

# CFO Team Available Properties



## Available Properties for Sale or Lease

	Property Name / Address	Building SF	Suite #	SF Available	Stories	Parking Spaces	Parking Spaces per 1,000 SF	Year Built	Sale Price	Lease Rate	Additional Information
<b>FOR LEASE</b>											
Lease	 258 Southhall Lane Maitland	89,705	Multiple	Up to 23,738	4	-	4.40	1998	-	\$21.00/SF FS	Class A, four-story office building. Beautifully decorated lobby with marble, stone, wood and brass finishes. Located in the heart of Maitland Center
Lease	 1013 Montana St Orlando	8,357	2nd Floor	2,200	2	-	-	1947	-	<b>\$2,800/Mo MG</b> (net of janitorial)	Excellent back-office opportunity 4 large offices, conference room, large open work area, reception, storage. Parking on-site as well as on-street during business hours
Lease	 2431 Lee Rd Winter Park, FL	4,616	Entire Building	4,616	2	-	-	1957	-	\$18.50/SF MG (net of utilities and janitorial)	1 large & 1 small conference room; 8 large & 3 small offices Reception/waiting downstairs & upstairs Break/coffee nook downstairs & upstairs Access to 2nd floor via stairs only
Lease	 115 E Marks St Orlando	2,979	Entire Building	2,979	2	9	-	1923	-	\$21.50/SF MG (net of utilities and janitorial)	Freestanding 2-story office building 1 mile north of Orlando CBD Newly renovated
Lease	 1016 W Church St Orlando	24,839	2nd Floor	4,160	2	-	6.00	1969	-	\$12.50/SF MG (net of utilities and janitorial)	Two-story flex/office building Available Immediately 1/4 mile from Orlando City Stadium
Lease	 106 Boston Ave Altamonte Springs	27,894	Multiple	Up to 3,145	2	-	4.00	1976	-	\$12.00/SF FS	Two-story medical/office building. Located across the street from Florida Hospital Altamonte. Close proximity to a LYNX bus stop and Sunrail station
Lease	 100 E Pine St Orlando, FL	72,050	Multiple	Up to 13,036	6	-	-	1977	-	\$24.75/SF	Recently renovated lobby and common areas. Prime location in Downtown Orlando.
Lease	 5517 Hansel Ave Edgewood, FL	6,145	1st Floor	2,804	1	-	-	1992	\$1,125,000	\$16.50/SF MG (net of utilities and janitorial)	Open lobby/reception area. 7 large office and a conference room. Break room and two ADA restrooms.
Lease	 34 E Pine St Orlando, FL	9,720	1st Floor	2,750	2	-	-	1910	-	\$3,500/Mo. Full Service	Includes an open work area with high ceilings. Shared reception, conference, production area, break room/kitchen and restrooms.
Lease	 University Corporate Center 6903-7129 University Blvd Orlando, FL	134,136	Multiple	Up to 20,800 SF	1	-	3.55	1985	-	\$12.50/SF NNN	7 single-story office/flex buildings. 1,000 feet of frontage on University Boulevard. Tremendous visibility. Close proximity to University of Central Florida

Jamie Barati, SIOR, CCIM  
John Worrell, CCIM  
Katherine Zelman




MARCH 2018

CITE PARTNERS  
100 E Pine St., Suite 200  
Orlando, FL 32801  
407.930.1800

# CFO Team Available Properties





## Available Properties for Sale or Lease

	Property Name / Address	Building SF	Suite #	SF Available	Stories	Parking Spaces	Parking Spaces per 1,000 SF	Year Built	Sale Price	Lease Rate	Additional Information
Lease	 630 N Wymore Rd, Suite 300 Orlando, FL	21,398	300	8,645	1	135	4.00	1998	-	\$18.25/SF MG (net of electric and janitorial)	Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village
Lease	 Thornton Park Central 622 E Washington St Orlando, FL	171,427	4th Floor 5th & 6th Floor	8,542 10,871	6	19	3.50	2001	-	\$26.50/SF FS \$27.50/SF FS	3 suites and 3 studios leased individually or the entire 4th floor is available. Suite includes 6th floor Mezzanine. Easy walking distance to numerous amenities in Thornton Park neighborhood. Loft style design of the entire project offers unique office environment.
Lease	 1615 Edgewater Dr Orlando, FL	25,324	150 190	2,225 2,507	2	66	3.5	2003	-	\$26.00/SF FS	Suite 150 is in the southeast corner on the ground floor. Suite 180 is the entire north wing of the ground floor. Located in College Park next to the College Park Post Office

# CFO Team Available Properties



## Available Properties for Sale or Lease

	Property Name / Address	Building SF	Suite #	SF Available	Stories	Parking Spaces	Parking Spaces per 1,000 SF	Year Built	Sale Price	Lease Rate	Additional Information
<b>FOR SALE</b>											
Sale	  126 E Jefferson St Orlando	5,821	Entire Building	5,821	2	-	-	1977	\$1,400,000	-	Perfect for Investor or User/Owner Located Downtown Orlando near Lake Eola and The Orange County Courthouse.
Sale	 111 E Monument Ave, Bldg D Kissimmee	85,000	Entire Building	85,000	8	268	3.60	2009	\$15,040,000	-	Multi-Tenant office opportunity Immediately adjacent to City of Kissimmee SunRail commuter rail station. Located in the heart of Historic Downtown Kissimmee
Sale	 1925 E Michigan St Orlando	4,589	Suites 201 & 203	2,447	2	-	6.30	1987	\$550,575	-	Medical infrastructure in place. 4 covered, reserved parking spaces Minutes to Orlando Health's main campus and the core of Downtown Orlando Annual condo fees: \$3.23/SF
Sale	 4016 Edgewater Dr Orlando	1,243	Entire Building	1,243	1	5	-	1946	\$280,000	-	Freestanding single-story office building. Highly visible from Edgewater Drive in College Park. Recently renovated with a new roof, a/c, electrical, plumbing
Sale	 106 Boston Ave Altamonte Springs	27,894	Multiple	Up to 3,145	2	-	4.00	1976	\$4,930,000*	\$16.50/SF NNN	Two-story medical/office building. Located across the street from Florida Hospital Altamonte. Close proximity to a LYNX bus stop and Sunrail station
Sale	  115 E Marks St Orlando	2,979	Entire Building	2,979	2	9	-	1923	\$675,000	-	Freestanding 2-story office building 1 mile north of Orlando CBD Newly renovated
Sale	 5517 Hansel Ave Edgewood, FL	6,145	Entire Building	6,145 SF + Vacant Parcel	1	-	-	1992	<b>NEW PRICE</b> <b>\$1,125,000</b>	-	Sale price includes vacant parcel. Open lobby/reception area. 7 large office and a conference room. Break room and two ADA restrooms.
Sale	 Millenia Point 5373 Vineland Rd Orlando, FL	34,879	-	2,000-26,000	7	-	-	Planned	Starting at \$250/SF	N/A	Planned 7-story, high end office condo building consisting of 4 floors of office space (26,000± SF) and 3 floors of covered parking garage (8,879± SF) Highly visible from Interstate 4
Sale	 630 N Wymore Rd Orlando, FL	21,398	Entire Suite	8,645	1	135	4	1998	<b>NEW PRICE</b> <b>\$1,195,000</b>	\$18.25/MG (net of electric and janitorial)	Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village
Sale	 80 West Gore Street Orlando, FL	7,471	-	7,471	2	22	-	1923	\$1,800,000	N/A	Two two-story professional medical/office buildings. Located on the edge of Orlando Health's main campus

Jamie Barati, SIOR, CCIM  
John Worrell, CCIM  
Katherine Zelman

MARCH 2018

CITE PARTNERS  
100 E Pine St., Suite 200  
Orlando, FL 32801  
407.930.1800

# CFO Team Available Properties




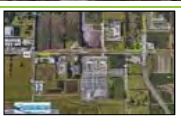
## Available Properties for Sale or Lease

Property Name / Address	Building SF	Suite #	SF Available	Stories	Parking Spaces	Parking Spaces per 1,000 SF	Year Built	Sale Price	Lease Rate	Additional Information
-------------------------	-------------	---------	--------------	---------	----------------	-----------------------------	------------	------------	------------	------------------------

## LAND FOR SALE

Property Name / Address	Acres	Zoning	Sale Price	Additional Information
-------------------------	-------	--------	------------	------------------------

 <p>Sale</p>	W. Lake Mary Blvd. Lake Mary, FL	1.41±	Vacant General-Commercial	\$960,000 (\$15.61/SF)	FAR permits up to 21,000± square feet of office/medical building on-site. Approximately 200 feet of frontage on Lake Mary Boulevard Located just across Lake Mary Boulevard from the proposed 34.5 acre Griffin Farm at Midtown, mixed-use development
---	-------------------------------------	-------	------------------------------	---------------------------	--

 <p>Sale</p>	E. Lake Mary Blvd. Sanford, FL	1.32±	Vacant General-Commercial	Call for More Information	Located on the northwest corner of E. Lake Mary Blvd. & SR 46 Adjacent to the Orlando Sanford International Airport Ideal for retail/commercial uses
---	-----------------------------------	-------	------------------------------	------------------------------	--