

CHINA GLASS WAREHOUSE LOFTS



OFFICE CONDO FOR LEASE

62 W Colonial Dr, Orlando, FL 32801

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For Lease: \$2,830 / Month

Unit 201 ± 1,080 SF



**AVAILABLE
IMMEDIATELY**

Loft-style office within the iconic China Glass Warehouse Lofts in Downtown Orlando, featuring distinctive historic industrial character

One monthly payment includes water, sewer, trash, assigned garage parking, and routine HVAC maintenance. Tenant pays only electricity and internet, with AT&T Fiber available.

Second-floor corner unit featuring abundant natural light with north- and east-facing windows, elevator access, one assigned garage parking space, private storage unit, visitor parking, and washer/dryer hookup

Convenient Downtown Orlando location near Creative Village, UCF Downtown, the Central Business District, I-4, SR 408, and SunRail, with walkable access to Stemma Craft Coffee, Eola General, Gravity Taproom, Reyes Mezcaleria, and more

Character-rich adaptive reuse building offering exposed industrial architecture and a distinctive alternative to traditional office space

Ideal for architects, designers, consultants, therapists, creative agencies, and other professional office users seeking a unique, character-rich workspace

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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.

LOCATION



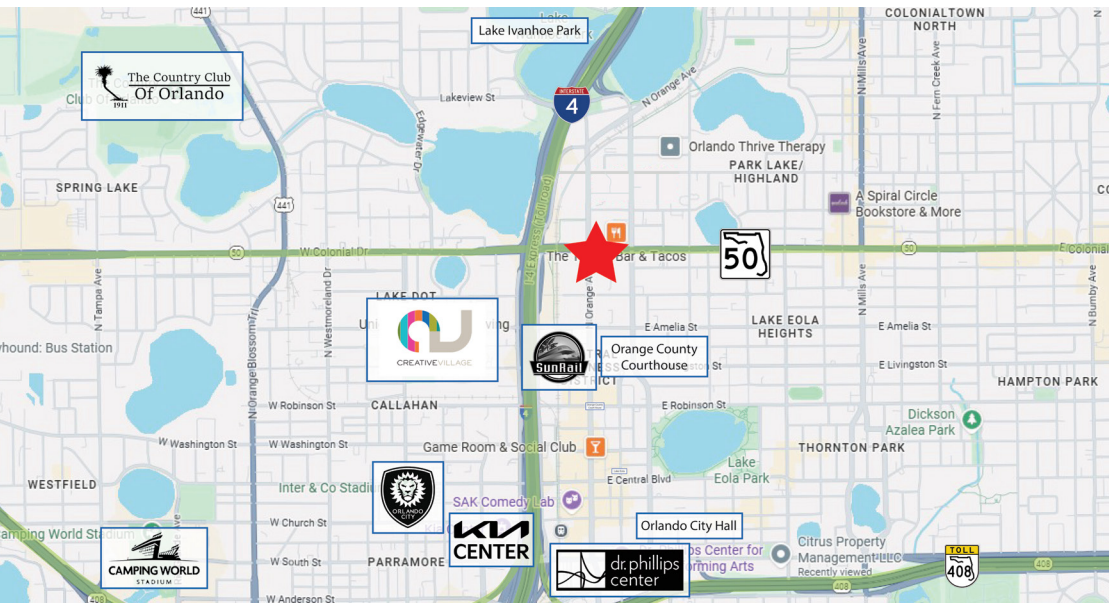
0 minutes
(0 miles)



2 minutes
(0.3 miles)



4 minutes
(1.2 miles)



		 Total Population	 Total Families	 Total Households	 Average Income
1 Mile	2026	21,833	2,954	12,044	\$136,826
	2031	23,864	3,164	13,261	\$151,963
3 Miles	2026	103,111	20,945	50,481	\$139,526
	2031	108,788	21,870	53,676	\$155,288
5 Miles	2026	299,008	92,575	128,025	\$119,755
	2031	309,648	95,421	133,674	\$135,197



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NEIGHBORHOOD MAP

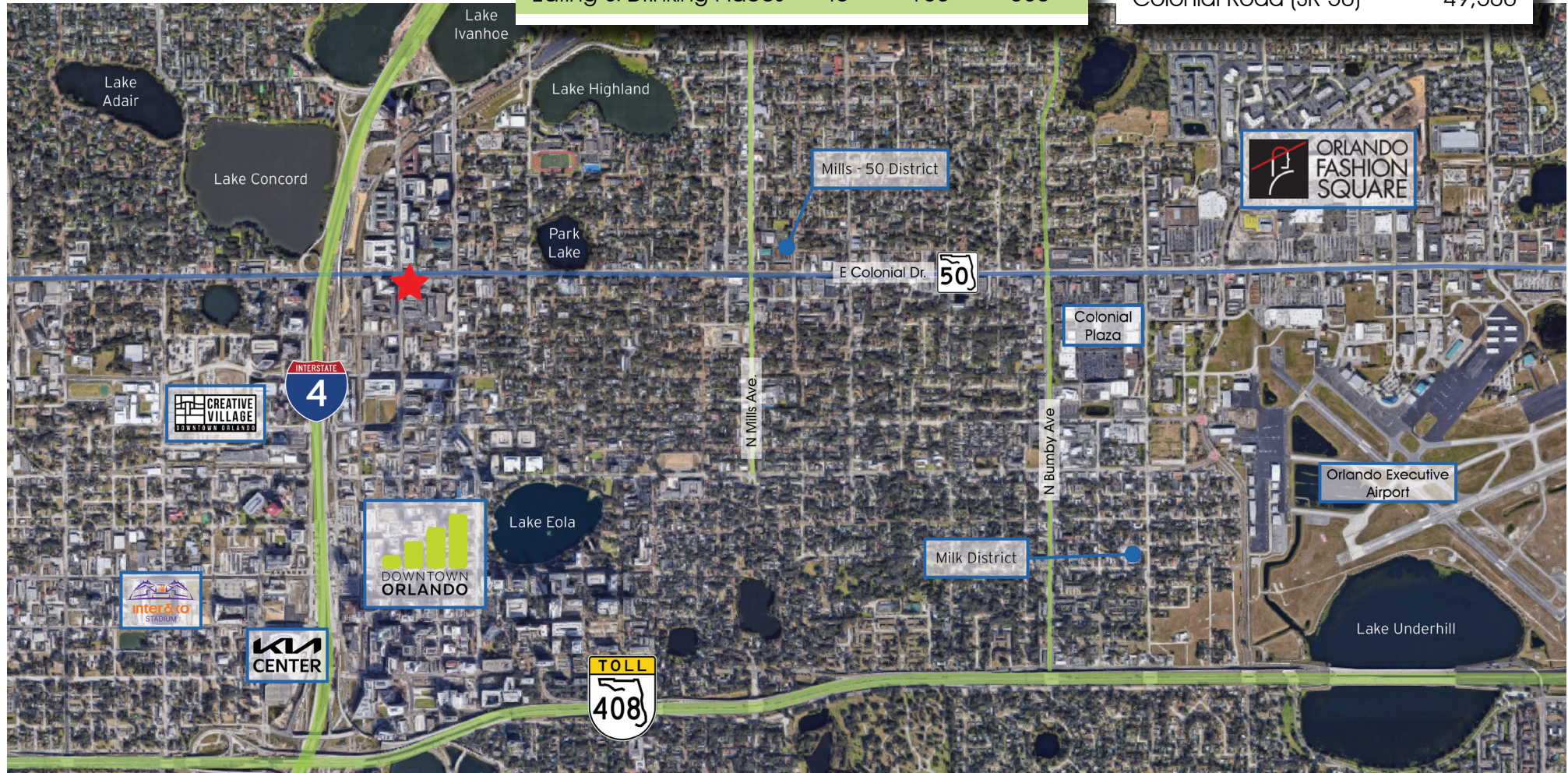
Surrounding Businesses

2026	1 Mile	3 Miles	5 Miles
Retail Businesses	259	1,159	2,432
Eating & Drinking Places	40	160	330

Average Annual Daily Trips

2025

Interstate 4	140,500
State Road 408	196,500
Colonial Road (SR 50)	49,500



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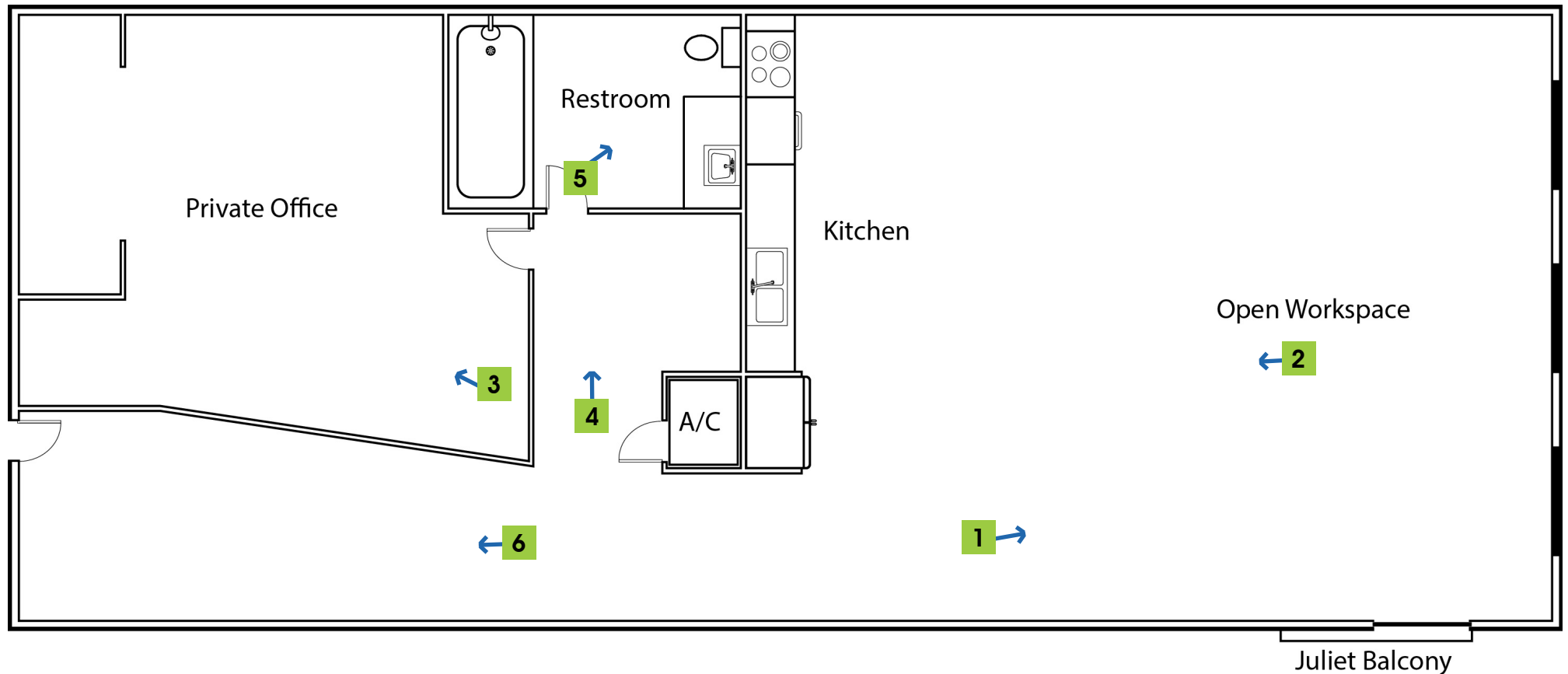
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FLOORPLAN



**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

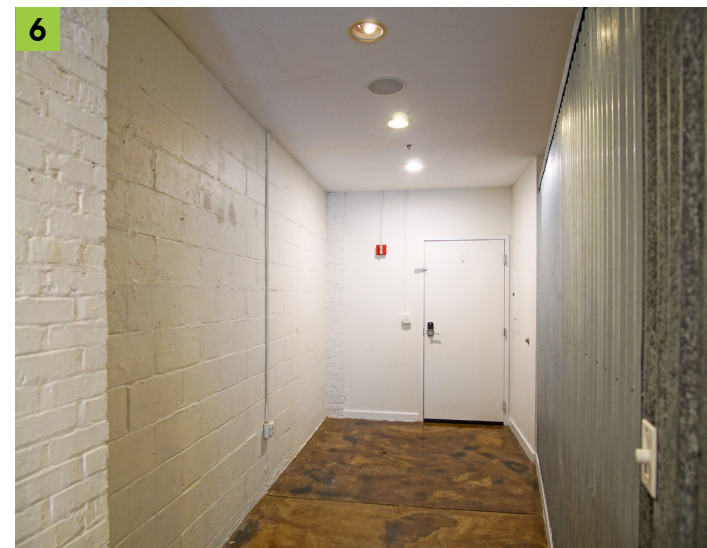
Visit: [www.FCPG.com/
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matterport/](http://www.FCPG.com/china-glass-warehouse-matterport/)



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PICTURES



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MARKET HIGHLIGHTS



**52.4% DOWNTOWN
PROFESSIONALS ARE
COLLEGE EDUCATED**

DTO Live Work Play, 2026



**78,904
DAYTIME
POPULATION**

ESRI, 2026



**#2 BEST LARGE
CITY TO START A
BUSINESS**

Chief Executive Magazine, 2026



WHY DOWNTOWN ORLANDO - FLORIDA

MARKET HIGHLIGHTS

First Capital Property Group / CORFAC International is a full service commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1995, FCPG has specialized in acquisition, disposition, leasing, property management & consultation for commercial owners & investors.



**LEARN MORE ABOUT
THE SURROUNDING
MARKET IN OUR
“WHY DOWNTOWN
ORLANDO” PACKET**

**[www.FCPG.com/
Why-Downtown-Orlando](http://www.FCPG.com/Why-Downtown-Orlando)**



HIGHLIGHTS

2nd Best State for Business in the United States by Chief Executive Magazine (2026)

5th Best Tax Climate in the United States by the Tax Foundation (2026)

4th Fastest Growing MSA in the United States and Florida's largest MSA with $\pm 1,500$ people moving to Orlando each week

#1 in Job Growth per the Florida Department of Commerce (2026) with a current workforce of 1.54 million people

#2 Best Large City to Start a Business, WalletHub (2026) and **#3 Fastest Growing US Tech Hub for IT Talent** per CIO (2025)

Features the **#1 Aerospace & Defense Workforce Supplier** (UCF) in the Nation for 6 consecutive years, and sees \$43 billion in economic impact from high-tech industries

76.7 million people visited Orlando in 2025, generating **\$94.5 Billion in annual economic impact**

Concentrated Downtown Core of $\pm 4,845$ businesses and over $\pm 96,701$ daily workforce within the City of Orlando (Live Work Play, 2026)

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