

**FOR
LEASE**

496 DELANEY AVE

ORLANDO, FL 32801

DOWNTOWN OFFICE SPACE WITH AMPLE PARKING



CONTACT

Vincent F. Wolle, CCIM, SIOR

407.448.1823 *Mobile*

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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 400: 1,000 SF for \$3,250 a month (1st Floor)

Suite 408-410: 2,367 SF for \$6,250 a month (1st Floor)

Suite 500 & 504: 3,084 SF for \$6,425 a month (2nd Floor)

5 Year Minimum Term Only

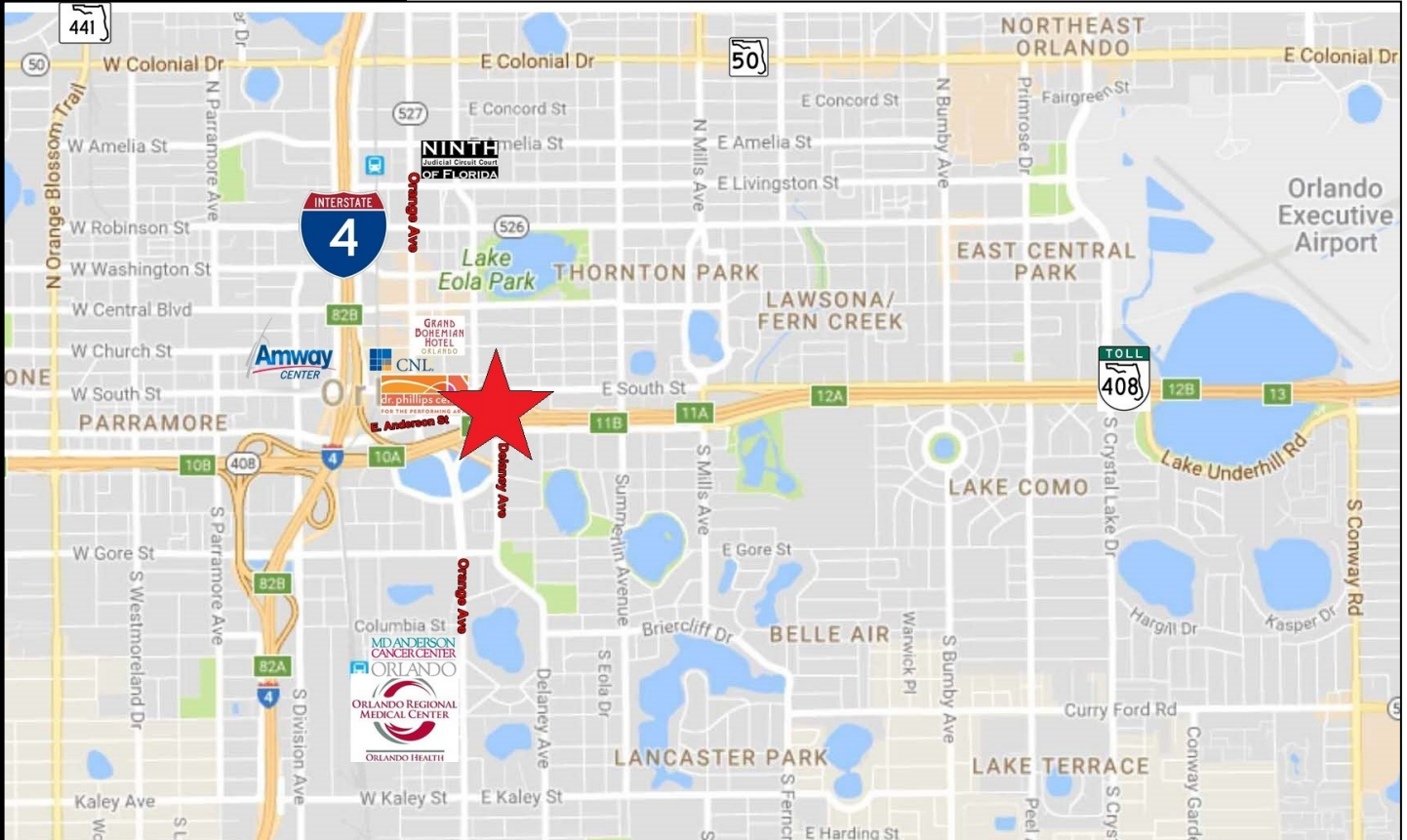
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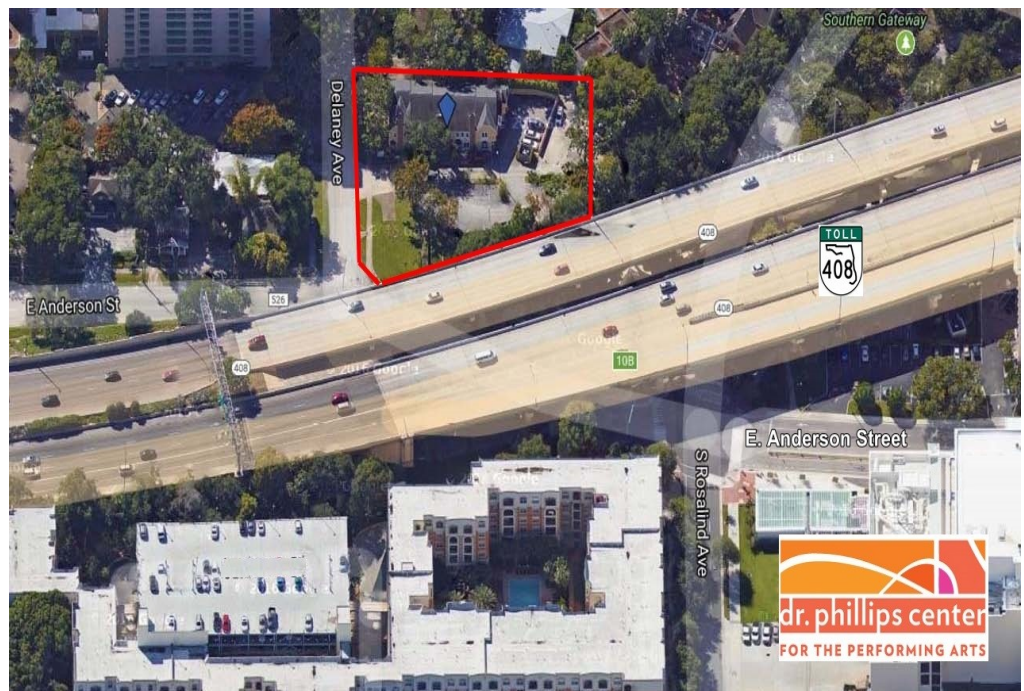
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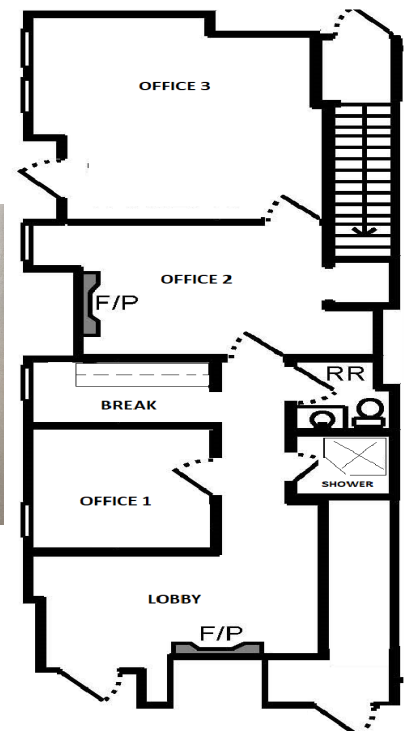
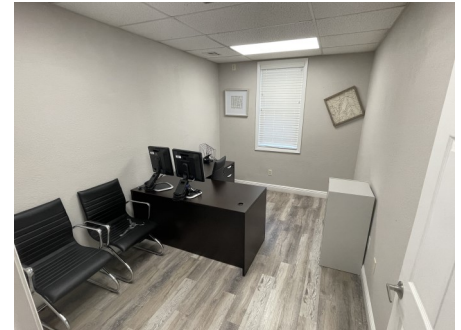
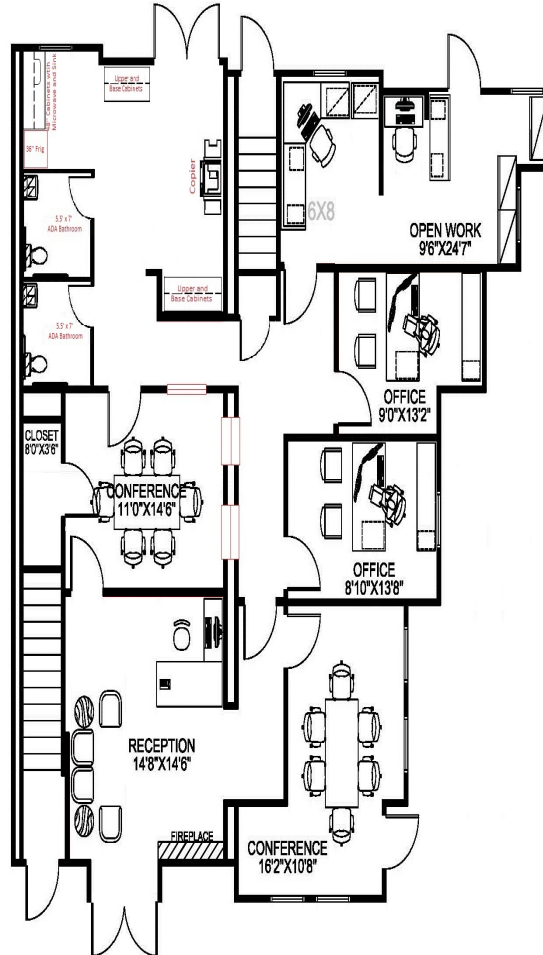
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RESULTS
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Suite 408-410



Suite 400

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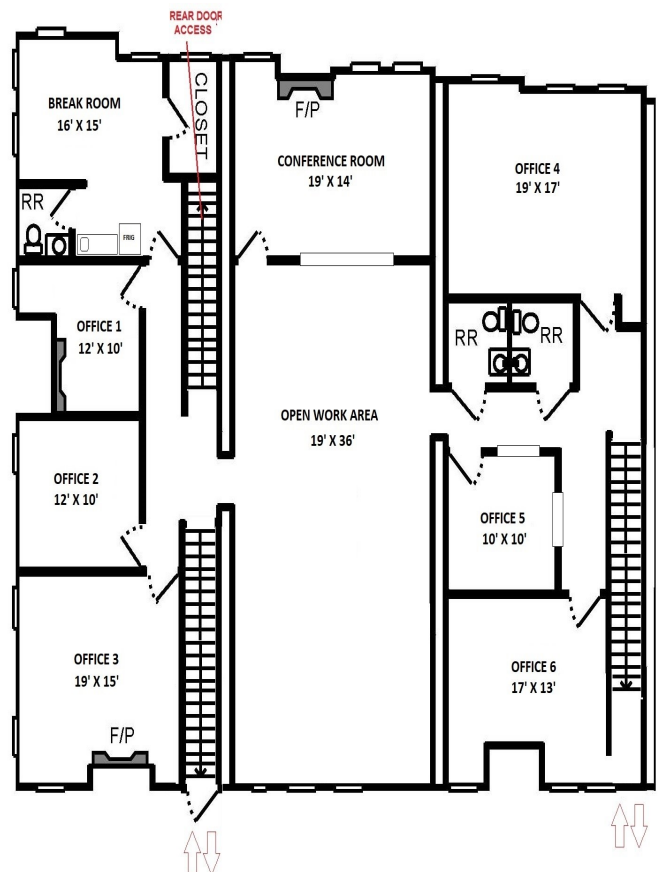
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496 DELANEY AVE

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DOWNTOWN OFFICE SPACE



Suite 508-510

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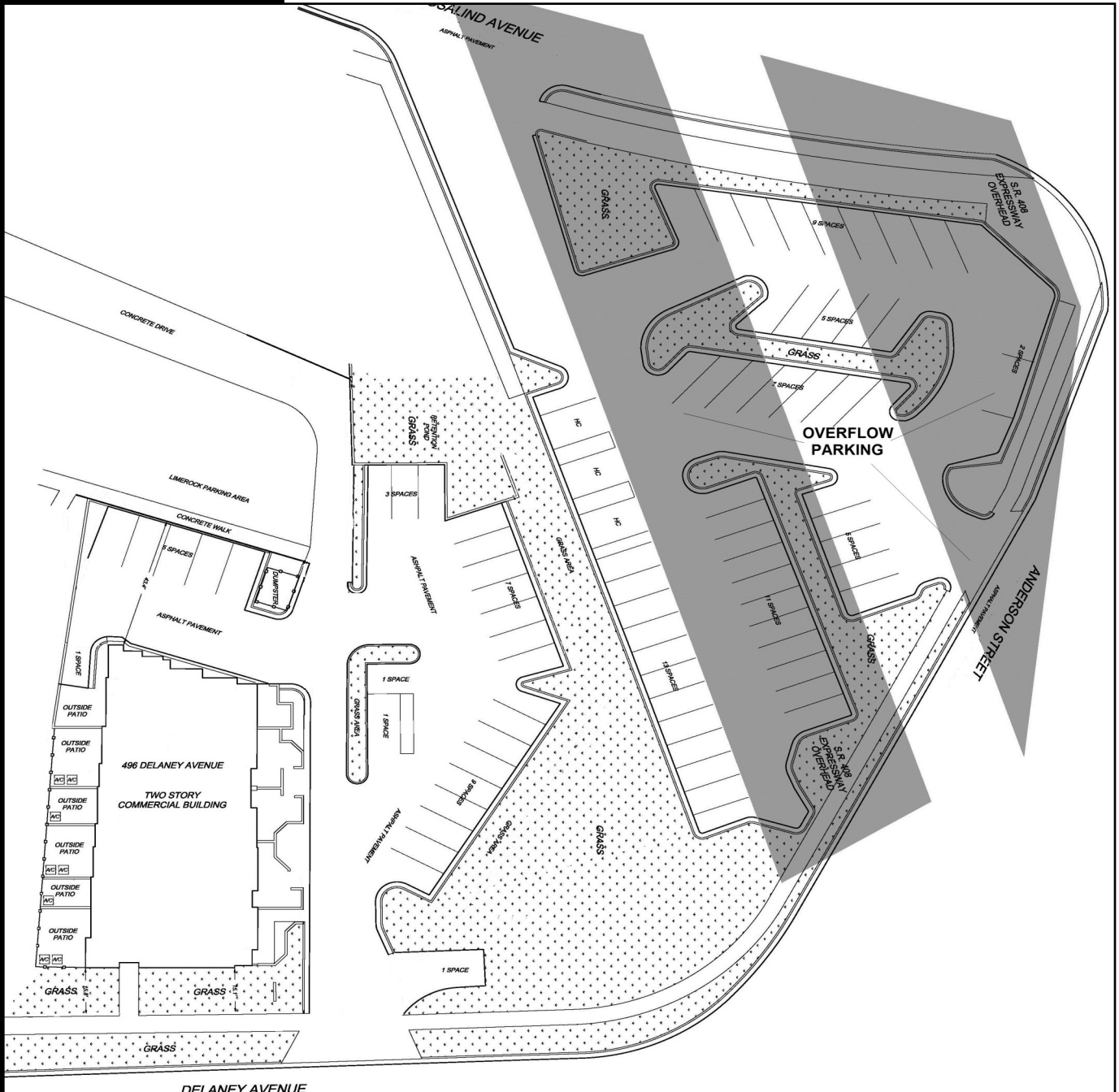
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