

OFFICE SPACE FOR LEASE

1516 E. Hillcrest Street, Orlando, FL 32803

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Vice President of Brokerage Services
E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Lease: $26.00 / SF, Full Service

Suite 210: ± 2,934 SF	Available: 30 Days
Suite 212: ± 1,194 SF	Available: 1.01.2027
Suite 300: ± 1,112 SF	Available: 30 Days

Located at the corner of Ferncreek Ave. & Hillcrest St. directly adjacent to the new Fern Creek Starbucks and Publix

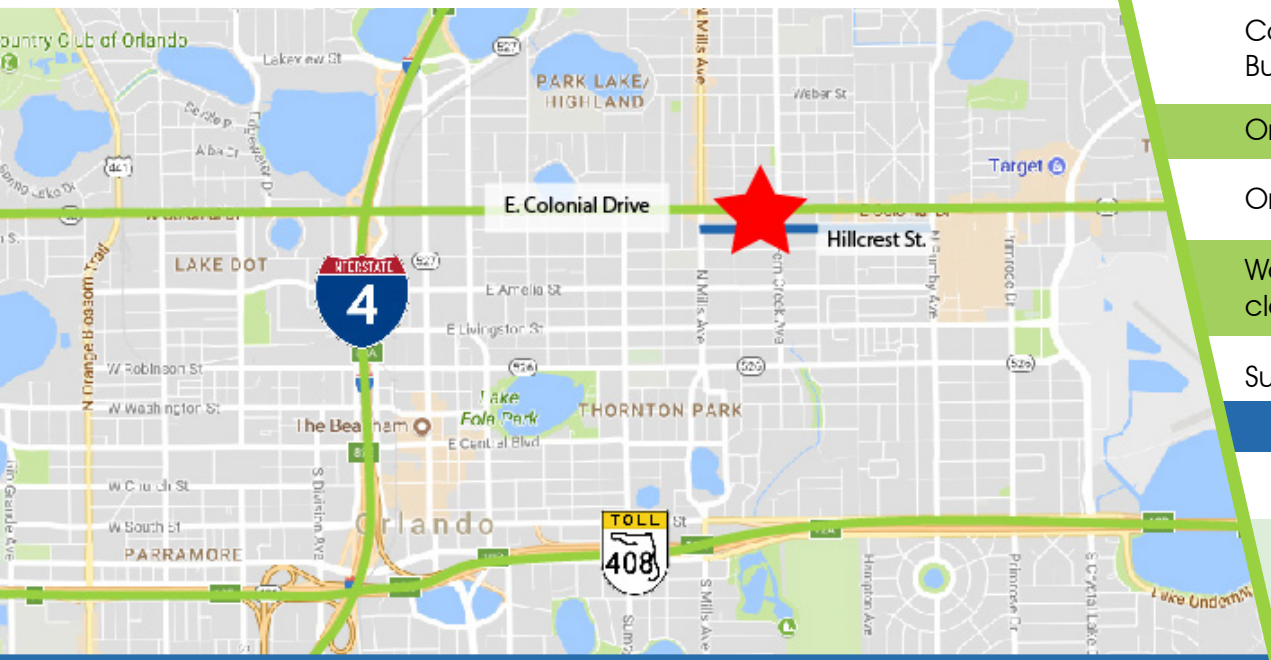
Conveniently situated 5 minutes from the Downtown Orlando Business District with easy access to I-4 & SR 408

One block South of high-traffic Colonial Drive (49,500 AADT)

On-site parking included at no additional charge

Walking distance from the Mills & 50 restaurant corridor within close proximity to Colonial Plaza & Orlando Executive Airport

Suites include private offices and open work areas



DEMOGRAPHICS

2026	1 Mile	3 Miles	5 Miles
Total Population	15,437	115,475	299,935
Total Households	8,561	55,985	130,255
Average HH Income	$167,413	$142,810	$123,107

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

RECENT CAPITAL IMPROVEMENTS

April 2024

NEW ROOF INSTALL COMPLETED

Roof repair completed.

December 2024

REPLACE COMMON AREA CARPET

Replaced on the second and third floor common areas.

April 2025

PAINT EXTERIOR OF BUILDING

Complete exterior paint updates.

May 2025

PAINT INTERIOR OF BUILDING

Complete interior common area paint updates.







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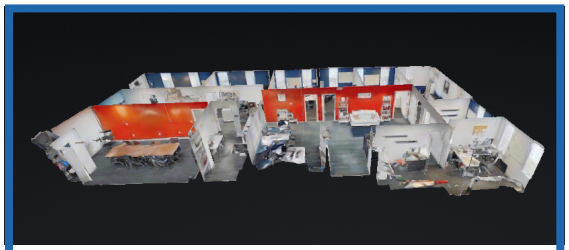
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FIRST CAPITAL Property Group
Commercial Real Estate Services

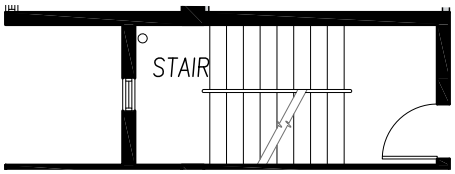
SUITE 210

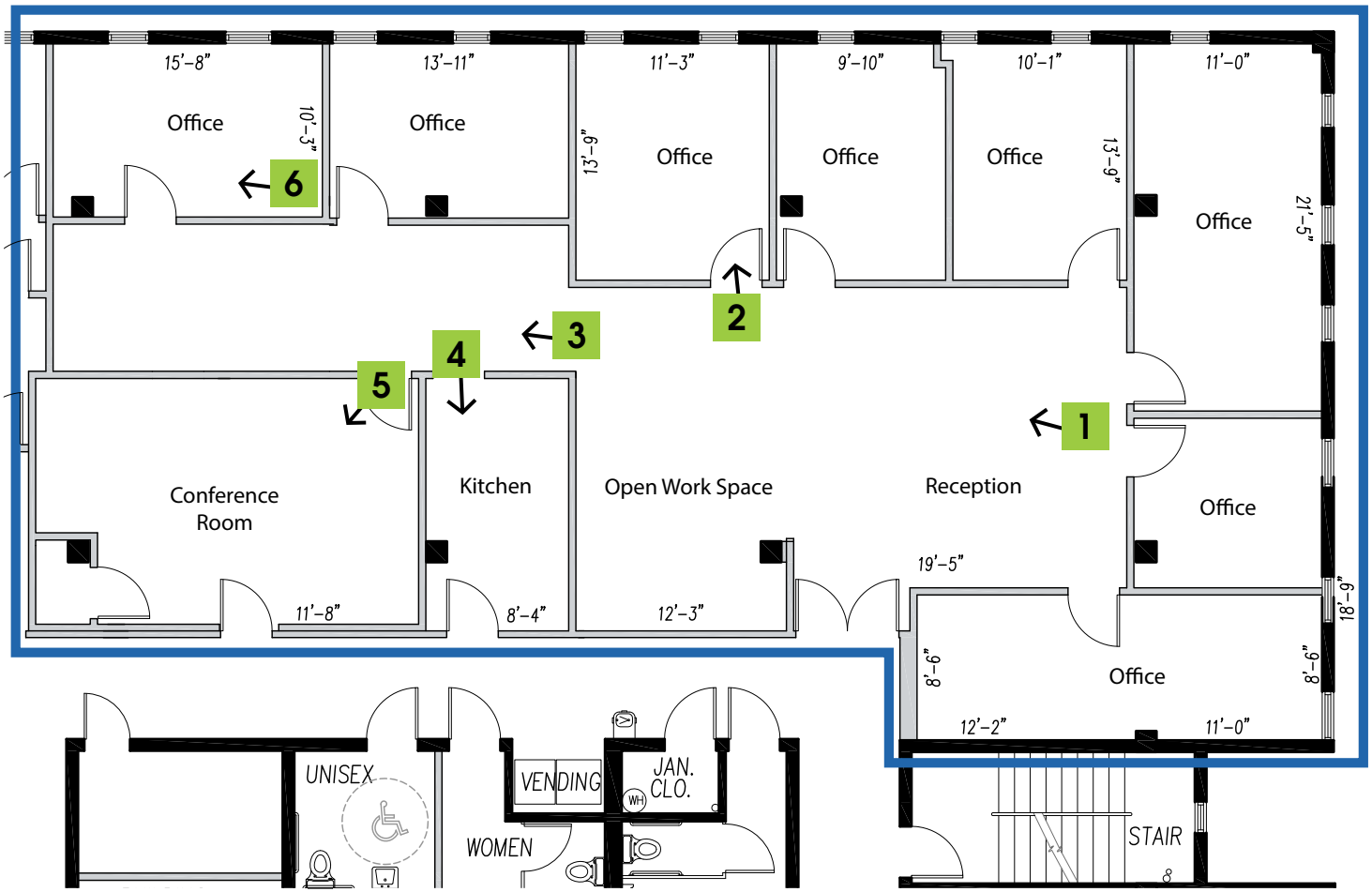
Suite 210: ± 2,934 RSF

This fully-furnished (optional) suite is equiped with 8 large offices with open work space, one conference room, reception area, and kitchen with windows along 2 sides of the building for ample natural light.



TAKE A VIRTUAL TOUR
Visit: www.FCPG.com/Hillcrest





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SUITE 210

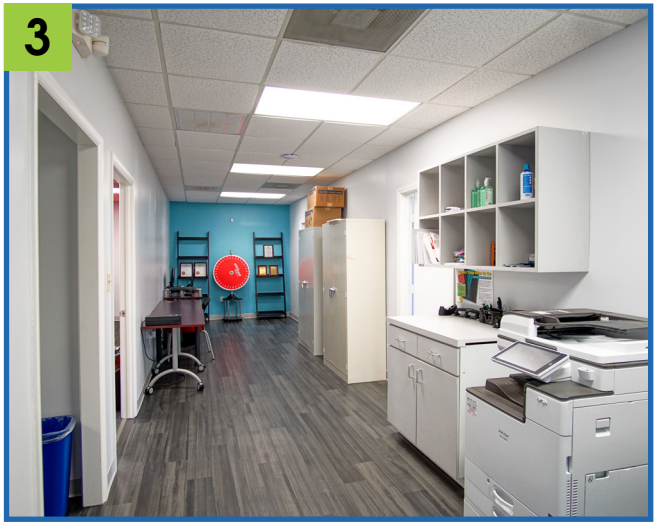
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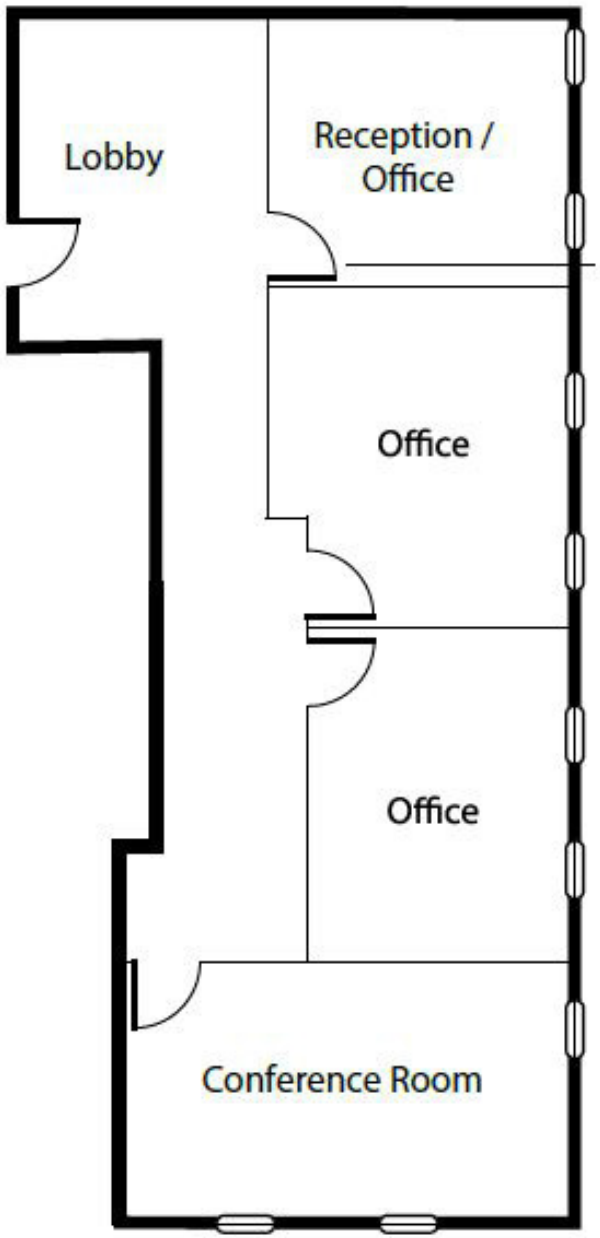
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SUITE 212

AVAILABILITY

Suite 212: ± 1,194 RSF
Available 1.01.2027



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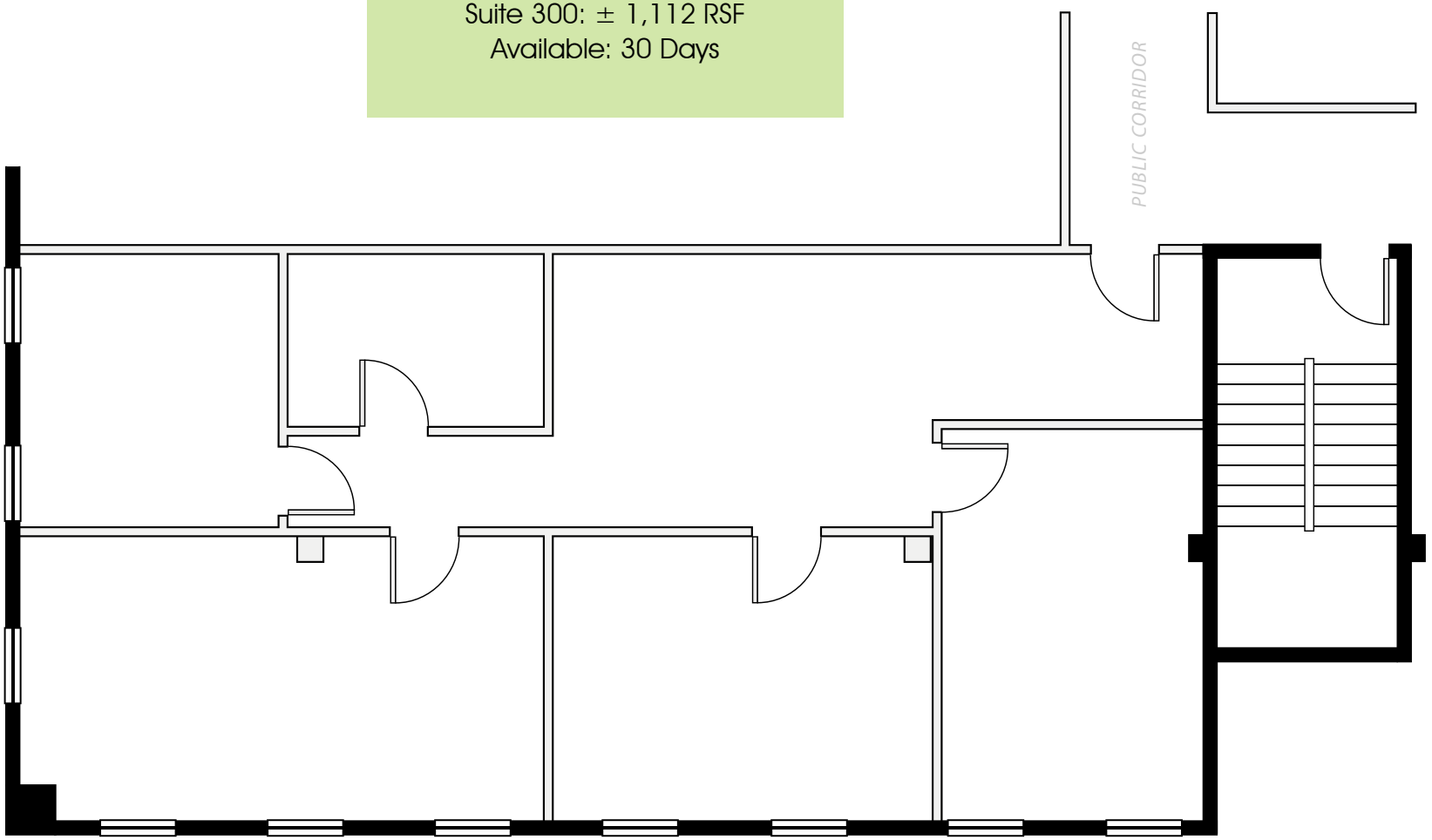
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SUITE 300

AVAILABILITY

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