

**AVISON
YOUNG**

For Lease Colonial Business Center

704-712 E. Colonial Drive
Orlando, FL 32803



Property Highlights

- Two-story freestanding building
- On-site parking accessed via Hillcrest Street with additional street parking
- Signage opportunities

Location

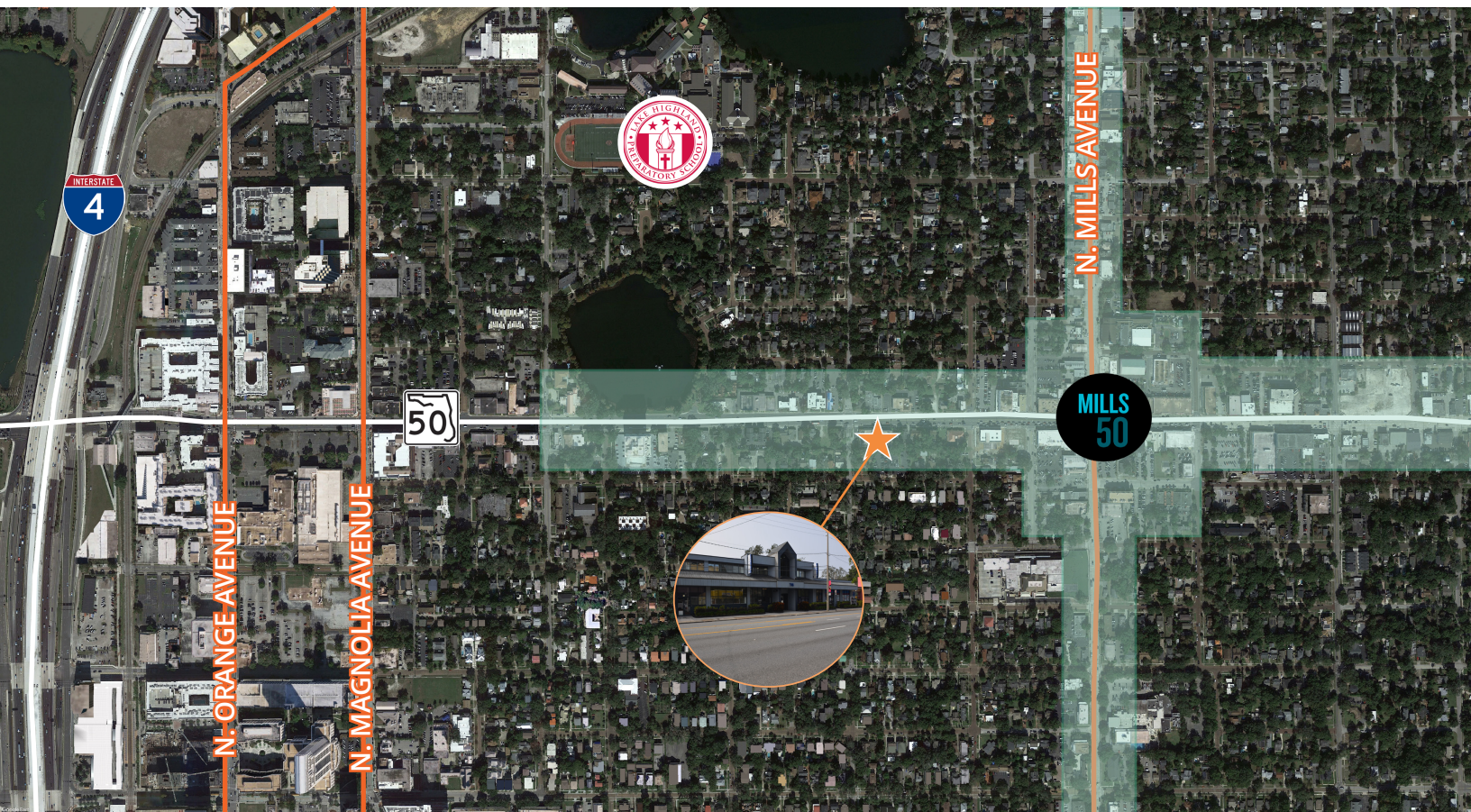
- In the heart of the Mills 50 District
- Minutes from Downtown Orlando, Lake Eola, and Thornton Park
- Quick access to I-4 and S.R. 408
- Strong visibility and traffic exposure along Colonial Drive
- Walkable urban environment with abundant dining and retail amenities

Emily Zinaich, Senior Vice President
D 407 440 6641
C 407 230 8797
emily.zinaich@avisonyoung.com

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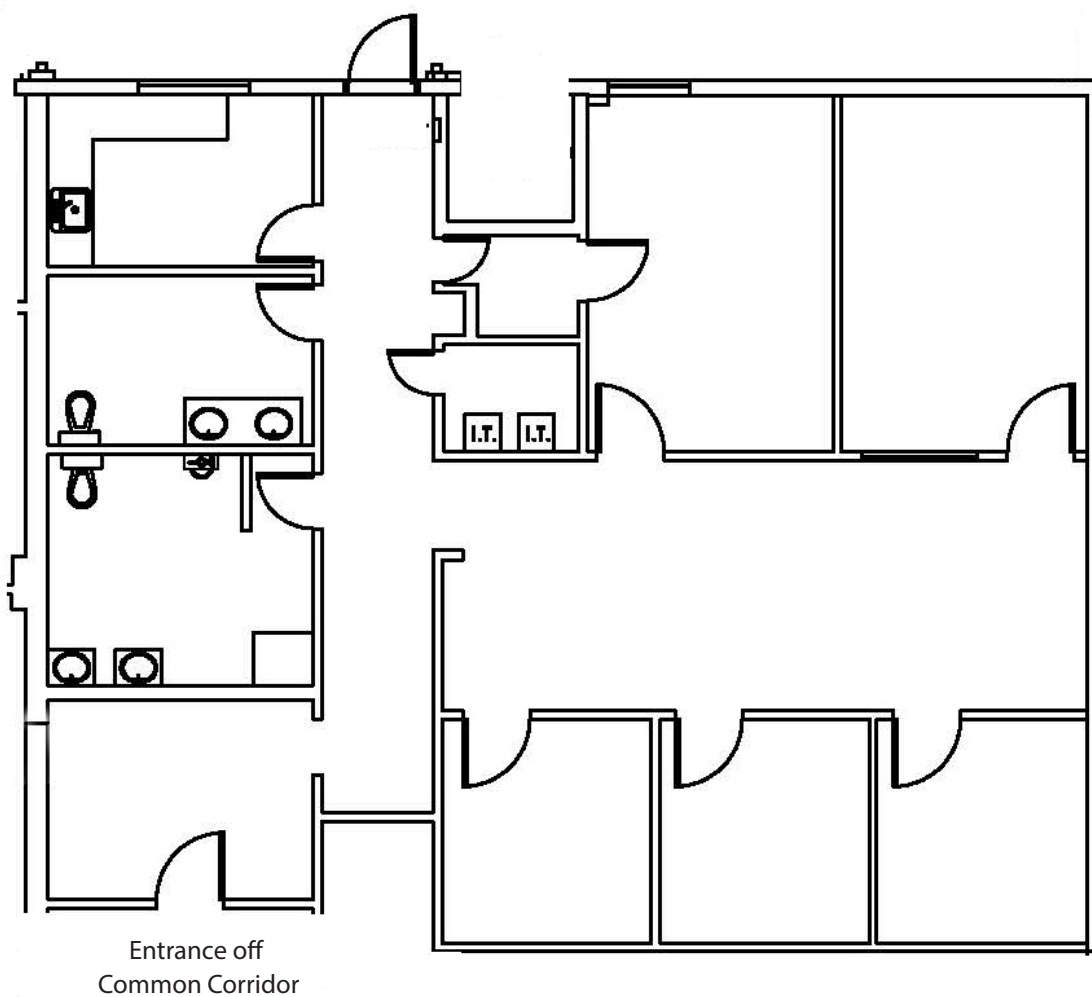
Located at the prominent corner of E. Colonial Drive (S.R. 50) and N. Summerlin Avenue, Colonial Business Center sits in the heart of Orlando's highly sought-after Mills 50 District, one of the city's most vibrant mixed-use neighborhoods. The property offers exceptional visibility along Colonial Drive, a major east-west corridor carrying significant daily traffic through downtown Orlando.

The area is known for its eclectic blend of local restaurants, coffee shops, boutiques, creative offices, and cultural attractions, creating a dynamic live-work-play environment that appeals to professionals, retailers, and service-oriented businesses alike. The location provides immediate access to some of Orlando's most established neighborhoods, including Downtown Orlando, Thornton Park, Lake Eola, and AdventHealth's Health Village.

Nearby Amenities

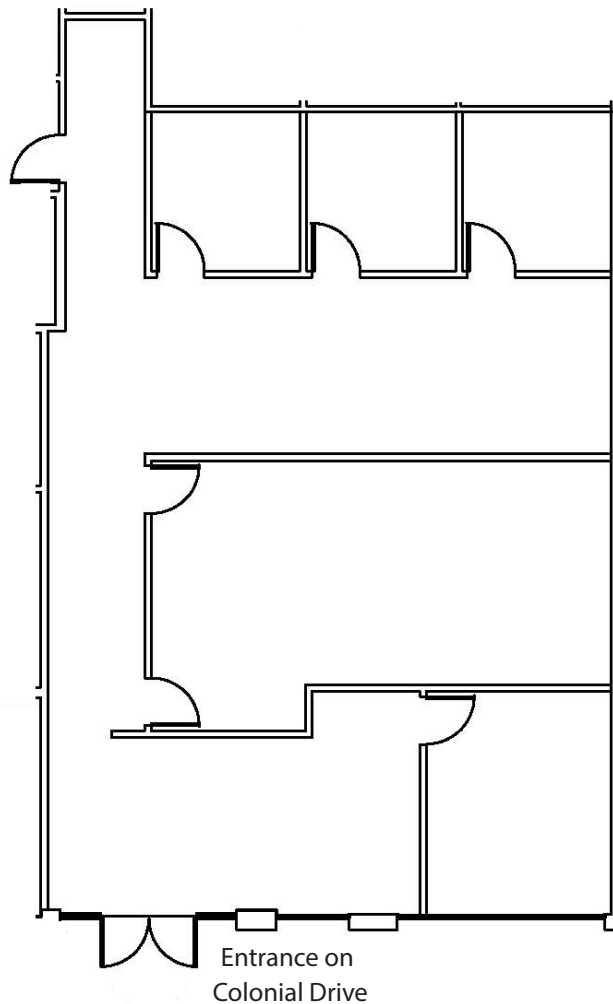


Suite 103 - 1,861± rsf



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D 407 440 6641
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Suite 704 - 2,000± rsf



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