

110

E Hillcrest Street

ORLANDO, FL

EMPIRE
OFFICE

10,174
SQUARE FEET
FOR SALE

METICULOUSLY DESIGNED AND MAINTAINED TWO-STORY OFFICE BUILDING

CBRE

EXECUTIVE SUMMARY

Located in downtown Orlando, 110 E Hillcrest is an exceptional owner user or investment property. The location offers future owners accessibility to major thoroughfares and proximity to downtown amenities including the Orange County courthouse, The Kia Center and the Central Business District. The building has been renovated to include Class A interior finishes suitable for contemporary office needs.



PROPERTY FEATURES

- » Asking Price: \$4,200,000
- » Meticulously designed and maintained two-story office building
- » Existing high end finishes to elevate your workplace
- » 10,174 square feet
- » Owner user and/or investment opportunity
- » Elevator on-site
- » Convenient access to downtown Orlando, Ivanhoe, Thornton Park, and Mills 50
- » Exceptional accessibility via I-4, SR 408, and Highway 50
- » Abundant parking (39 surface spaces)

CONVENIENTLY LOCATED

» DOWNTOWN ORLANDO

Orlando's Central Business District with dozens of restaurants, hotels, and entertainment venues

» ORANGE COUNTY COURTHOUSE

A 23-level postmodern courthouse tower alongside two five-story office buildings for the State Attorney and Public Defender

» ORLANDO CREATIVE VILLAGE

Urban innovation district in downtown Orlando, serving as a hub for the city's creative and digital media industry, housing institutions such as the University of Central Florida and Valencia College Downtown Campuses, and Electronic Arts Orlando Studio

» THORNTON PARK

Upscale residential area adjacent to Downtown Orlando with trendy restaurants and retail

» MILLS 50

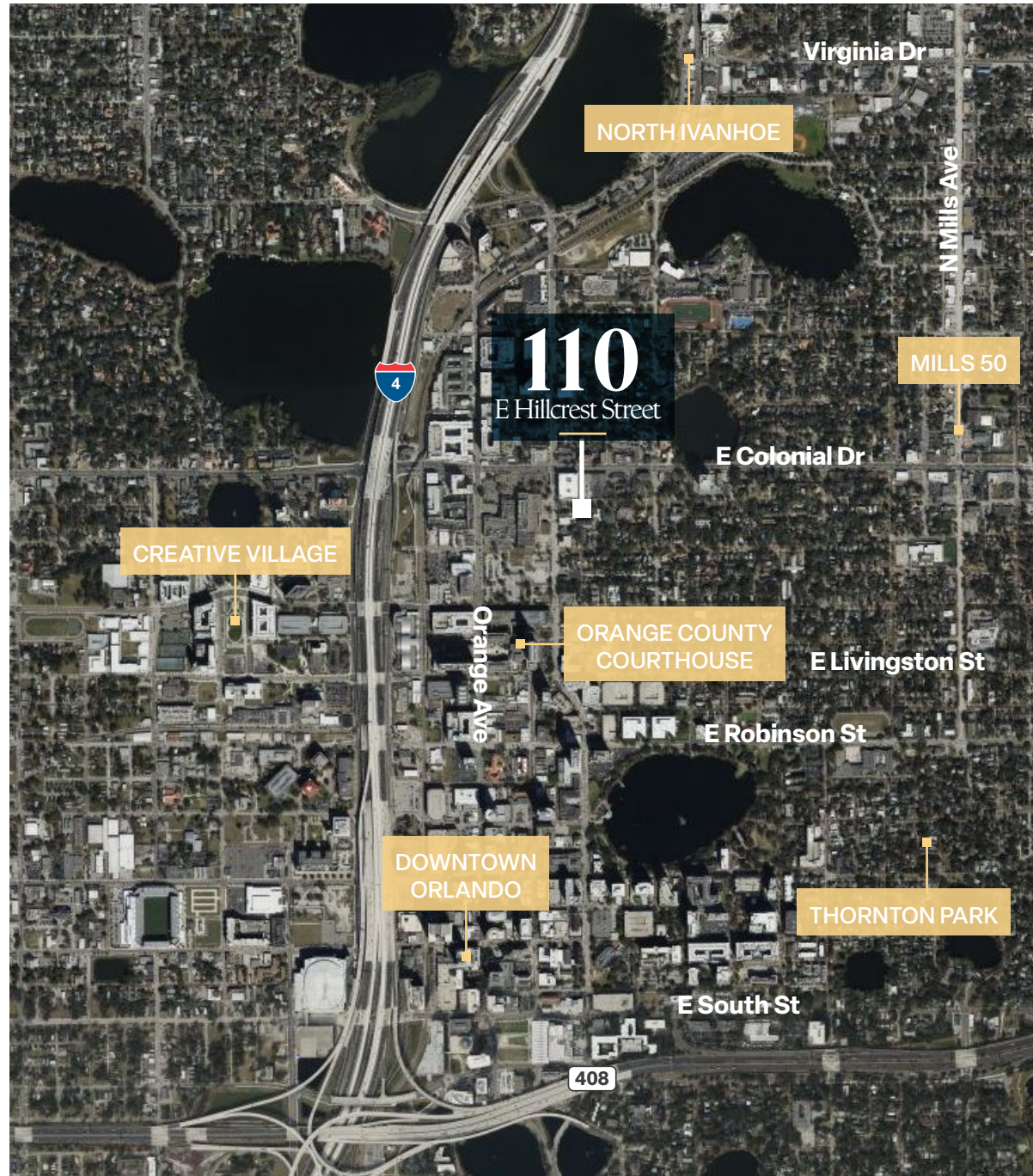
Recently re-developed area with newly constructed multi-family housing, restaurants, and retail

» NORTH IVANHOE DISTRICT

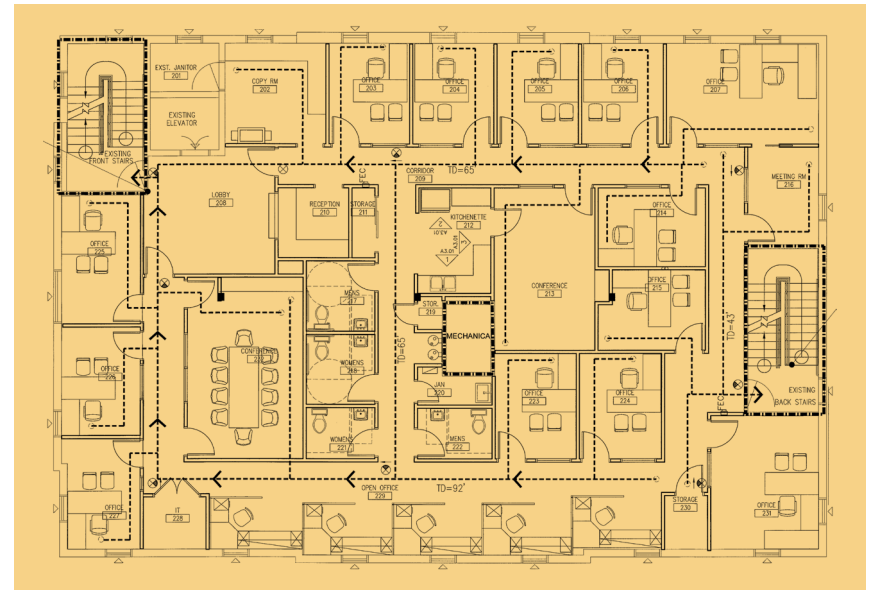
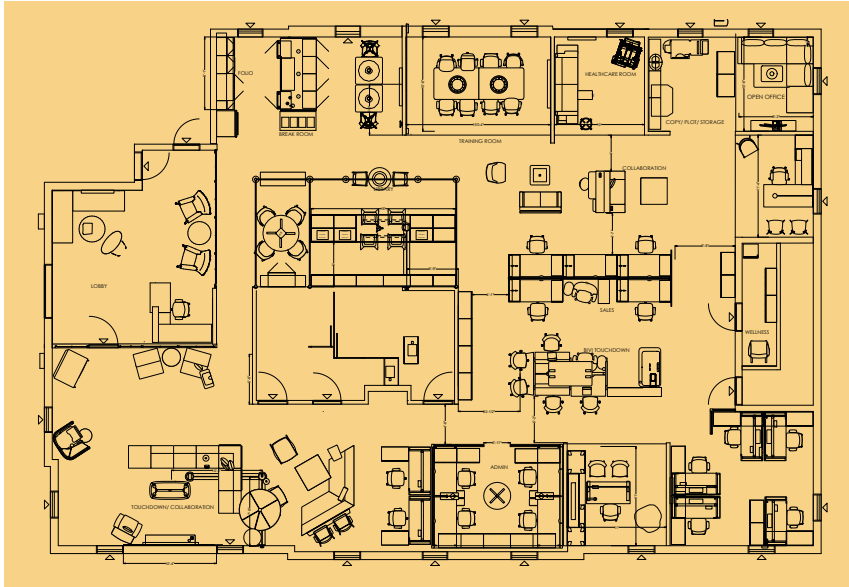
Also recently re-developed area with newly constructed multi-family housing, restaurants, and retail

» ACCESS

I-4, SR 408 (East-West Expressway), and SR 50 (E Colonial Drive) are all within 5 minutes



FIRST FLOOR 5,087 SF



SECOND FLOOR 5,087 SF



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