

## Downtown Orlando Professional Office Building

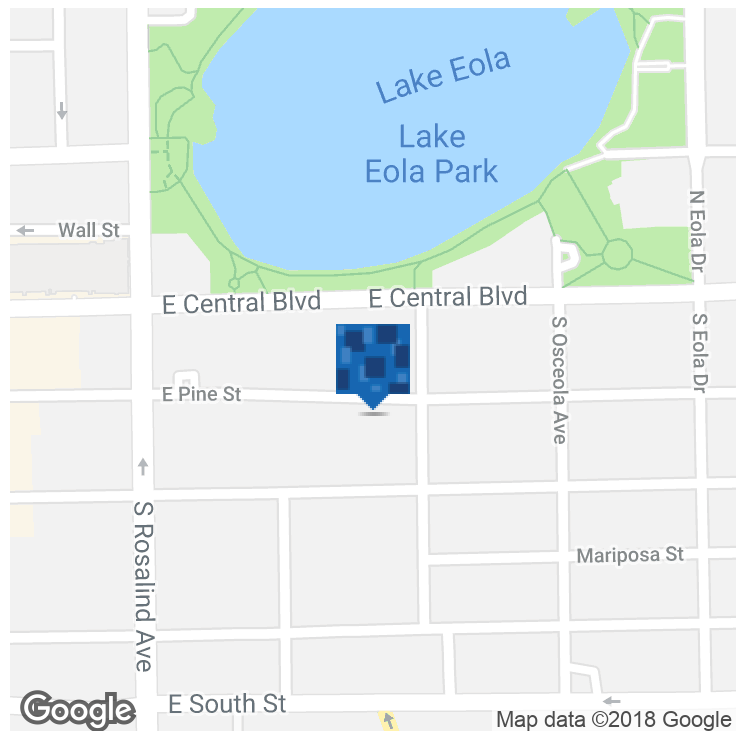


### PROPERTY DESCRIPTION

Professional Free-Standing Office Building  
Huge walkability score to downtown restaurants & venues  
Fantastic curb appeal

### PROPERTY HIGHLIGHTS

- ± 3,766 SF
- TURN-KEY: furniture, phone system & filing cabinets
- Professional office layout
- 8 private offices (all network cabling in-place)
- 3 restrooms (one has shower)
- All offices have large windows
- 11 free on-site parking spaces (2 are covered)
- Prior uses: law firm, CPA and graphic arts
- Your own building signage - very rare to find downtown
- Immaculately maintained



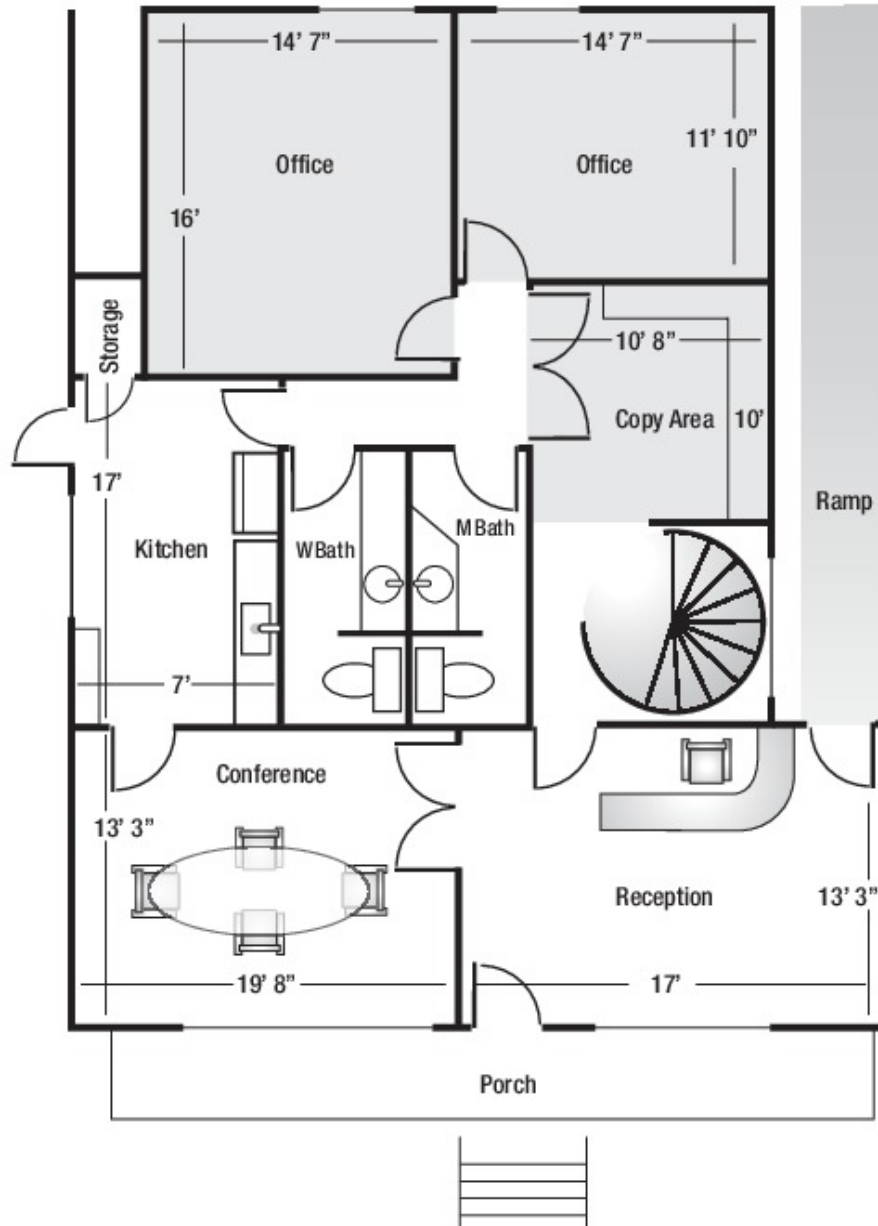
**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.2489  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYcommercial.com



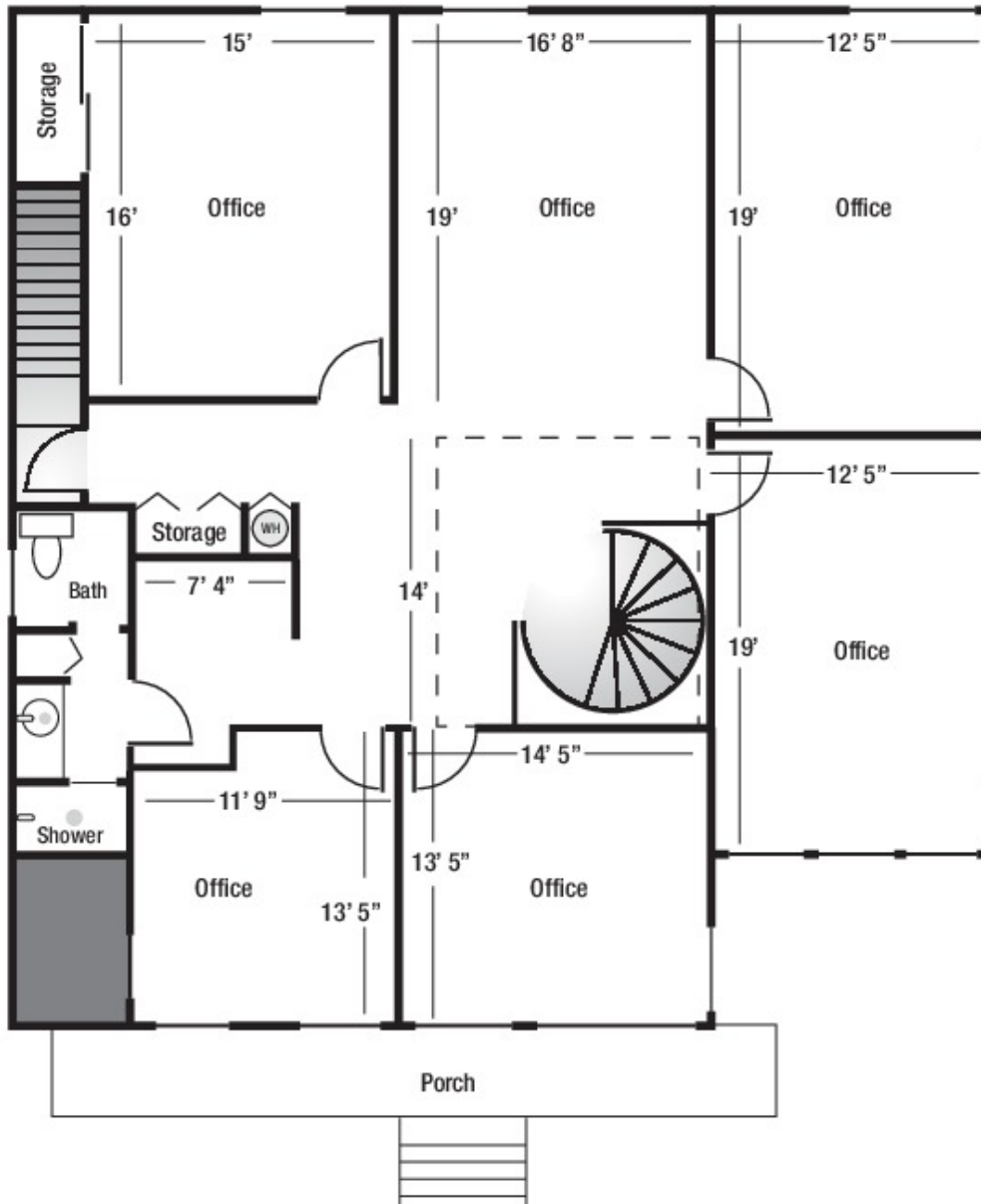
1st Floor Space Plan

322 E. Pine Street First Floor



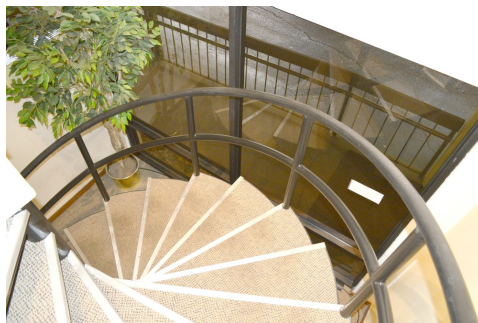
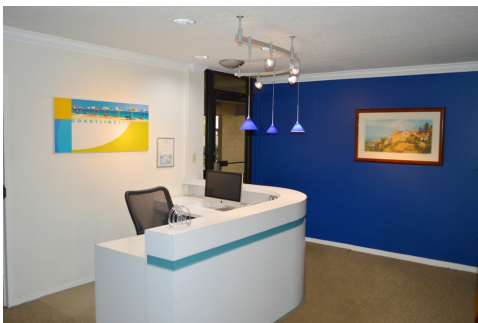
2nd Floor Space Plan

**322 E. Pine Street Second Floor**



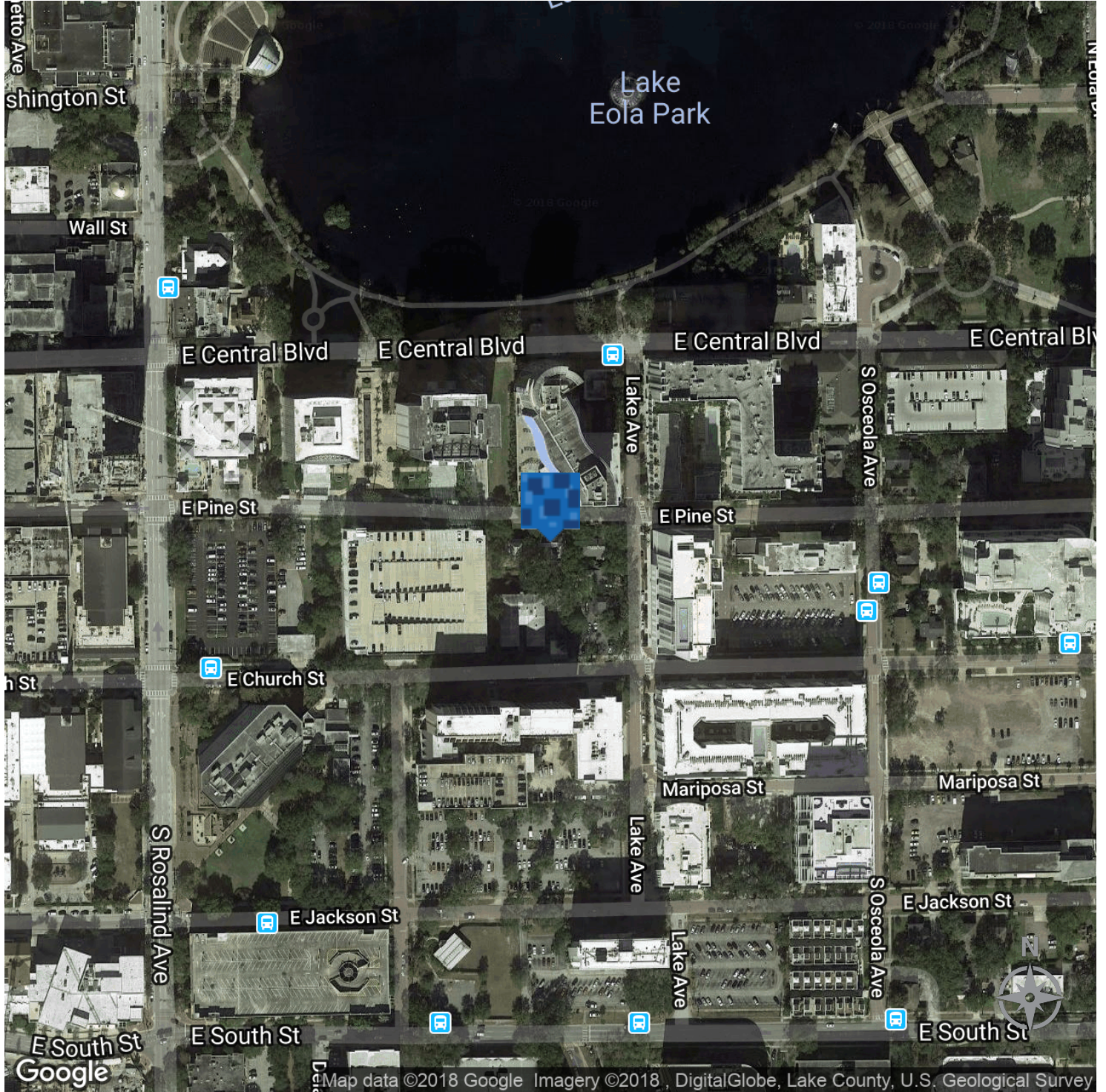


Building Photos





Location Map



**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
407.644.2489  
lee@citycommercial.com

**CITY COMMERCIAL**  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYcommercial.com

