



# FOR LEASE

**1,000 TO 20,000 SF**  
**Available for Retail, Medical or Office**

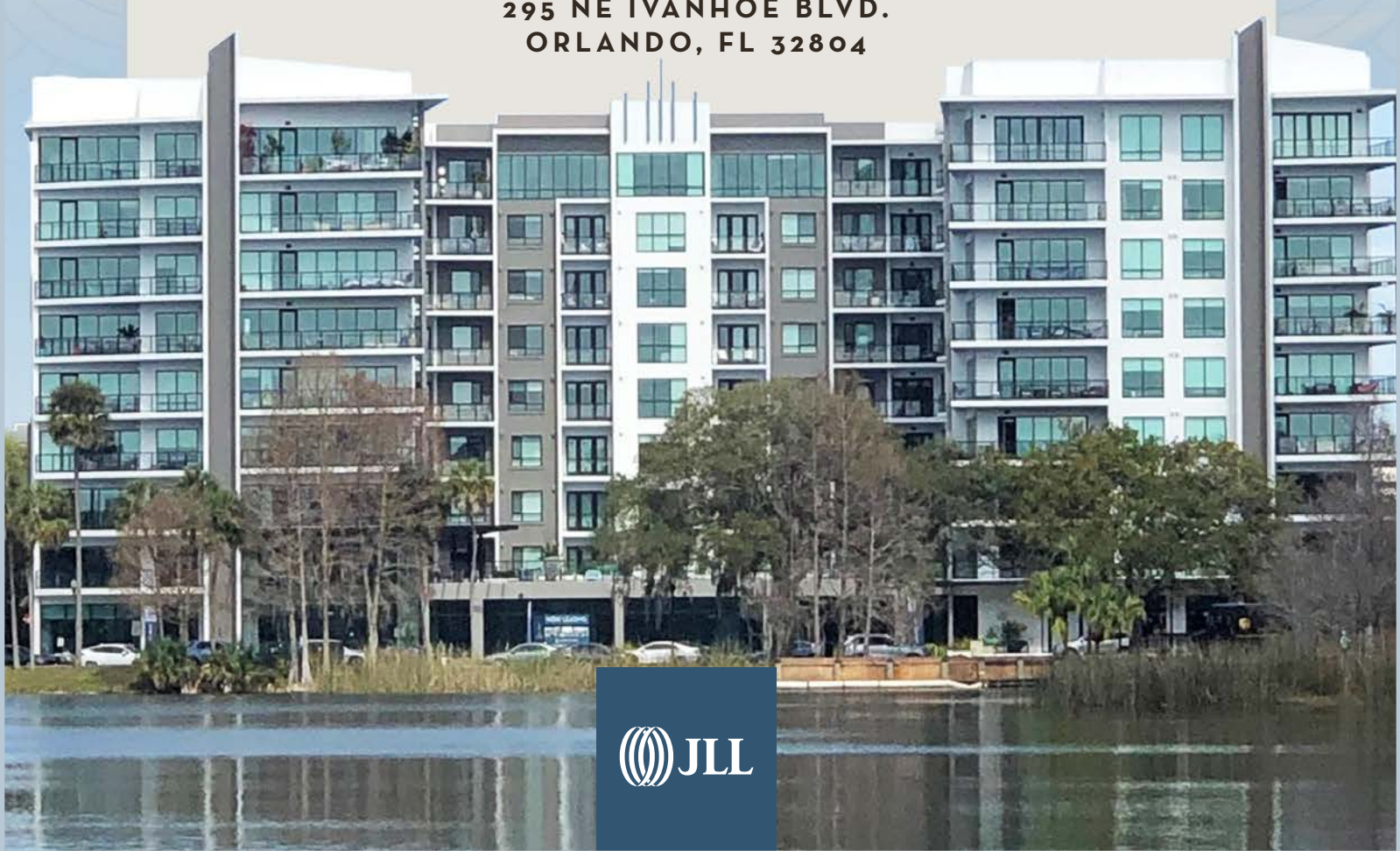
- ◆ Ground floor space for lease in new nine-story mixed-use project
- ◆ Highly visible building situated in Lake Ivanhoe district
- ◆ Provides access from desirable neighborhoods - Ivanhoe Village and College Park

## **CONTACT:**

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**295 NE IVANHOE BLVD.**  
**ORLANDO, FL 32804**



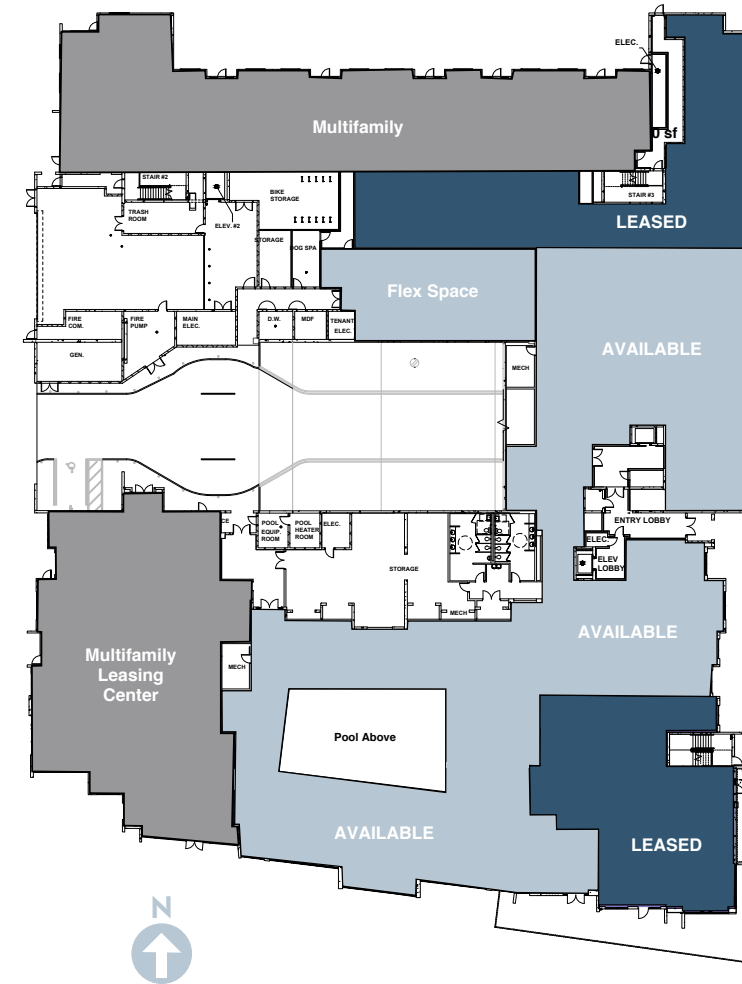
# PROPERTY HIGHLIGHTS

- ◆ Recently built nine-story mixed-use project with 252 residential units
- ◆ Located in the heart of Ivanhoe village, with easy access from College Park, Downtown Orlando and Winter Park
- ◆ Highly visible from I-4 and N. Orange Ave
- ◆ Home to one of Orlando's top rated new restaurants, The Pinery
- ◆ Structured attached parking garage with ample parking, on-street parking is also available at no additional cost



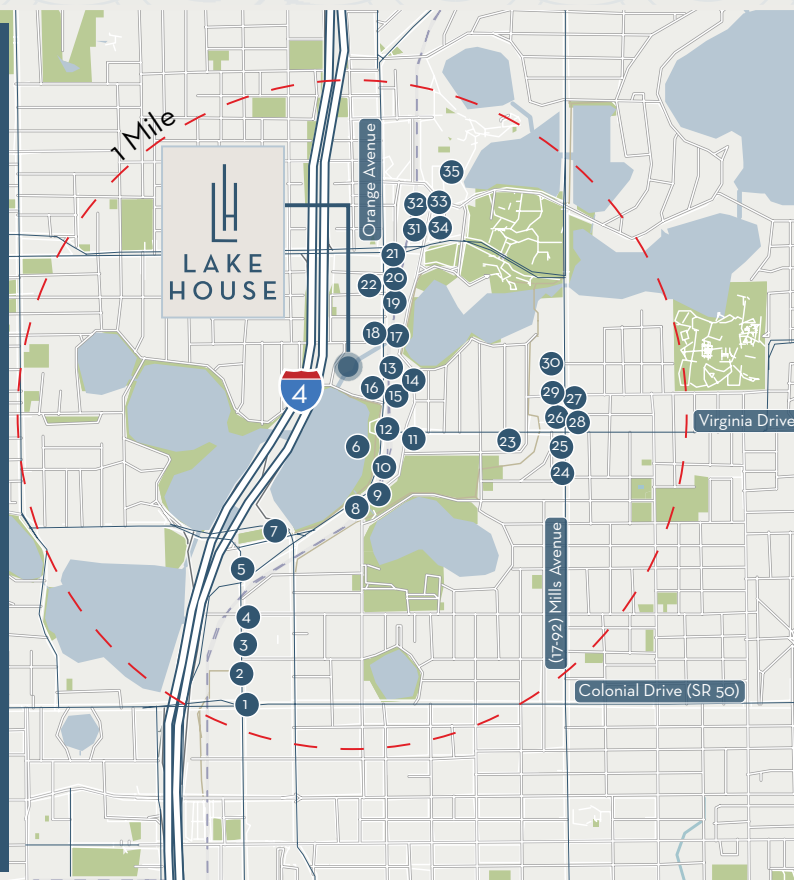
# SPACE FEATURES

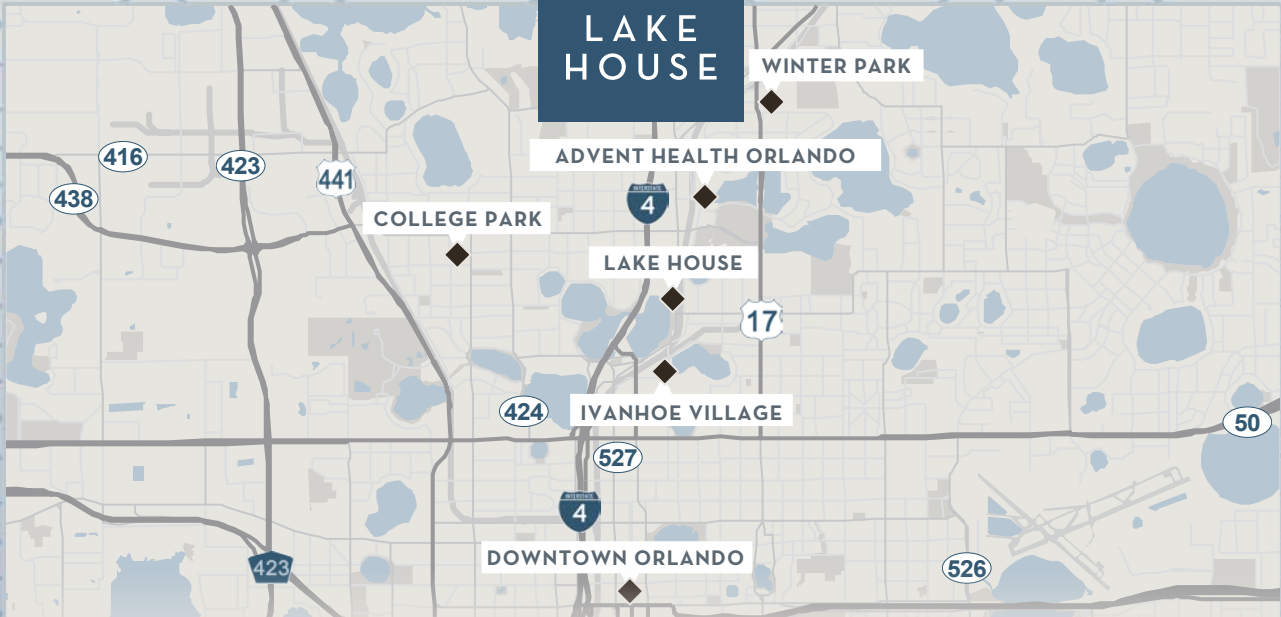
- ◆ Ideal for retail, medical and office
- ◆ 1,000 - 20,000 SF available
- ◆ Ground floor
- ◆ High ceilings and unique clear spans for flexible layouts



# LOCAL AMENITIES

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| 1. Shin Japanese Cuisine         | 21. Better Than Sex Desserts      |
| 2. Reyes Mezcaleria              | 22. M Lounge                      |
| 3. City PUB                      | 23. Santiago's Bodega             |
| 4. Downtown CREDO                | 24. Pig Floyds Urban Barbakoa     |
| 5. Double Tree Hotel             | 25. 7-eleven                      |
| 6. Lake Ivanhoe Park             | 26. First Watch                   |
| 7. Orlando Boat Rentals          | 27. Papa John's Pizza             |
| 8. German Backhaus               | 28. Octopus Carwash               |
| 9. Tim's Wine Market             | 29. Firebirds Wood Fired Grill    |
| 10. The Hammered Lamb            | 30. The Brass Tap                 |
| 11. Ivanhoe Park Brewing Company | 31. 7-eleven                      |
| 12. SETTE Italian                | 32. Wendy's                       |
| 13. The Lucky Lure               | 33. Panera Bread                  |
| 14. The Florida Room             | 34. Advent Health Sunrail Station |
| 15. The Yard                     | 35. Advent Health Orlando         |
| 16. The Greek Corner             |                                   |
| 17. Equilibre Takeout            |                                   |
| 18. Imperial Wine Bar            |                                   |
| 19. Caboose Takeout              |                                   |
| 20. White Wolf Cafe              |                                   |





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