



View the
Drone Video



FOR SALE - OFFICE/FLEX BUILDING

1800 33rd St, Orlando, FL

Harbert Realty Services is pleased to present the Truly Nolen building for sale. Located in the 33rd Street submarket, this owner/user opportunity is available for immediate occupancy.

PROPERTY HIGHLIGHTS

- Owner/User opportunity; ideally suited for a full building user but current demising allows for easy to lease income producing spaces for additional tenants.
- Clear line-of-sight visibility and frontage along Interstate 4, one of Florida's most heavily traveled roadways; building and pole signage already in place.
- New roof in 2023; well managed and maintained.
- Seller willing to lease back a portion at market terms.
- Ample parking and easy access to nearby major roadways and access points.
- Second generation office build-out with modern and well maintained finishes throughout; potentially "move-in ready".



OFFERING PRICE:

\$4,750,000



SQUARE FOOTAGE:

12,680± SF



TOTAL LAND AREA:

1.07± AC



ZONING:

PD



TRAFFIC COUNTS:

183,000± AADT on
Interstate 4



YEAR BUILT

2002



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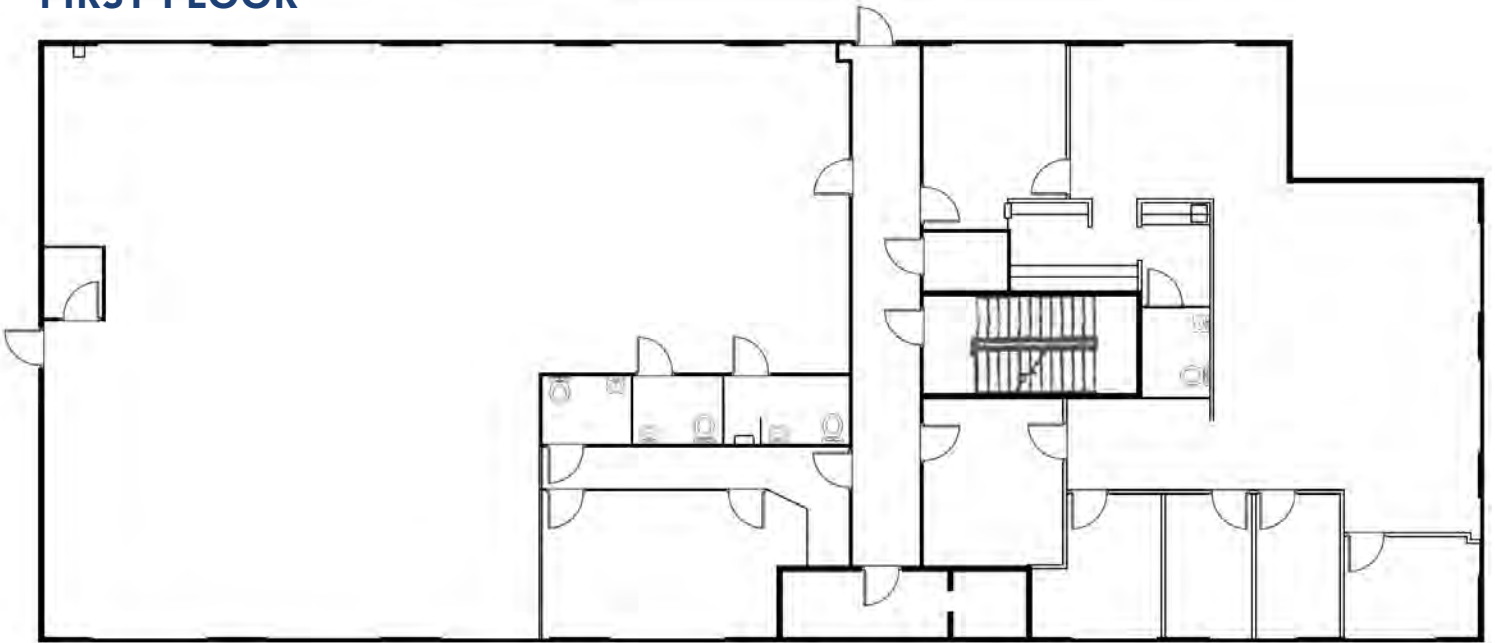
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE BUILDING FOR SALE

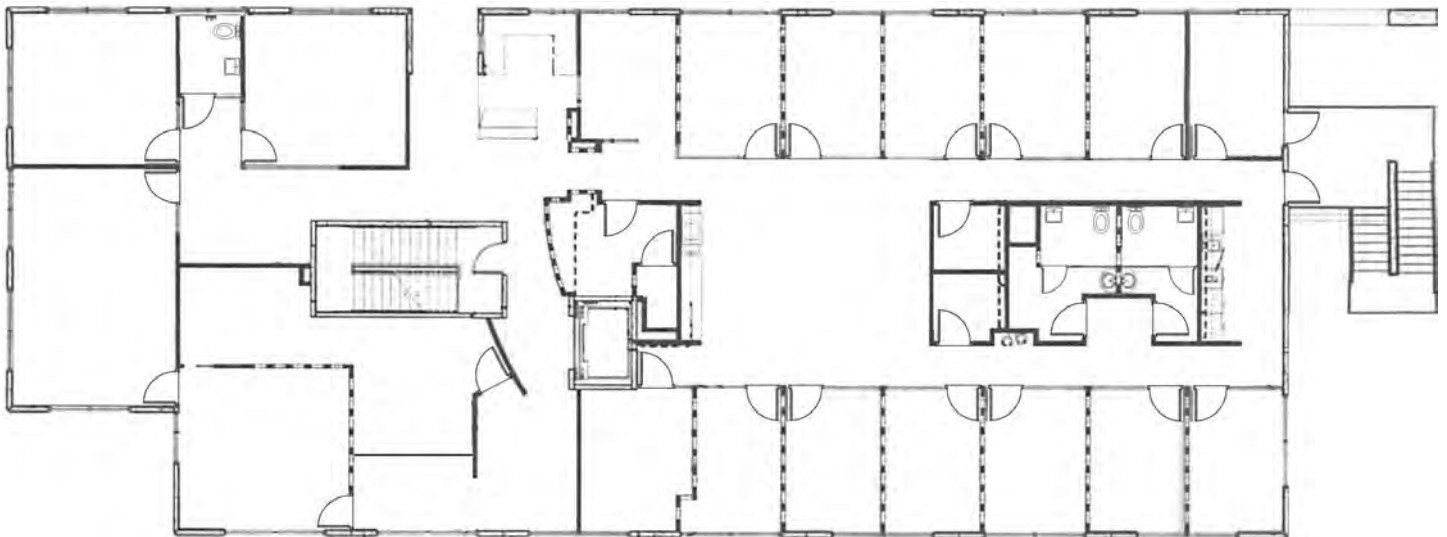
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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