



VIEW THE DRONE VIDEO



FLEXIBLE OWNER/USER OPPORTUNITY

214 S Lucerne Cir E Orlando, FL 32801

Historic Downtown Orlando
Campus For Sale

PROPERTY HIGHLIGHTS

- Rare owner/user acquisition opportunity in Downtown Orlando with flexible occupancy and income-offset potential.
- Seller may vacate or lease back space post-closing, while additional professional tenants are on short-term leases, allowing a buyer to retain or recapture space over time.
- Two-building campus configuration includes a 7,902± SF main building, 2,166± SF carriage house, and usable basement storage.
- Rare on-site parking in Downtown Orlando with two points of ingress/egress, plus nearby street parking.
- Premier Lake Lucerne location positioned between Downtown Orlando's CBD and SoDo, with immediate access to Orange Avenue, SR 408, and I-4



OFFERING PRICE:

Call for Pricing



SQUARE FOOTAGE:

Main Building; 7,902± SF
Carriage House: 2,166± SF
Total: 10,068 SF



ZONING:

O-1/T/HP/AN



PARKING:

Ample parking



YEAR BUILT

1918 / Ren. 2004



HARBERT
REALTY SERVICES

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For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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PROPERTY FEATURES

Directly Across From Lake Lucerne

2 POINTS OF ENTRY/EXIT

DELANEY AVE

S LUCERNE CIR

ON-SITE PARKING

MAIN BUILDING

CARRIAGE HOUSE

AGNES CT

Google Earth



Proximity to Downtown Orlando Business District



Monument Signage Opportunity



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INTERIOR PHOTOS



Lobby/Reception



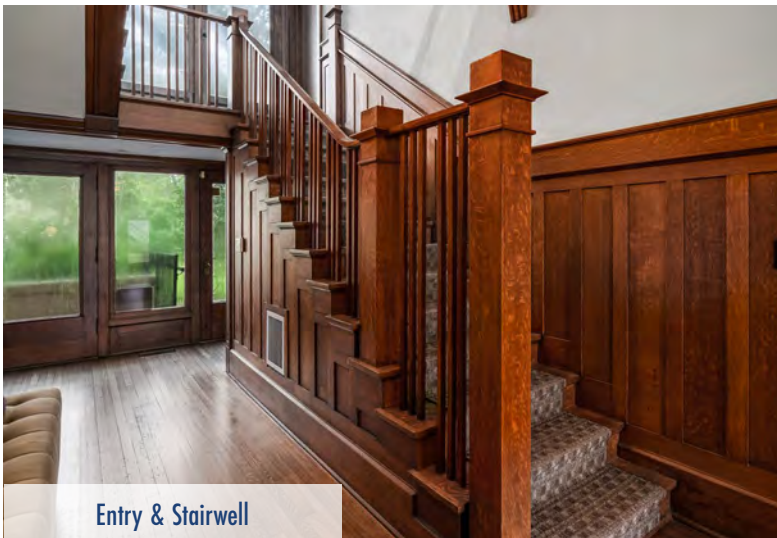
Conference Room



Lobby/Reception



Lobby/Reception



Entry & Stairwell



Conference Room



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AREA OVERVIEW



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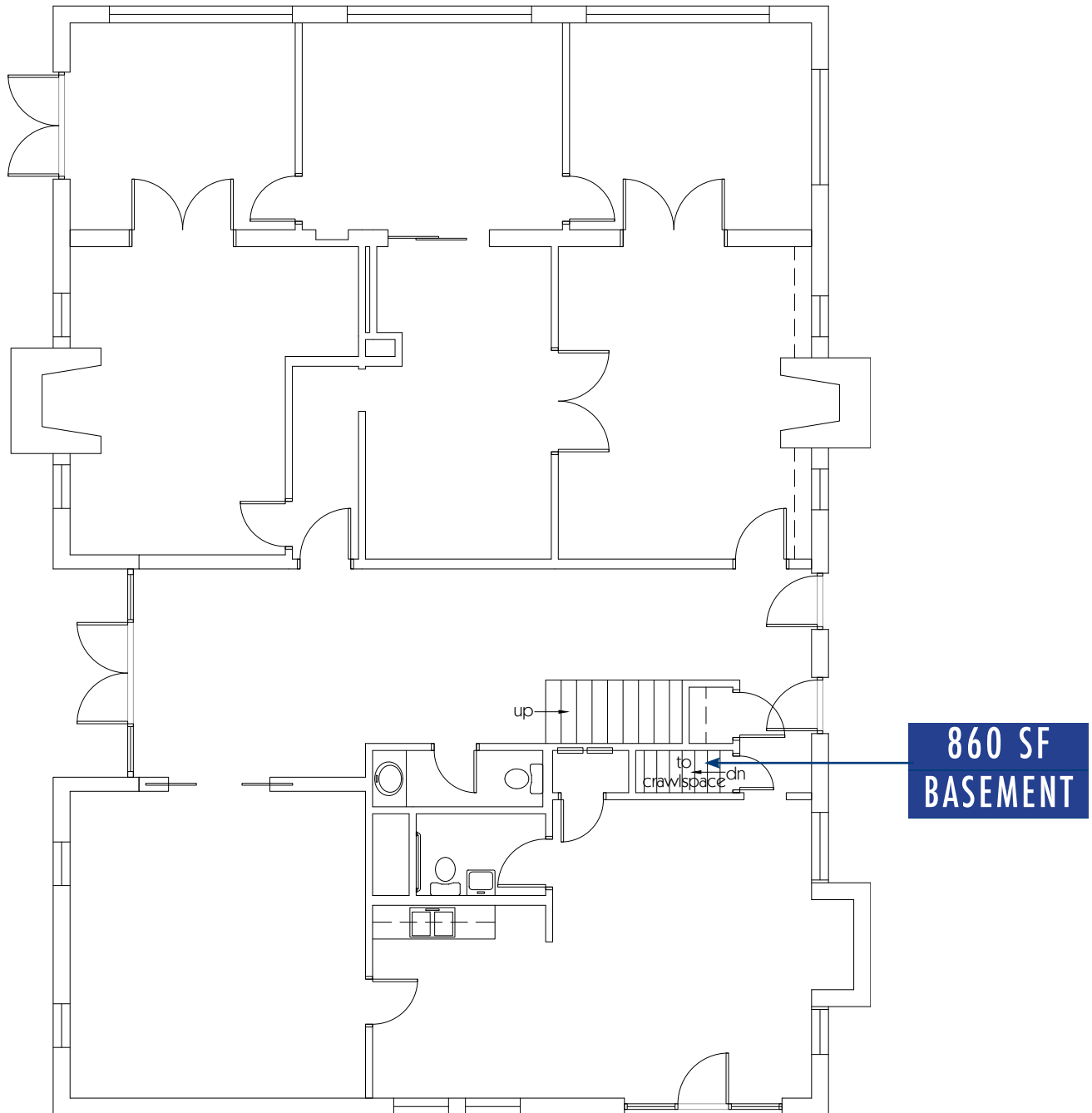
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FLOOR PLAN

MAIN BUILDING: 7,902 ± SF TOTAL

FIRST FLOOR - 3,433 SF



**860 SF
BASEMENT**



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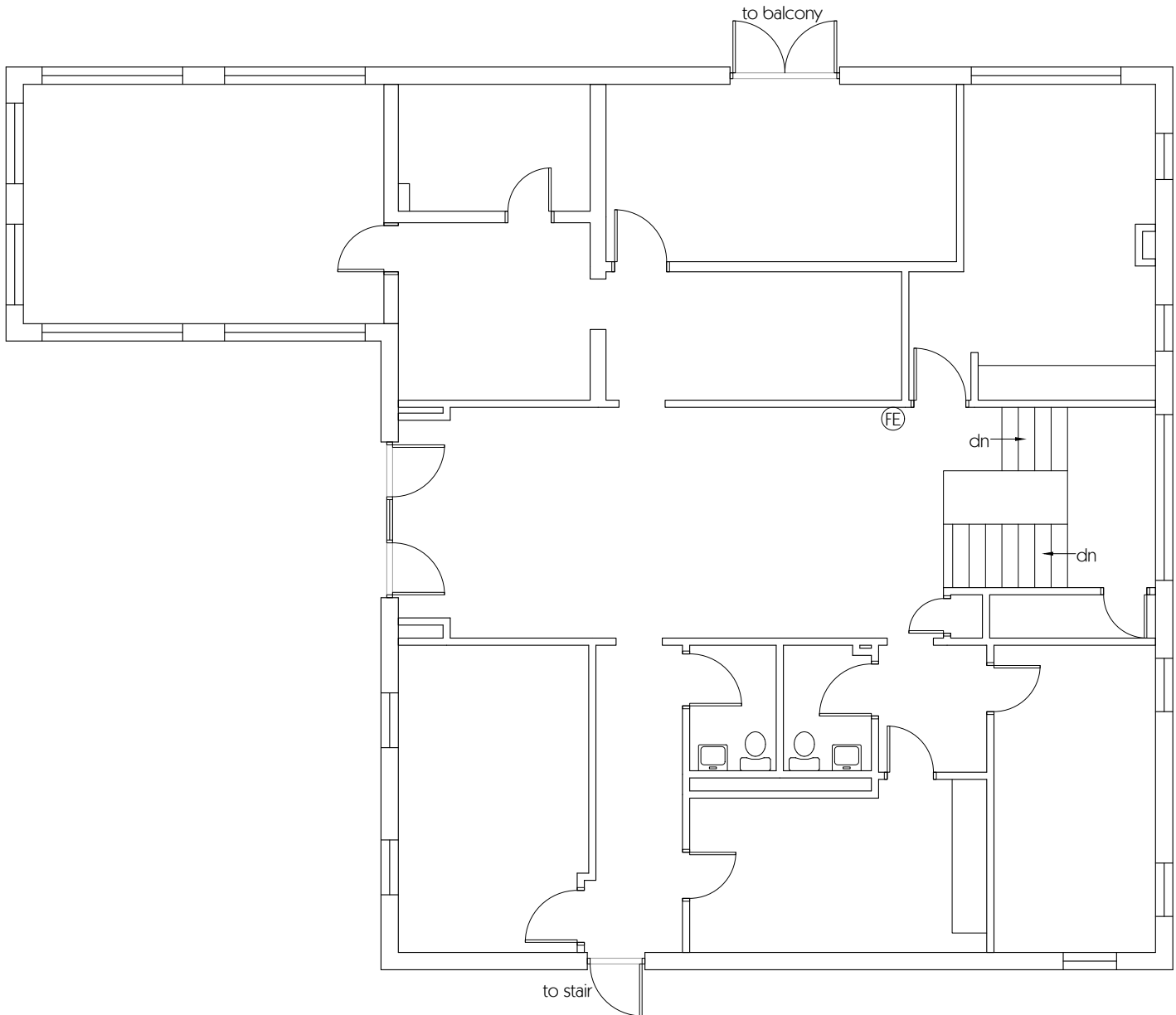
FLEXIBLE OWNER/USER OPPORTUNITY

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FLOOR PLAN

MAIN BUILDING: 7,902 ± SF TOTAL

SECOND FLOOR - 3,609 SF



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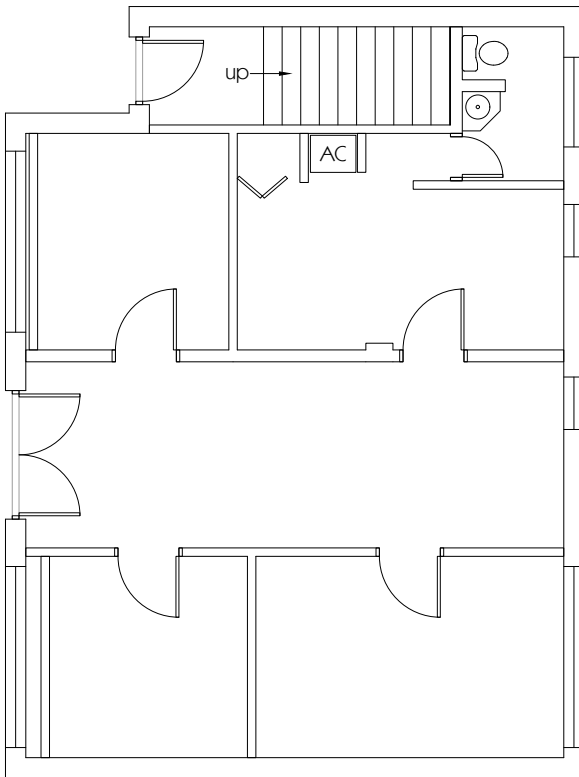
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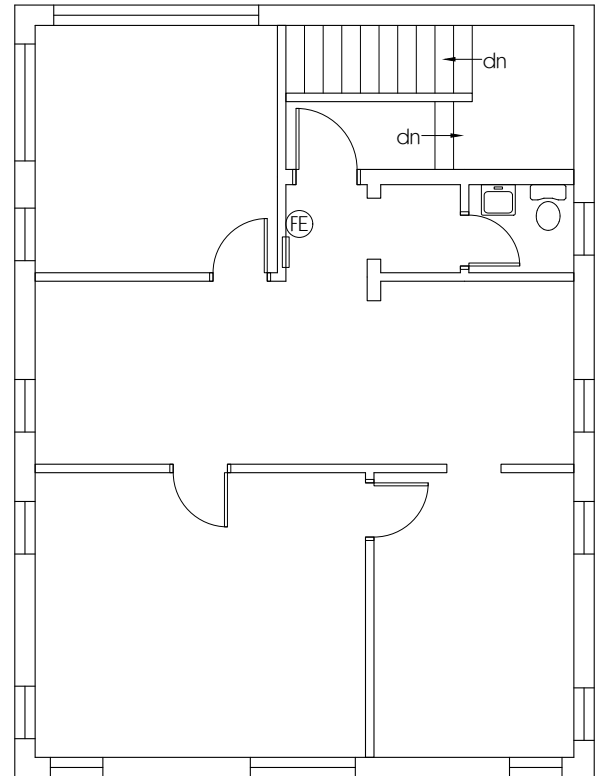
FLOOR PLAN

CARRIAGE HOUSE: 2,166± SF

FIRST FLOOR



SECOND FLOOR



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