



11 N Summerlin Ave

11 N Summerlin Ave, Orlando, FL 32801



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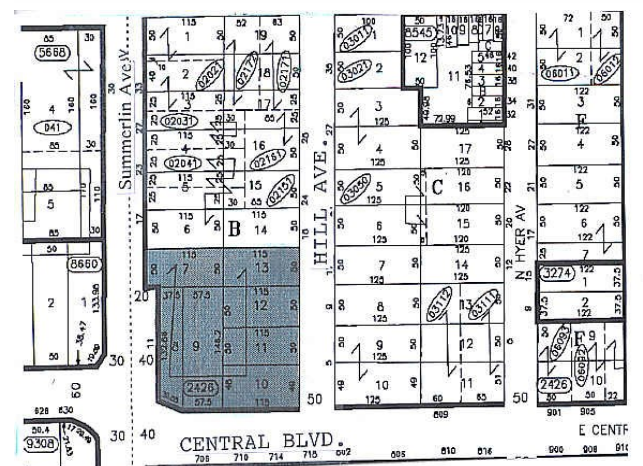
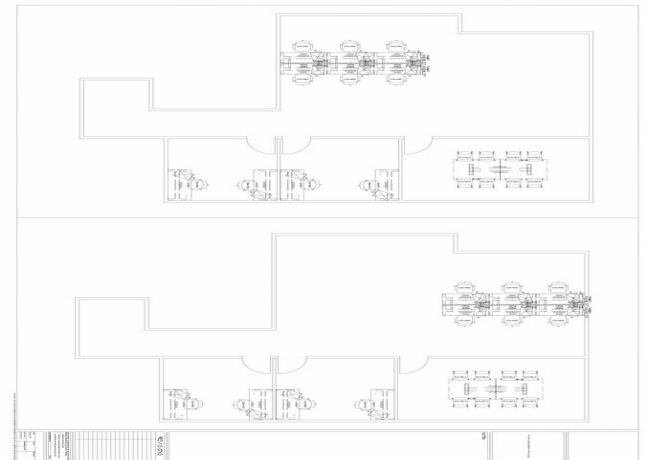


11 N Summerlin Ave

\$29.00 /SF/YR

The second floor features 1952 square feet of fully built-out professional office space, thoughtfully designed with 3 private offices one that is large enough for a conference room, large open flex space. The layout supports a variety of professional uses, providing both privacy and collaborative meeting space. This is a gross lease and owner is offering one month of free rent. Convenient amenities include two restrooms on the second-floor common area and two additional restrooms on the first floor. A shared kitchen and breakroom. The main building entrance is located on Summerlin Avenue, with a secondary entrance from the rear parking lot accessible via Central Boulevard, allowing ease of access for both staff and clients. This space is available now. The building is surrounded by a vibrant mix of restaurants, retail shops, and other professional offices, fostering a dynamic business environment. It also offers ample on-site parking and excellent connectivity—just minutes from Interstate 4 and the East-West Expressway (SR 408)....

- Located on highly visible corner in Central Business District Great parking. Historic Thornton Park neighborhood.
- Gross lease with first month of rent free. Completely built out space. 3018 sf divisible into smaller office space .
- Easy access to I4 and 408



Rental Rate:	\$29.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	24,521 SF
Year Built:	1984
Walk Score ®:	90 (Exceptionally friendly)
Transit Score ®:	70 (Moderately friendly)
Rental Rate Mo:	\$2.42 /SF/MO

2nd Floor

Space Available	1,952 SF
Rental Rate	\$29.00 /SF/YR
Date Available	August 14, 2026
Service Type	Full Service
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

Prime Class A Office Space in the Heart of Thornton Park – Downtown Orlando

This Class A office building is prominently located in the highly sought-after Thornton Park neighborhood, within the Central Business District of Downtown Orlando. Positioned on a corner lot at the intersection of Summerlin Avenue and Central Boulevard, the property offers exceptional visibility and signage opportunities in a high-traffic area.

The second floor features 1952 square feet of fully built-out professional office space, thoughtfully designed with 3 private offices and one large open flex space. The layout supports a variety of professional uses, providing both privacy and collaborative meeting space. Space can be divided into smaller office options.

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PROPERTY HIGHLIGHTS:

Class A office building in prime downtown location

Corner lot with high visibility and signage potential

1952 SF second-floor space

3 private offices + 1 open flex space that can be divided into smaller offices

Multiple restrooms on both floors

Main and rear entrances for convenient access

Surrounded by retail, dining, and professional services

Ample on-site parking

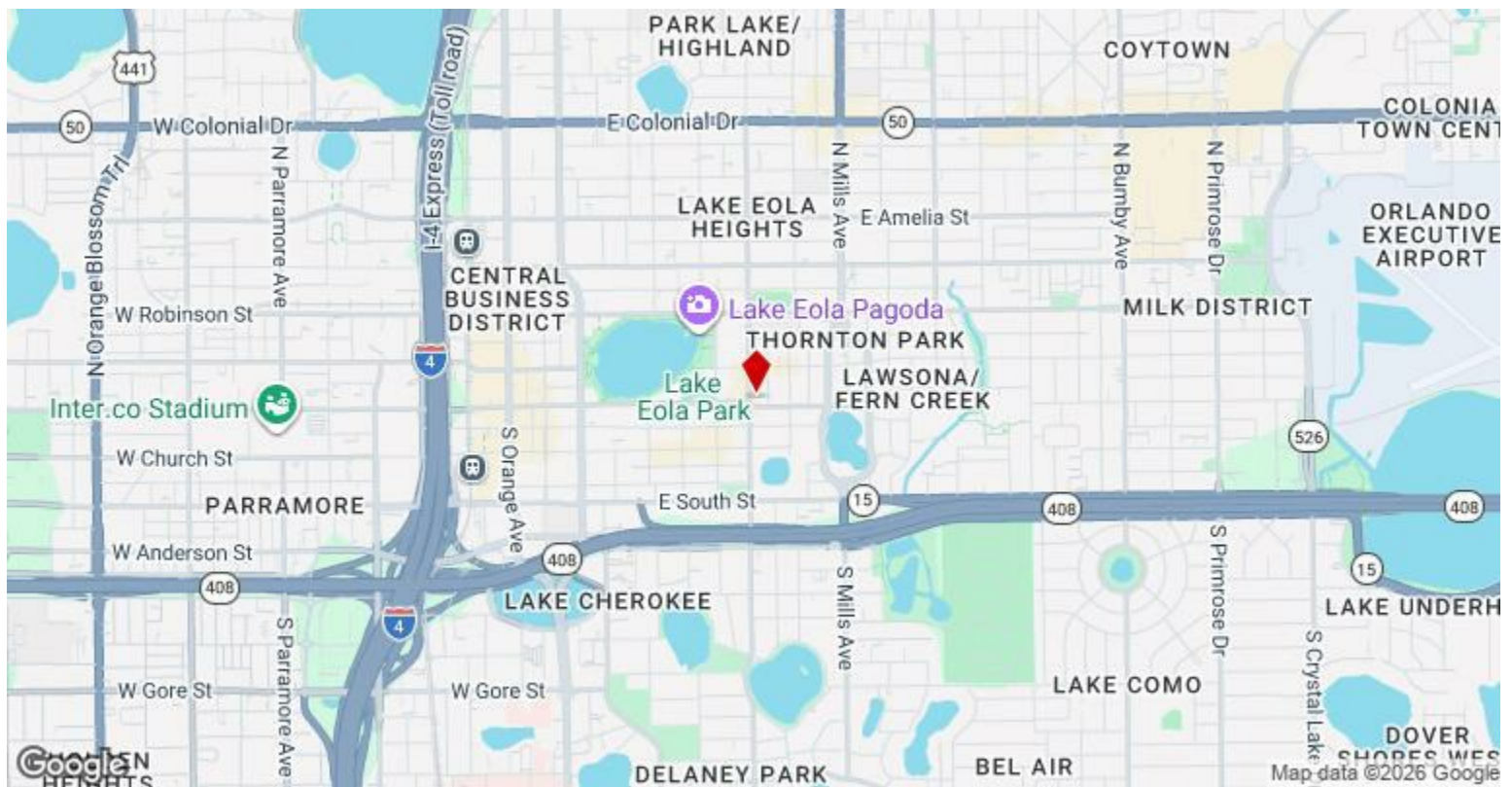
Available NOW

Gross rent \$29/sf including utilities, taxes and insurance

Owner offering ONE FREE MONTH RENT

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Barry L Miller Law Office Pa	-	
Brown Immigration Law	-	
The Closing Agent	-	



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Property Photos



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