

LINCOLN
PROPERTY
COMPANY



For Sale

723 East Colonial Drive
Orlando, Florida 32803

8,580± SF Office Building

PROPERTY OVERVIEW



JUST REDUCED!

Sale Price: \$1,300,000

723 East Colonial Drive is a unique property just outside of Downtown Orlando, with many features that are difficult to find in the downtown area.

PROPERTY FEATURES

With 150 feet of frontage on Colonial Drive and a unique, ornate balcony, the building is highly prominent. In addition, monument signage is located directly in front of the building.

Tenants will be able to take advantage of the property's 4.25/1,000 parking ratio as well as Orlando's free downtown Lymmo bus service.

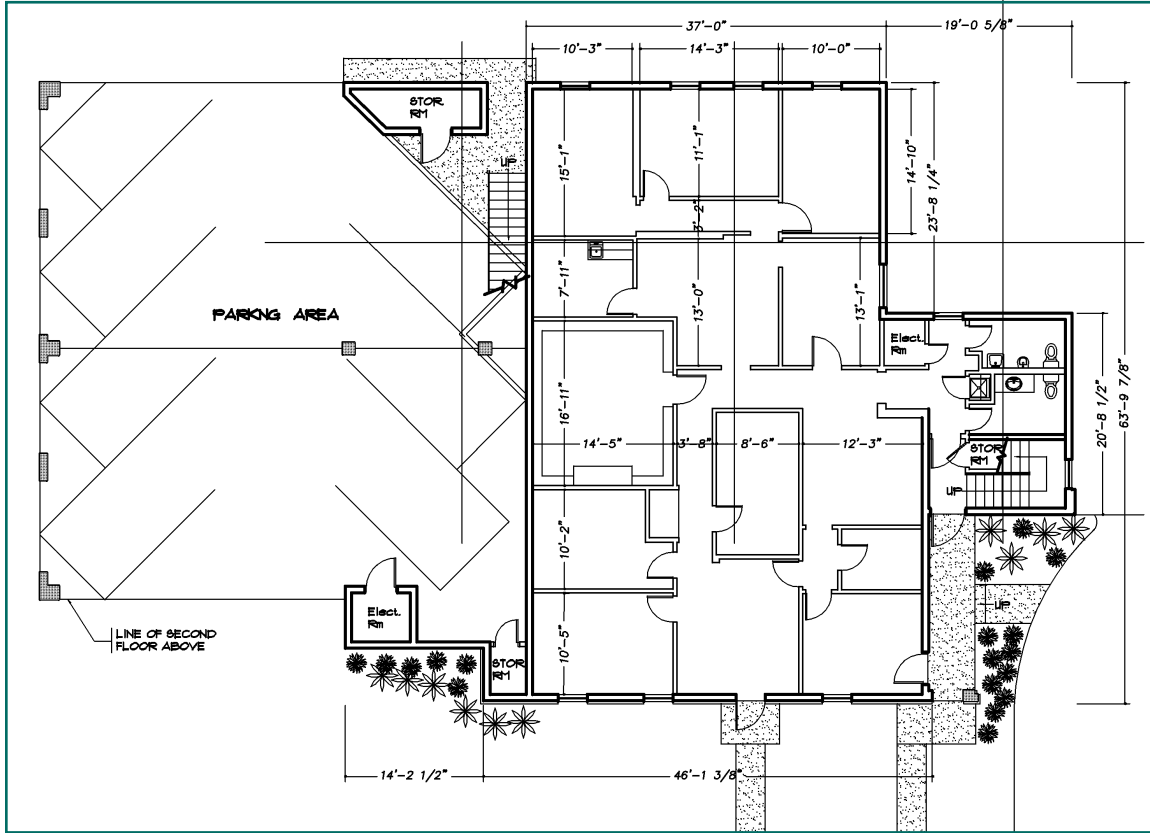
Convenient and efficient floor plans maximize the rentable square footage.

Limited storage space and covered parking is also available.

PROPERTY DETAILS

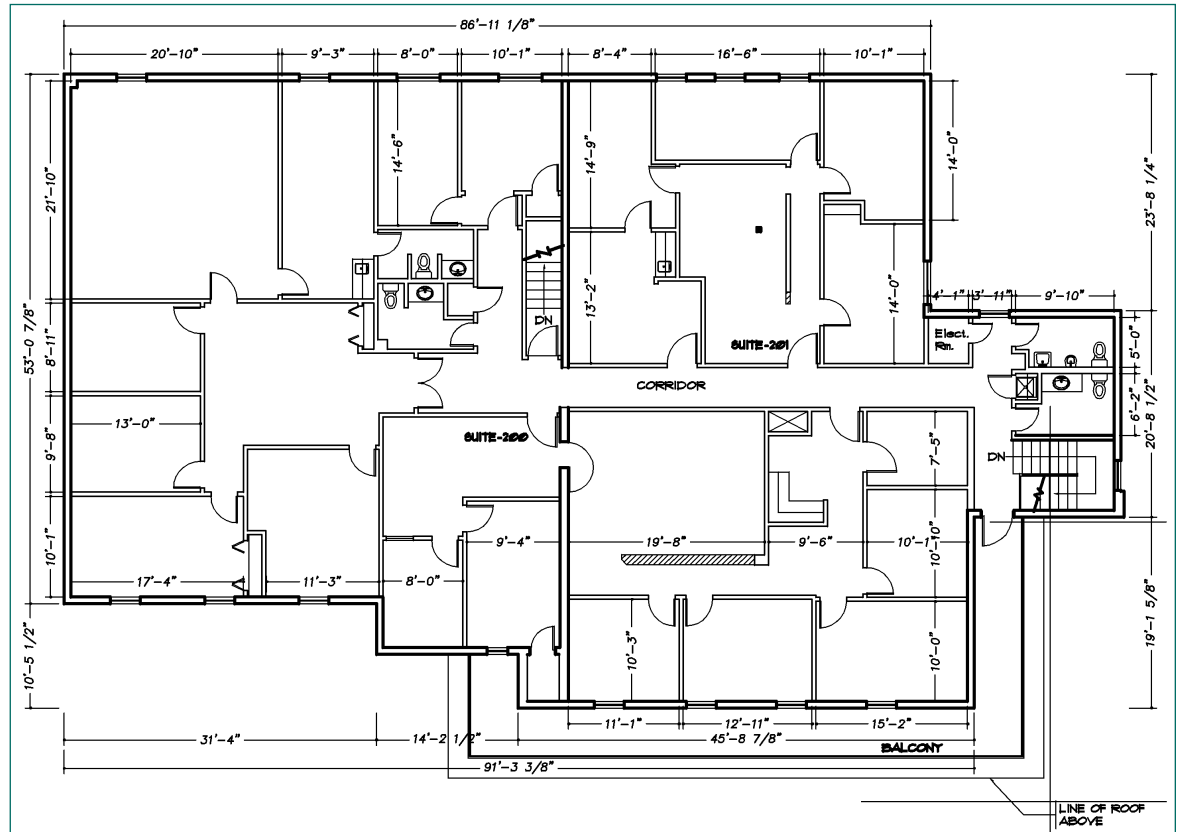
- The property consists of a two-story brick office building totaling 8,580± SF on 0.43± acres
 - First floor: 2,983± SF
 - Second floor: 5,597± SF
- 40 parking spaces total with 6 of them covered
- The interior finishes are upgraded and feature architectural details
- Zoning: MU-1/T (City of Orlando)

FLOOR PLANS



First Floor:
2,560± Usable SF
2,983± Gross SF

Second Floor:
5,193± Usable SF
5,597± Gross SF



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FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

LINCOLN PROPERTY COMPANY

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