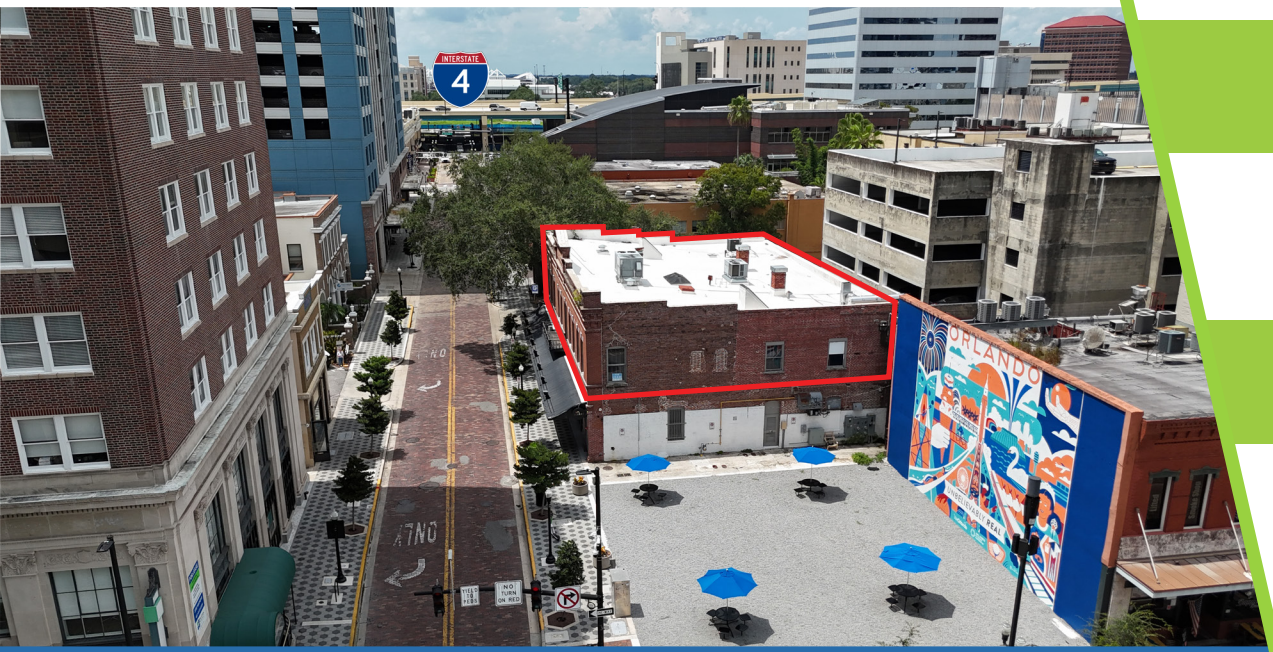




OFFICE SPACE FOR LEASE

13 W. Pine Street, Orlando, FL 32801

Contact: Sherica Segre, MSRE
Sales & Leasing Associate
E: SSegre@FCPG.com
P: 407.872.0177 ext. 143

Contact: Jeré Matheny
Vice President of Brokerage Services
E: JMatheny@FCPG.com
P: 407.872.0177 ext. 132

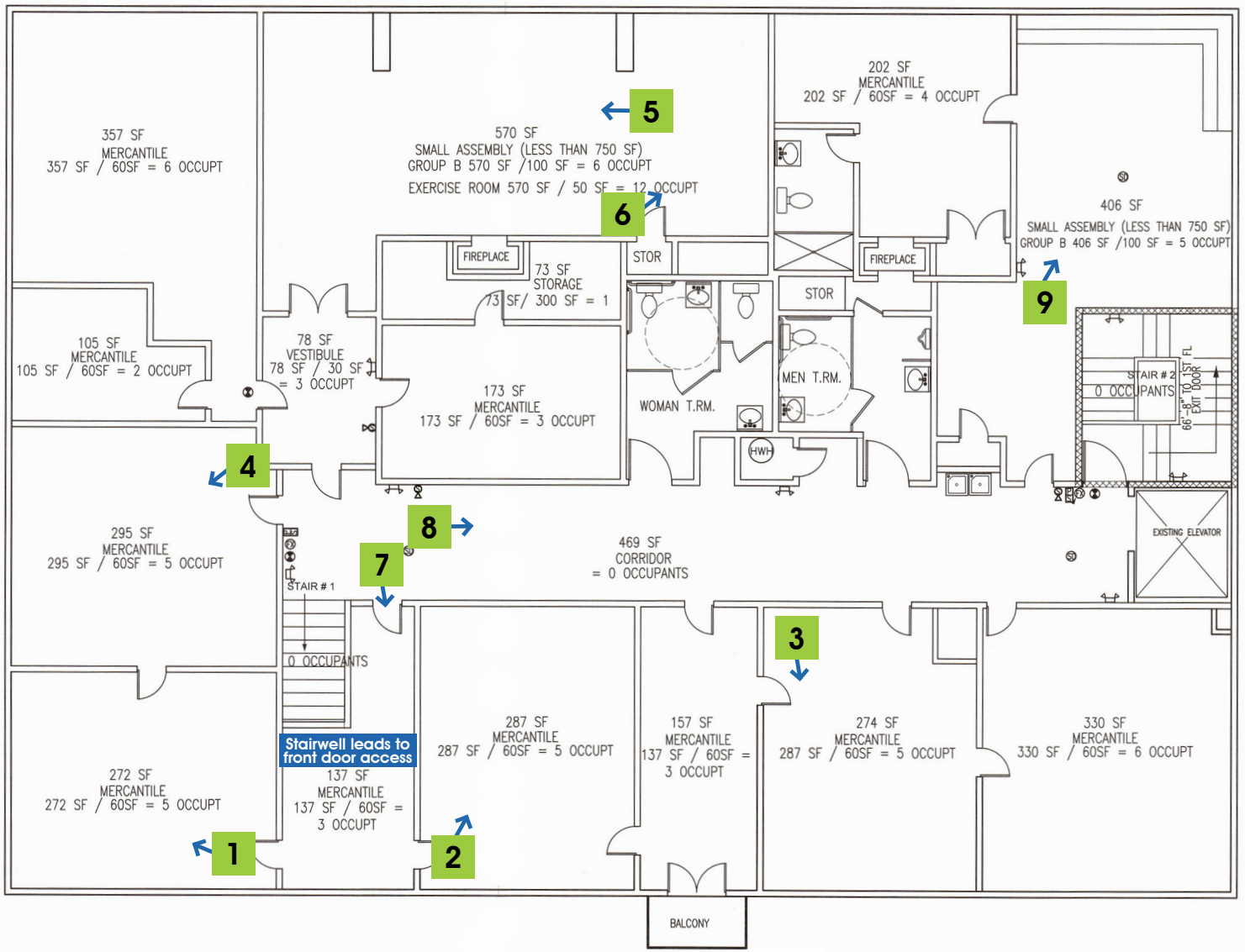
For Lease: $28.00 / SF, MG

Second Floor: ± 5,250 SF Available Immediately

- Flexible Second-Floor Office Space featuring large conference room, modern breakroom, and adaptable layouts for collaborative or private work
- Located within a historic two-story building with timeless charm, original hardwood floors, and period details that distinguish it from modern office product
- Steps from Orange Avenue & Pine Street, the most heavily trafficked intersection in Downtown Orlando's Central Business District
- Adjacent to New Public Park – Next door to the City's reimagined 30 S. Orange site, soon to feature art, landscaping, and placemaking that will activate the block and increase foot traffic
- Prominent building signage available, visible to both pedestrian and vehicle traffic at one of DTO's busiest corners.
- Walk Score of 96 "Walker's Paradise" and Transit Score of 72 "Excellent Transit" giving tenants seamless access to restaurants, nightlife, retail, and cultural amenities without needing a car
- Surrounded by dining, nightlife, and cultural venues, creating an ideal environment for firms seeking a vibrant, connected workplace.
- Tenant responsible for electric and janitorial

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FLOORPLAN



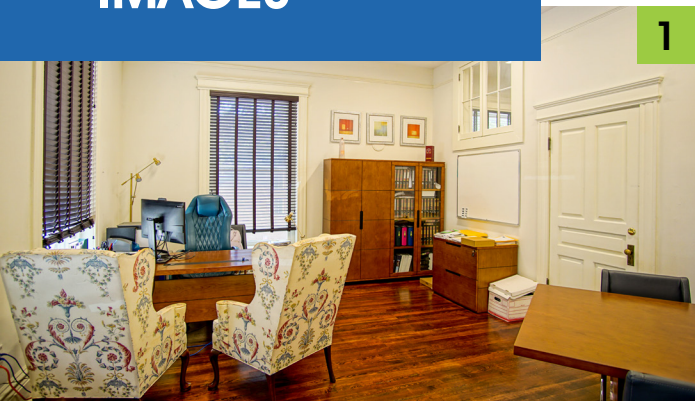
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IMAGES



















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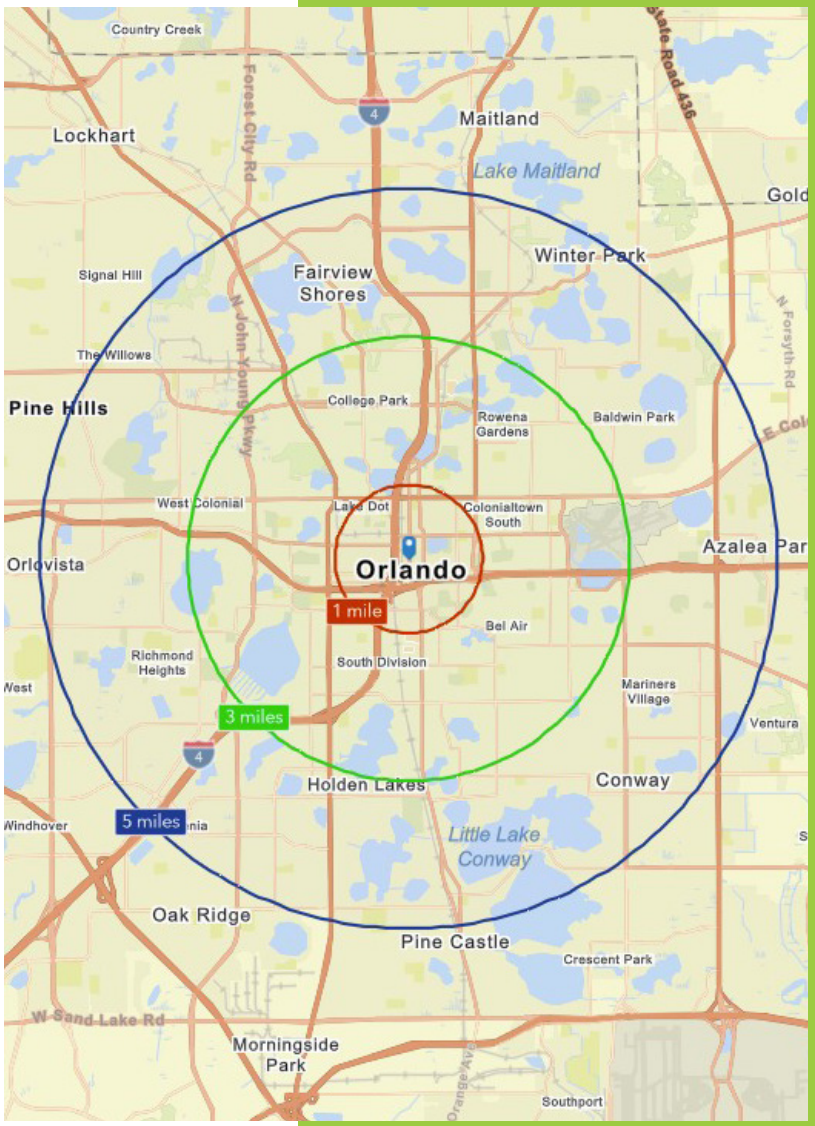
DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,639	106,841	309,599
DAYTIME POPULATION	98,709	238,442	464,707
MEDIAN AGE	36.4	39.0	37.8
MALE POPULATION	51.3%	50.6%	49.9%
FEMALE POPULATION	48.7%	49.4%	50.1%
TOTAL HOUSEHOLDS	14,311	51,386	130,747
AVERAGE # OF PERSONS PER HH	2.66	2.81	3.02
AVERAGE HH INCOME	$120,736	$132,498	$116,784
AVERAGE HOUSE VALUE	$638,381	$605,298	$558,100
TOTAL BUSINESSES	4,897	12,310	23,622
TOTAL EMPLOYEES	66,902	151,117	249,649

$89,621
Average Disposable Income
1 Mile Radius

$99,961,209
Average Amount Spent on Health Care
1 Mile Radius

4,260
Number of Families
1 Mile Radius



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LOCATION

ONE BLOCK FROM SUNRAIL STATION

TWO BLOCKS FROM I-4

THREE BLOCKS FROM LYNX STATION

NEIGHBORING ATTRACTIONS

- Orlando City Hall - .3 miles / 5 min. walk
- Kia Center - .4 miles / 7 min. walk
- Dr. Phillips Center for the Performing Arts - .4 miles/ 8 min. walk
- Inter & Co Stadium - .5 miles / 11 min. walk
- Lake Eola - .5 miles / 10 min. walk
- Orange County Courthouse - .5 miles / 11 min. walk
- Creative Village / UCF Campus - .8 miles / 15 min. walk

PEDESTRIAN TRAFFIC COUNT

Orange Ave & Pine St

WEEKDAY AVG.	WEEKEND AVG.
11,128	**16,546**

FASTEST GROWING LARGE REGION IN THE US

Orlando, 2024

DAYTIME POPULATION

± 238,442

(3 mile radius)

EMPLOYMENT POPULATION

± 151,117

(3 mile radius)

AVERAGE HOUSEHOLD INCOME

$132,498

(3 mile radius)

Surrounding Businesses

2026	5 Mins	10 Mins	15 Mins
Retail	243	1,077	2,476
Food & Drink	254	715	1,314

Average Annual Daily Trips

2025	
Orange Ave	9,300
I-4 (Building Signage Visible to)	140,500

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DEMOGRAPHICS
0.5 Mile Radius

52,396
2026 DAYTIME POPULATION

8,150
2026 POPULATION

1.60%
PROJECTED POPULATION GROWTH OVER NEXT FIVE YEARS

8,825
2031 PROJECTED POPULATION

$132,640
2026 AVERAGE HOUSEHOLD INCOME

5,550
2026 HOUSEHOLDS

6,060
2031 PROJECTED HOUSEHOLDS

BANKS

1. City National Bank of Florida
2. Seacoast Bank
3. Wells Fargo Bank
4. Regions Bank
5. Fifth Third Bank
6. First Horizon Bank
7. SouthState Bank
8. State Bank of Orlando and Trust Co
9. PNC Bank
10. TD Bank
11. Trustco Bank
12. Chase Bank
13. Sunrise Bank
14. American Momentum Bank
15. Seaside Bank and Trust
16. Truist
17. Cogent Bank Downtown Orlando
18. Bank of America Financial Center

CREDIT UNIONS

1. Fairwinds Credit Union
2. VyStar Credit Union
3. Orlando Credit Union - City Hall

EMERGENCY CARE CENTERS

None

HOTELS

1. Marriott Downtown Orlando
2. Hilton Garden Inn Orlando Downtown
3. Home2 Suites by Hilton Orlando Downtown
4. Eo Inn
5. Embassy Suites by Hilton Orlando Downtown
6. Grand Bohemian Hotel Orlando
7. AC Hotel by Marriott Orlando Downtown
8. Aloft Orlando Downtown
9. Sonder Wellborn

RESIDENTIAL

1. Amelia Court Apartments
2. The Julian Apartments
3. Modera Creative Village
4. Central Station on Orange
5. Society Orlando
6. Radius Apartments
7. MAA Robinson
8. The Vue at Lake Eola
9. Metropolitan at Lake Eola
10. Aspire Luxury Apartments
11. Mondrian on Lake Eola
12. The Solarie at the Plaza
13. 55 West Apartments
14. Waverly on Lake Eola
15. Paramount on Lake Eola
16. MAA Parkside
17. St. Regis Apartments
18. Eola South
19. Sanctuary Condominium
20. 101 Eola Condominiums
21. Camden Lake Eola Apartments
22. The Jackson
23. Osceola Brownstones
24. Star Tower Condominiums
25. Camden Thornton Park Apartments
26. Windsor Place
27. Westminster Plaza
28. The Grande
29. Magnolia Towers

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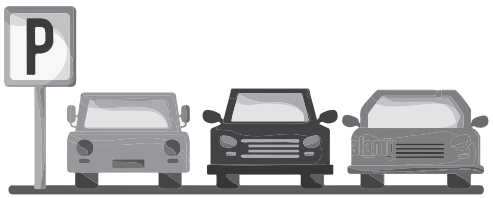
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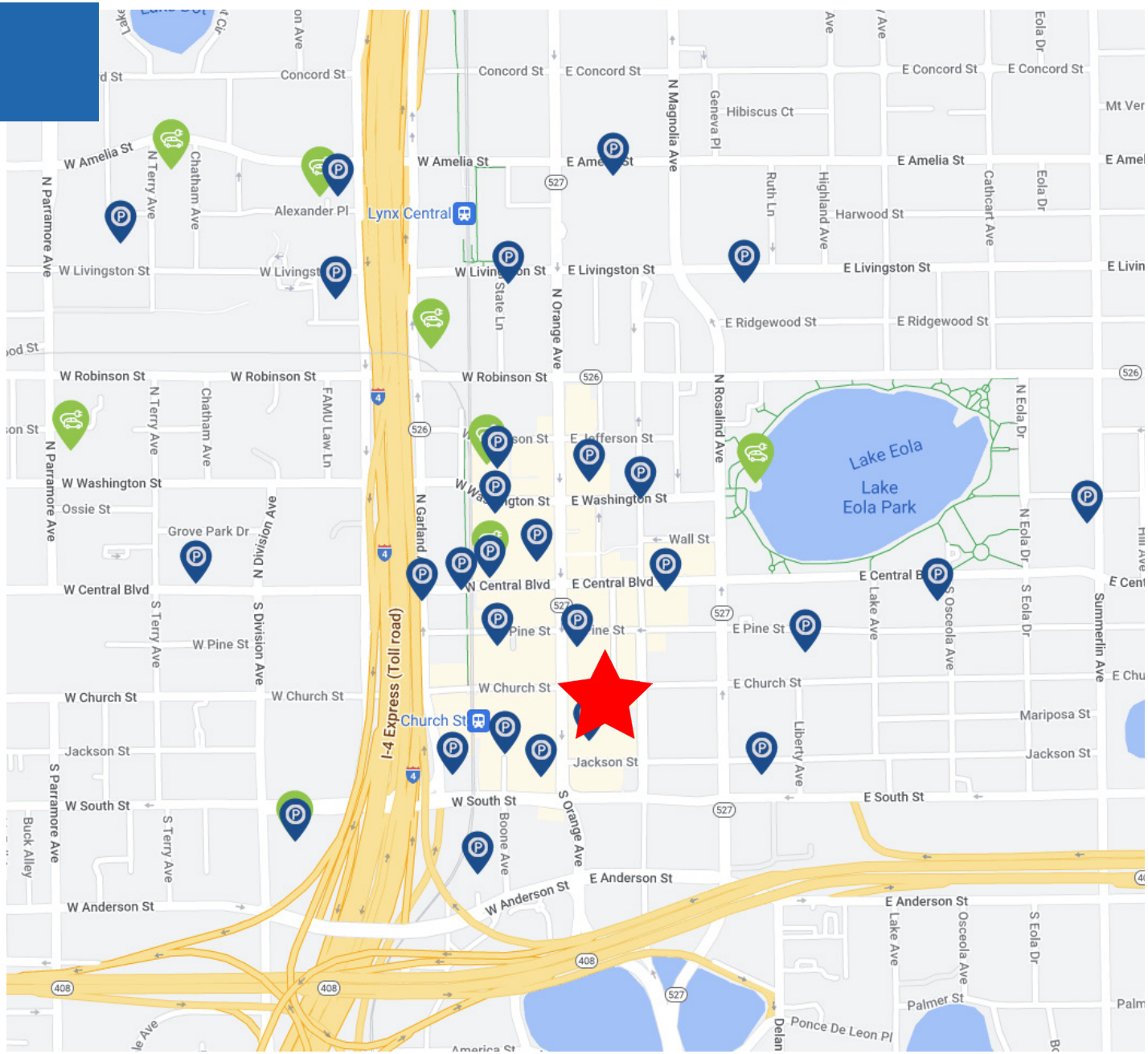
PARKING OPTIONS

The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots





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