



HARKINS
COMMERCIAL, INC. | SINCE 1976

FOR SALE

1703
W COLONIAL DRIVE
ORLANDO, FL 32804



BUILDING SIZE
5,015 SF



SALES PRICE
\$1,350,000



ZONING
O-1/T (Low Intensity Office)



PROPERTY OVERVIEW

Position your business on one of Orlando's most recognized commercial corridors. This 5,015 SF freestanding office building offers exceptional visibility along West Colonial Drive with direct access to Downtown Orlando, Interstate 4, and the surrounding business districts.

The property features numerous private offices, conference rooms, reception and waiting areas, break room facilities, storage space, and abundant on-site parking. Prominent monument signage along Colonial Drive provides outstanding exposure to the area's high daily traffic counts.

Located in the rapidly redeveloping West Colonial corridor, this property offers a strategic location for professional office users seeking visibility, accessibility, and a strong presence in the Orlando market.

PROPERTY HIGHLIGHTS



PRIME COLONIAL DRIVE FRONTAGE
High-visibility location directly on West Colonial Drive



FREESTANDING OFFICE BUILDING
Functional layout with private offices and conference rooms



MONUMENT SIGNAGE
Excellent branding and exposure opportunities



AMPLE PARKING
Approximately 20 – 24 on-site parking spaces



REDEVELOPING CORRIDOR
Located in an area experiencing significant investment and growth

LOCATION ADVANTAGES



Direct frontage on West Colonial Drive (SR 50)



Easy access to Interstate 4



Convenient access to Winter Park



Central Orlando business location



Minutes from Downtown Orlando



Close proximity to College Park



Strong daytime population and traffic counts



Surrounded by retail, restaurants, and professional services



CONTACT US TODAY
to schedule a tour or request more information.

MARK HARKINS
HARKINS COMMERCIAL, INC.
3525 W Lake Mary Blvd, Ste 301
Lake Mary, FL 32746



407-323-9310



markh@harkinscommercial.com



www.harkinscommercial.com