  
LEASE**

**496 DELANEY AVE**

**ORLANDO, FL 32801**

**DOWNTOWN OFFICE SPACE WITH AMPLE PARKING**



**CONTACT**

Vincent F. Wolle, CCIM, SIOR

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**Results Real Estate Partners, LLC**

*Licensed Commercial Real Estate Brokers*

108 Commerce Street, Suite 200

Lake Mary, Florida 32746

407.647.0200 *main*

407.647.0205 *fax*

www.ResultsREPartners.com

**Property Details**

- 10,146 SF (2) story office building built in 1986, renovated in 2018-19
- .54 Acre of land with 30+ on site parking and access to an additional 55 paid parking spaces beside the property (up to a 8.3/1000 ratio)
- Tenant pays its own utilities, internal bathrooms, new HVAC units installed, flexible layouts, and building signage , owner may amortize improvements for a long term credit tenant.
- Visible and direct access from 408, easy access from Orange Ave, direct access from I-4 (Anderson Rd exit), and located behind the Dr. Philips Performing Arts (Corner of Anderson and Delaney Ave)

**Suite 404: 1,000 SF for \$3,000 a month (1st Floor)**  
*(Possible additional 1000 SF beside this unit, see broker for details)*

**Suite 508-510: 2,150 SF for \$5,500 a month (2nd Floor)**

**5 Year Minimum Term Only**

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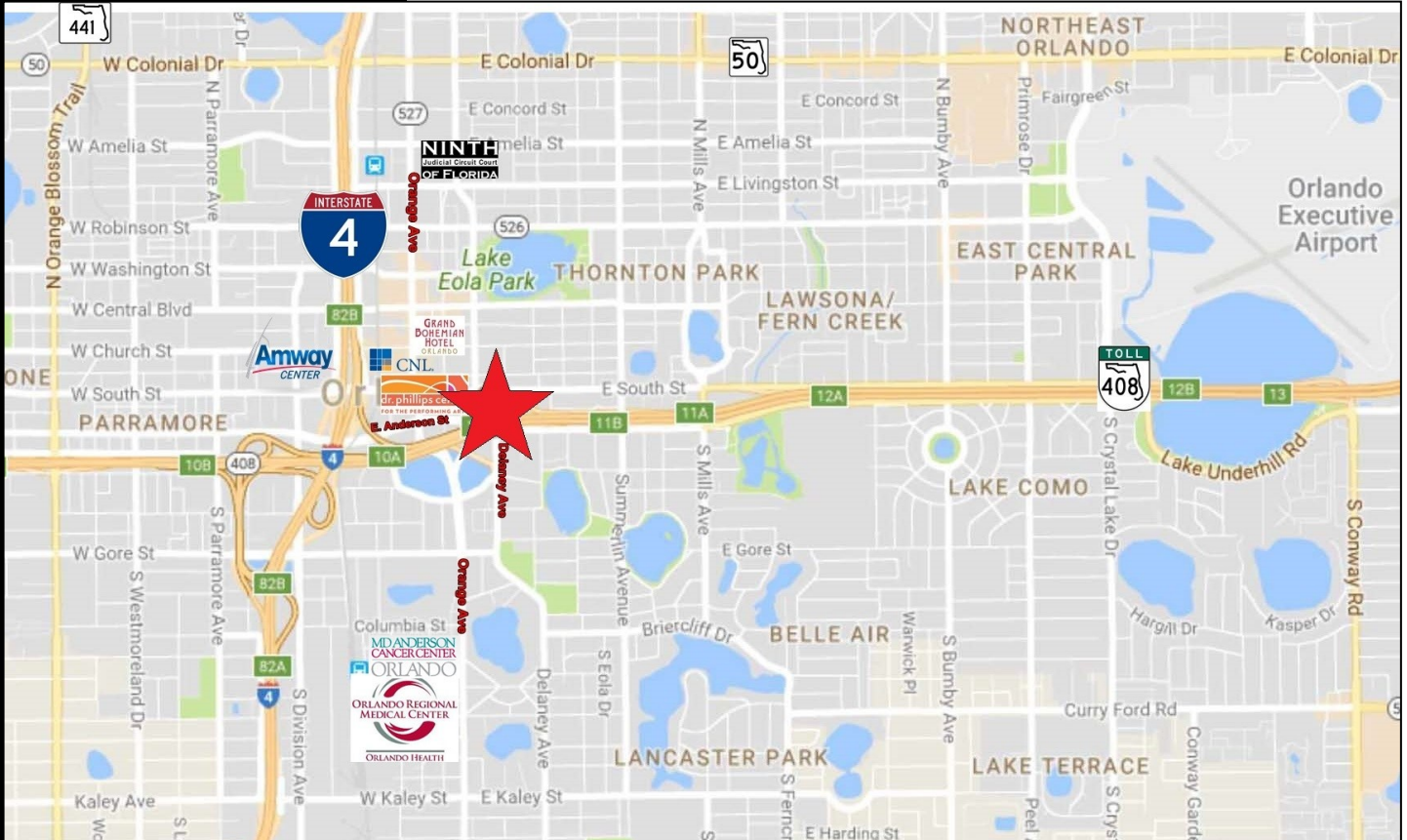
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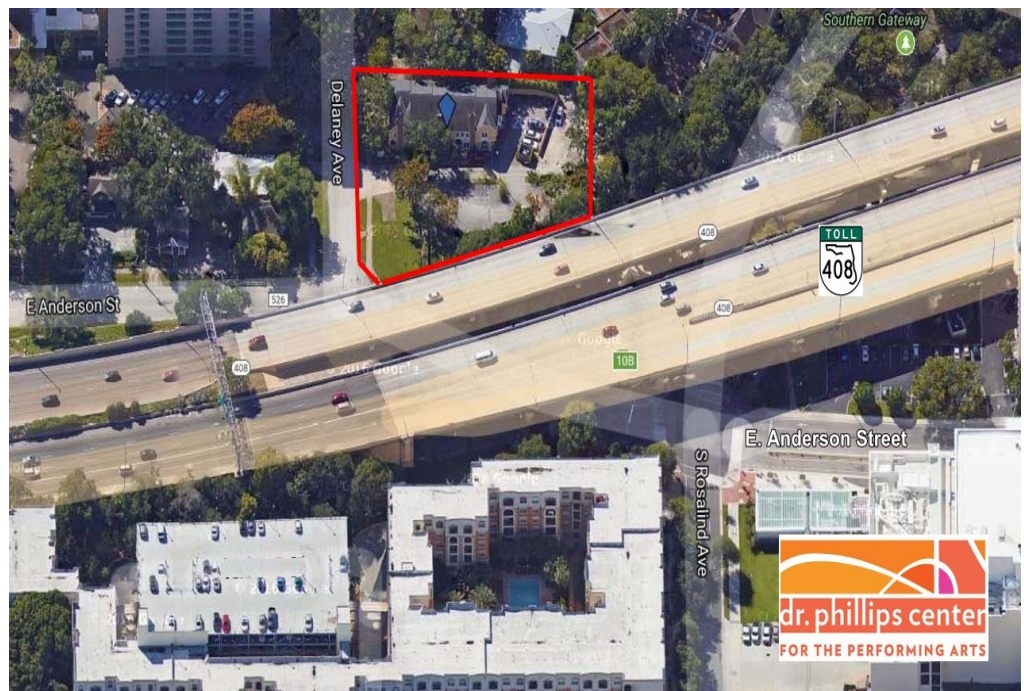
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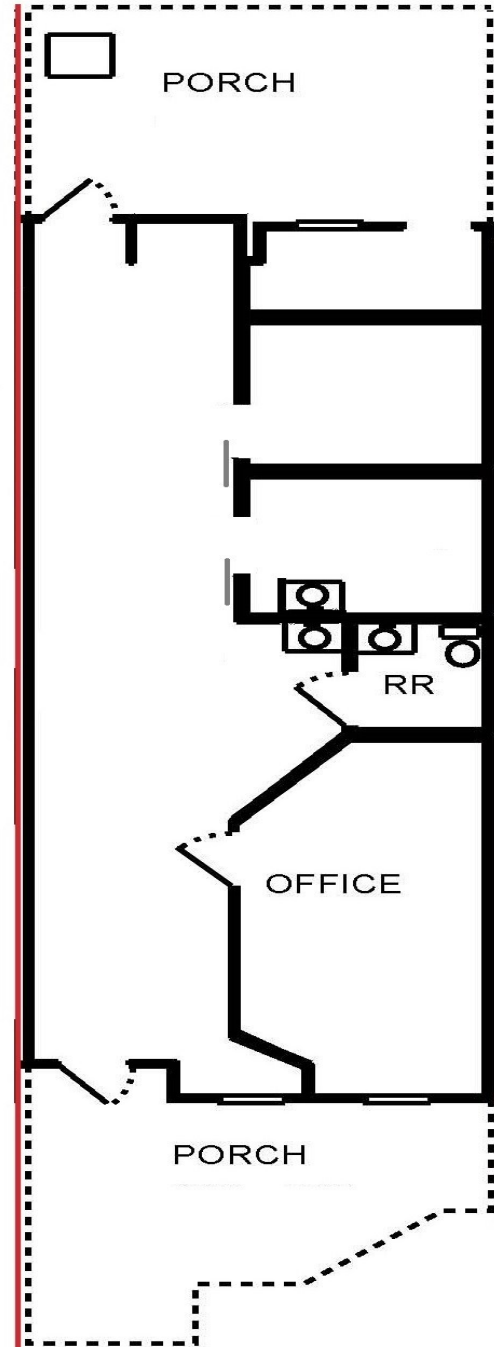
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**Suite 404 (1st Floor, Former Spa)**



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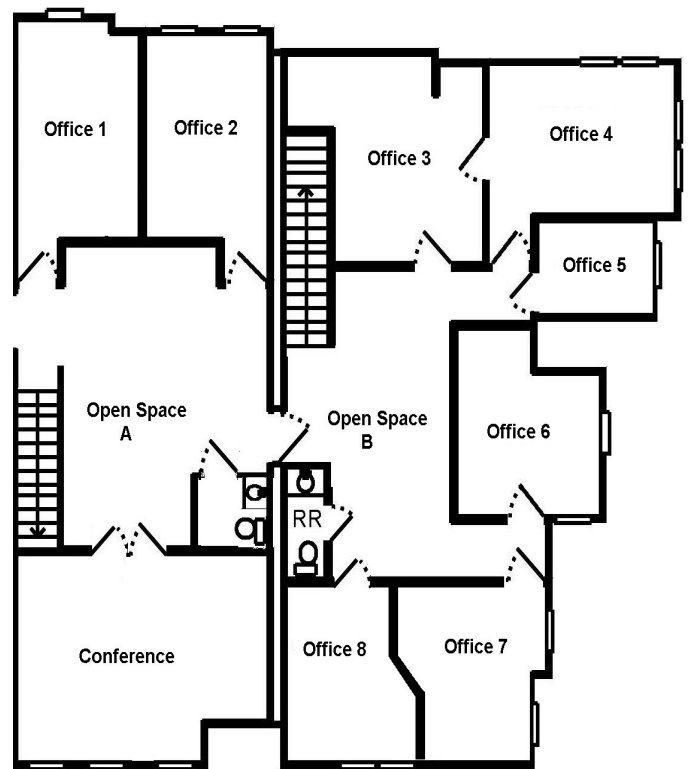


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**Suite 508**

**Suite 510**

**Suite 508-510 (2nd Floor)**

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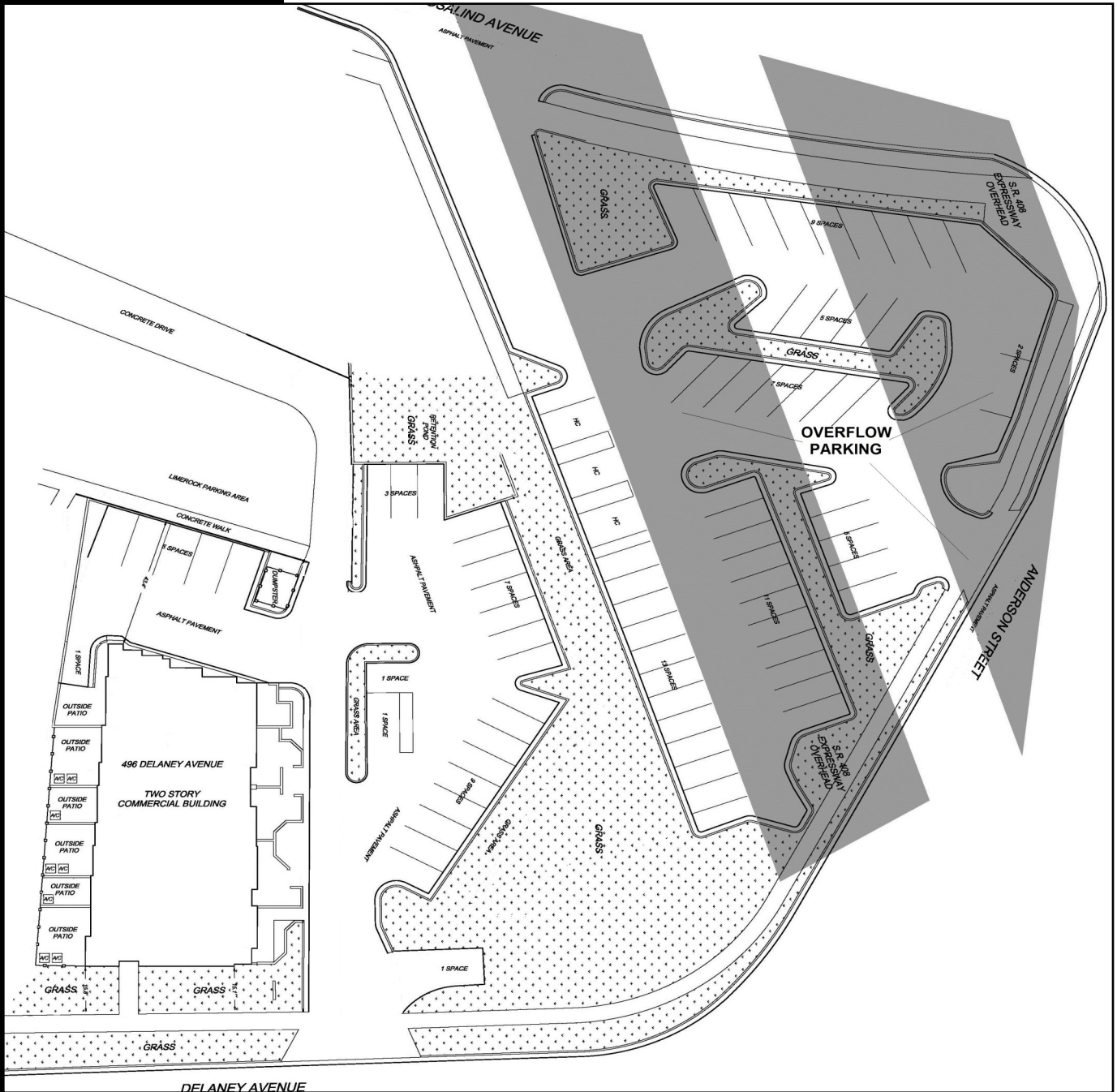
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