

# \$0 - 14 East Washington Street, ORLANDO

MLS® #O6259483

**\$0**

0 Bedroom, 0.00 Bathroom, 42,088 sqft  
Commercial Lease on 0 Acres

ROBERT R REIDS ADD, ORLANDO, FL

Historic Office building in Downtown, Orlando, FL. Several Office Spaces available from 100 SF- 6,830 SF. 14 E Washington Street is an ideally located six-story office building in the heart of Downtown Orlando's Central Business District (CBD). Showcasing 3,411 square feet of ground-floor retail space, previously utilized as a bank, boasting a distinctive two-level floor plan, future tenants can expect tenant improvements (TI) from the landlord and additional incentives from the City of Orlando. The upper floors provide a variety of office spaces suited for individual entrepreneurs, small businesses, and larger companies seeking expansive work environments. Significant building improvements are underway, including a modernized lobby, updated exterior facade, enhanced amenities, and state-of-the-art LED lighting throughout the hallways and lobby.

Enjoying prominent visibility with unobstructed building signage at the signalized intersection of Orange Avenue and Washington Street, 14 E Washington Street sees an impressive 15,600 vehicles daily (AADT). Parking is convenient with the adjacent Jefferson Street parking garage and Central Boulevard garage. Surrounding the building is a vibrant mix of restaurants, including the local favorite Schmankerl Stubâ€™n, banking facilities, and entertainment venues like the Kia Center and Dr. Phillips Center for the Performing Arts. For travelers, nearby accommodations include the



Grand Bohemian Hotel and Aloft Orlando  
Downtown.

With a daytime population exceeding 255,092 within a 10-minute radius, this location is just two blocks from the scenic Lake Eola, three blocks from the Orange County Courthouse, and five blocks from City Hall. Public transit options, including SunRail and Lynx bus services, provide seamless access to Interstate 4, State Road 408, and E Colonial Road, making 14 E Washington Street an optimal choice for businesses looking to thrive in Downtown Orlando.

Built in 1942

**Essential Information**

MLS® #	O6259483
Bathrooms	0.00
Square Footage	42,088
Acres	0.20
Year Built	1942
Type	Commercial Lease
Sub-Type	Office
Status	Active

**Community Information**

Address	14 East Washington Street
Area	Orlando
Subdivision	ROBERT R REIDS ADD
City	ORLANDO
County	Orange
State	FL
Zip Code	32801

**Interior**

Cooling	Central Air
# of Stories	6

**Exterior**

Foundation                      Basement

**Additional Information**

Days on Market              178  
Zoning                              AC-3A/T/HP

Listing Information Courtesy of Trust Realty Usa, Llc

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