



View the  
Drone Video



# FOR SALE

236 S Lucerne Circle E, Orlando, FL 32801

Freestanding, historical  
office building in the heart  
of Downtown Orlando

## PROPERTY HIGHLIGHTS

- Owner/User sale opportunity in one of Orlando's premier, historic office buildings.
- Currently rented; Available for occupancy 2/1/2024
- Abundant free parking on site.
- Free-standing, two-story professional office building with additional storage/office "carriage house".
- Incredible visibility and presence in a highly desired and limited corridor.
- Opportunity to own an historically significant and irreplaceable property in Orlando.
- Quick and easy access to Orange Avenue, SR 408, I-4 and Downtown Orlando.



### SALE PRICE:

\$2,500,000



### AVAILABLE SPACE:

6,710± rsf

0.7 acre site



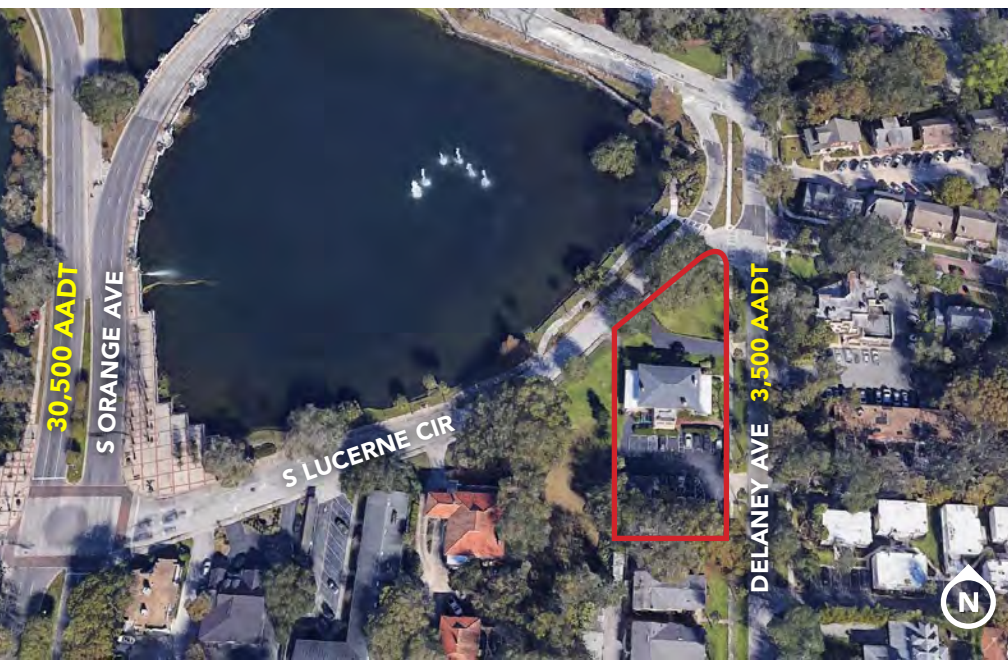
### LOCATION:

Centrally located at the heart of Orange Avenue and SR 408



### YEAR BUILT:

1918



30,500 AADT

S ORANGE AVE

S LUCERNE CIR

DELANEY AVE 3,500 AADT



**HARBERT**  
REALTY SERVICES

KEVIN DELAROSA

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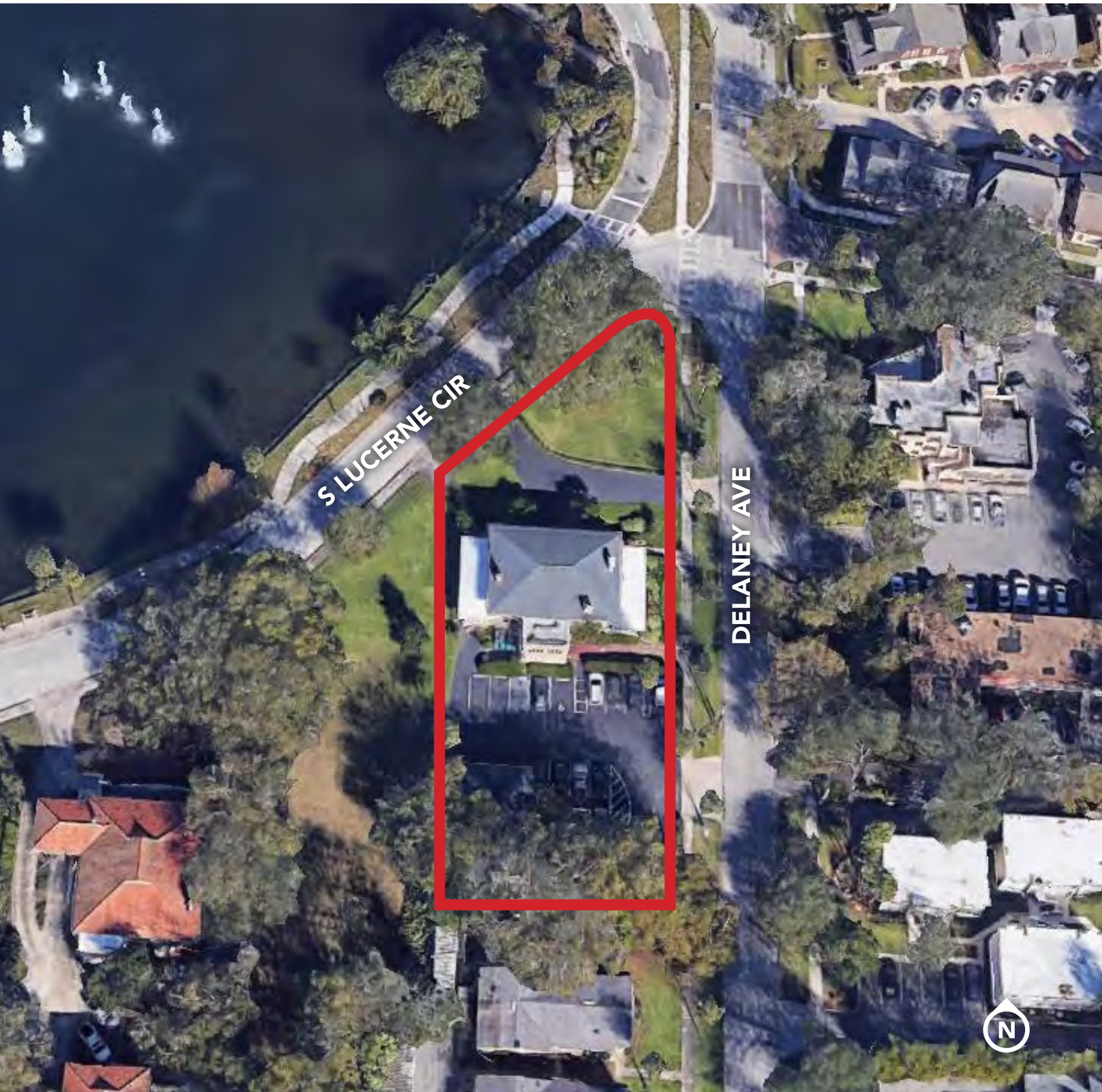
For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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SITE PLAN



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PHOTOS



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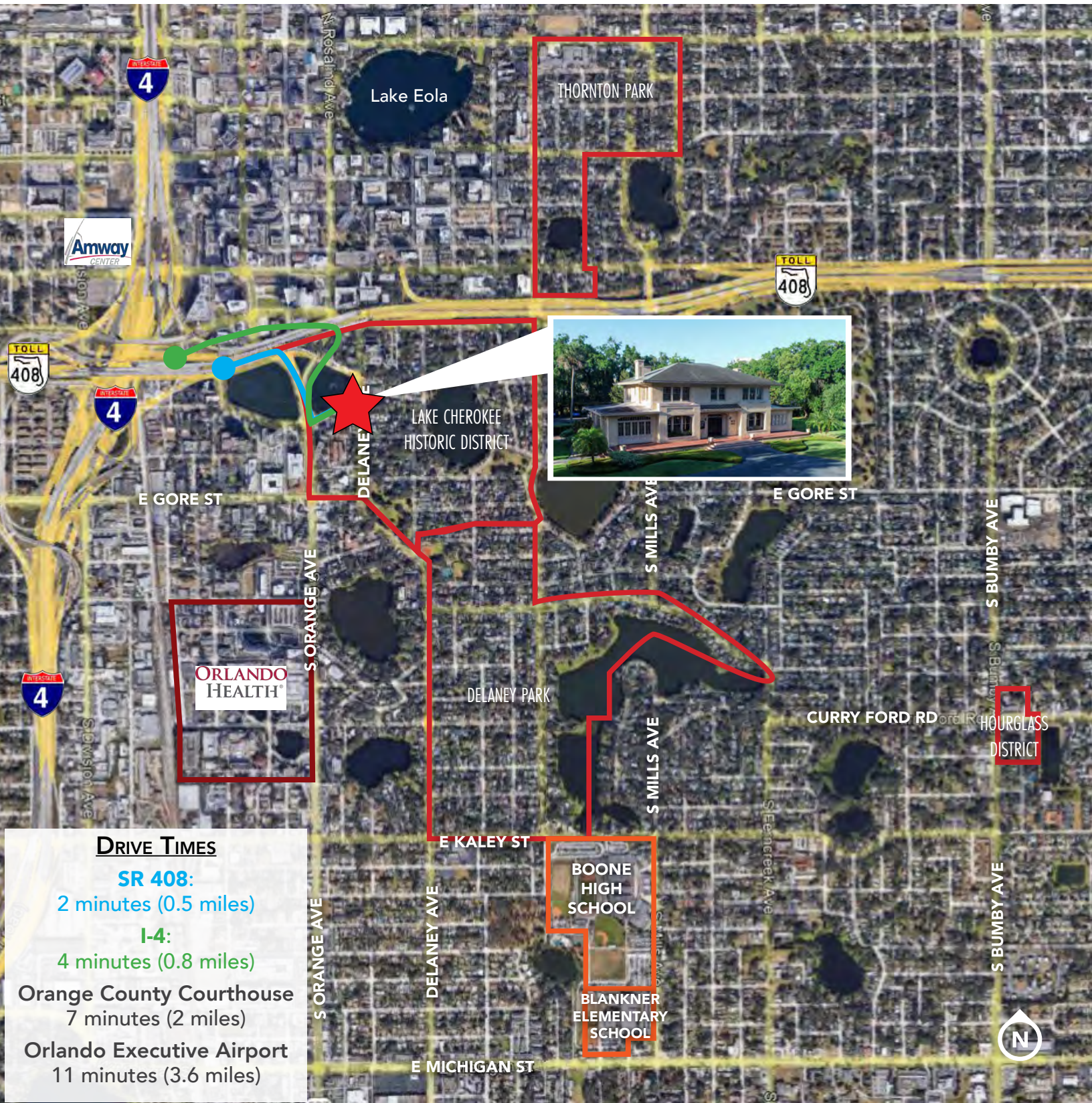
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## AREA OVERVIEW



### DRIVE TIMES

#### SR 408:

2 minutes (0.5 miles)

#### I-4:

4 minutes (0.8 miles)

Orange County Courthouse  
7 minutes (2 miles)

Orlando Executive Airport  
11 minutes (3.6 miles)



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