



CITI  
TOWER

**SECOND FLOOR MEDICAL OFFICE  
FOR LEASE WITH PRIVATE GROUND  
FLOOR ELEVATOR ACCESS**

LINCOLN  
PROPERTY  
COMPANY



# PROPERTY OVERVIEW

Citi Tower (101 Lake Ave), is a mixed-use luxury high rise located in the booming South Eola area of Downtown Orlando. In addition to the multifamily component of the tower, the project offers ground floor retail and the potential for a medical office space on the second floor. Citi Tower is only steps away from Lake Eola and has excellent walkability to Downtown Orlando's best restaurants, local boutique shops, and the Walt Disney Amphitheater.



Located in South Eola



25 Stories



Private elevator access from sidewalk



12,635 RSF second floor space available for medical office space



Demising options down to  $\pm 7,000$  SF



Centrally located and easily accessed via SR 408 and Interstate 4.



Parking available on 2nd floor



Surrounded by numerous restaurants



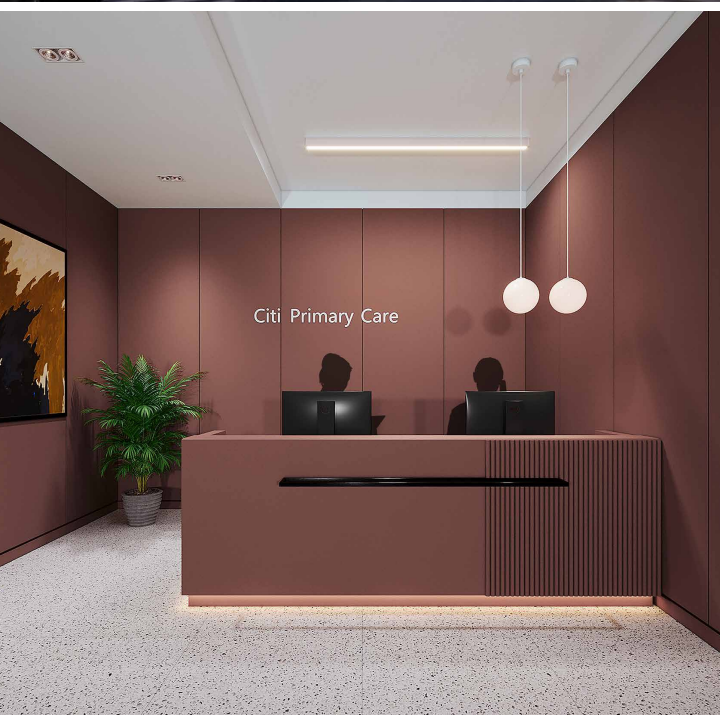
Pool & fitness center



92 Walk score



One block away from only Downtown Publix and a variety of other retailers and restaurants



# HIGHLIGHTS



1

**Tremendous glass-line**  
visible from Lake Ave and  
Church Street

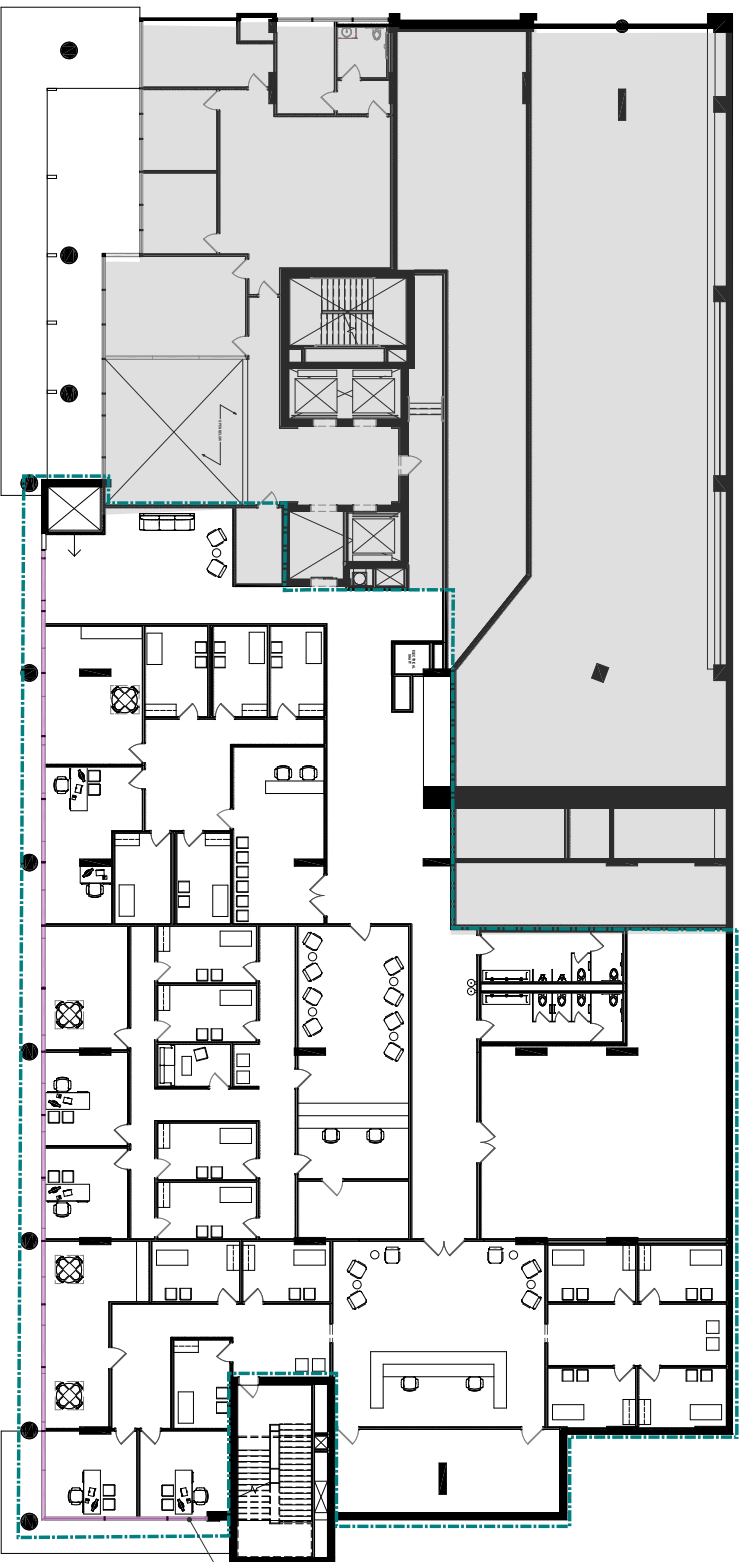
2

**Ground Floor elevator vestibule**  
with direct, private access to  
Tenant's space

# SITE PLAN

12,635 RSF AVAILABLE

LEASEABLE AREA



MEDICAL OFFICES

LAND/OVR PLAN OF MEDICAL OFFICES

FLOOR TO CEILING WINDOWS

10/18/14

# DOWNTOWN AMENITY RETAIL & RESTAURANTS



Garland Ave

Livingston St

ORANGE AVE 8,500 AADT

Robinson St

ROBINSON ST 15,600 AADT

Ridgewood St

Livingston St

Ridgewood St

tropical SYNNOTE CAFE

ELIXIR

TIN & TACO  
CANTINA CANTINA CANTINA

gringoslocos

ROSALIND AVE 4,900 AADT

CENTRAL BLVD 8,880 AADT

PARAMOUNT ON LAKE EOLA  
pizza@  
manchie's frozen yogurt  
publix

LAKE EOLA ANNUAL VISITORS 2.5 MILLION  
WEB WORLD OF BEER  
FARMERS MARKET



Central Blvd

THORNTON PARK CENTRAL  
Soco  
STARBUCKS

GRAND DUKTOS AMERICAN BURGER BAR



55 WEST

Antonia TABLE  
ELEVEN



MARY'S  
HAMBURGER HOUSTON

Today's presents

KES  
CROISSANT

JJ  
TRENDS

South St

S Orange Ave

CHURCH ST 4,900 AADT

PINE ST

Embassy Suites by Hilton  
Orlando Downtown

510 Lakeside  
JW MARRIOTT COMING SOON

DUNKIN' DONUTS

GRAND BOHEMIAN HOTEL ORLANDO

dr. phillips center

Jackson St

SOUTH ST 15,500 AADT

GREENERY CREAMERY

SANCTUARY  
ODON'S  
The Abbey  
STUBBORN WINE

SUMMERLIN AVE 9,900 AADT

THORNTON PARK CENTRAL



112,000 AADT

Anderson St

The Courtyard

# DOWNTOWN DEMOGRAPHICS



**1  
MILE**

**3  
MILE**

**5  
MILE**



**55,130**  
TOTAL 2022  
POPULATION

**295,922**  
TOTAL 2022  
POPULATION

**988,673**  
TOTAL 2022  
POPULATION



**41**  
AVERAGE  
AGE

**39**  
AVERAGE  
AGE

**38**  
AVERAGE  
AGE



**\$89,955**  
AVERAGE  
HOUSEHOLD  
INCOME

**\$79,938**  
AVERAGE  
HOUSEHOLD  
INCOME

**\$77,865**  
AVERAGE  
HOUSEHOLD  
INCOME



**\$353,380**  
MEDIAN  
HOME VALUE

**\$299,972**  
MEDIAN  
HOME VALUE

**\$235,631**  
MEDIAN  
HOME VALUE

LINCOLN  
PROPERTY  
COMPANY



**MORE INFORMATION**

**For Additional Information,  
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**WE MAKE THINGS HAPPEN.**