

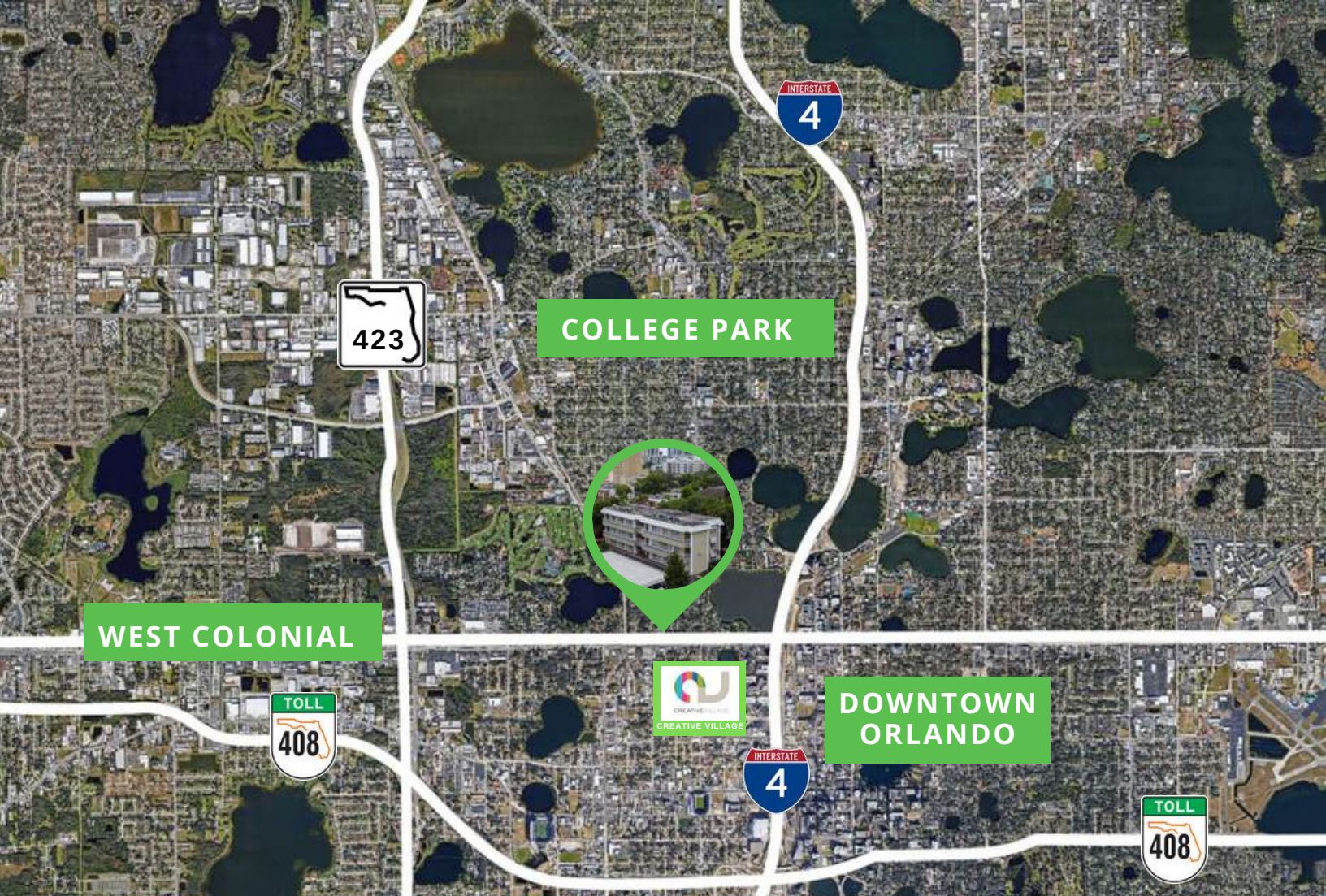
**FOR  
LEASE**



**OFFICE SUITES AVAILABLE WITH  
CONTEMPORARY FINISHES**  
425 W. Colonial Drive  
Suite 201 & 203  
Orlando FL 32804







**Suite 201:**

1,200 SF (4 private offices, lobby, breakroom)

**Rent:**

\$2,550 per month plus power and janitorial

**Location:**

Minutes from downtown Orlando, federal and county court houses, Creative Village and College Park

**Access:**

100 yards from full I-4 interchange, couple of miles to East-West Expressway

**Frontage:**

West Colonial Drive

**Parking:**

Free, surface parking

**Use:**

Professional office uses only, no retail

**Lease Term:**

1 year minimum

**Amenities:**

Surrounded by many local restaurants

**SHER TOLAN, SIOR**

407-810-2291

stolan@allied-comm.com

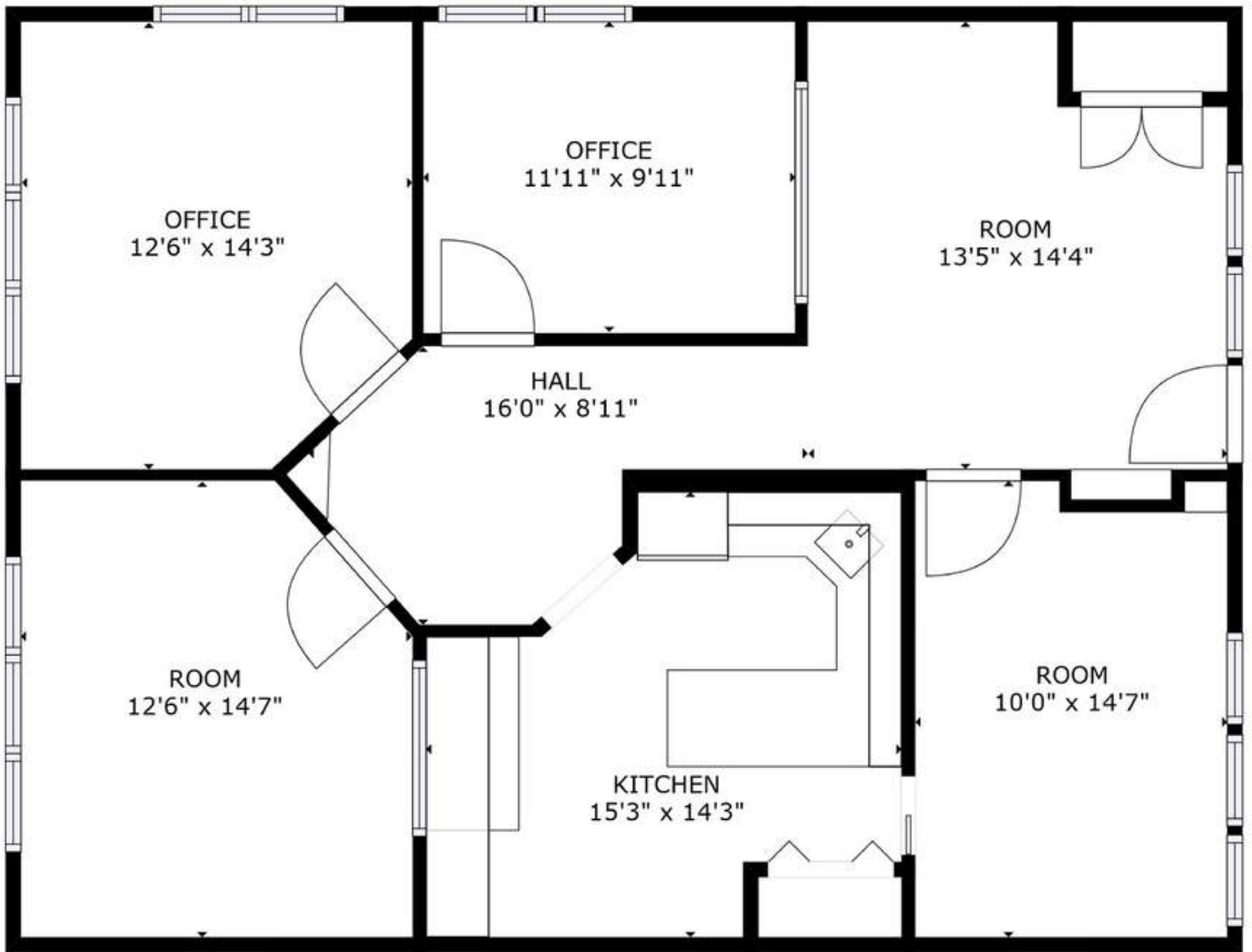
5401 S Kirkman Rd. Suite 310

Orlando, FL 32819

www.allied-comm.com



# Suite 201 Floor Plan



FLOOR 1

**SHER TOLAN, SIOR**

407-810-2291

stolan@allied-comm.com

5401 S Kirkman Rd. Suite

310 Orlando, FL 32819

www.allied-comm.com







Suite 201

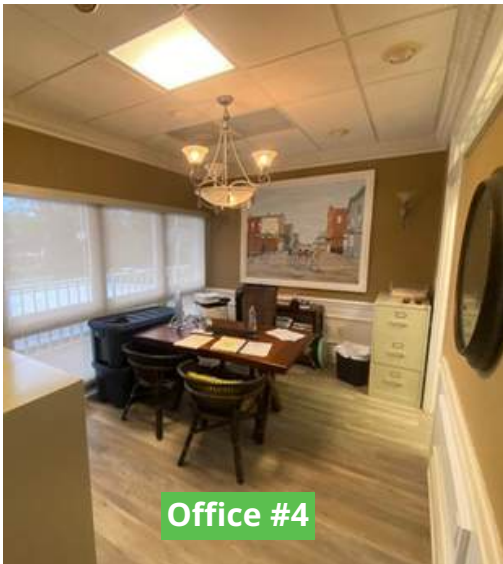
Office #1



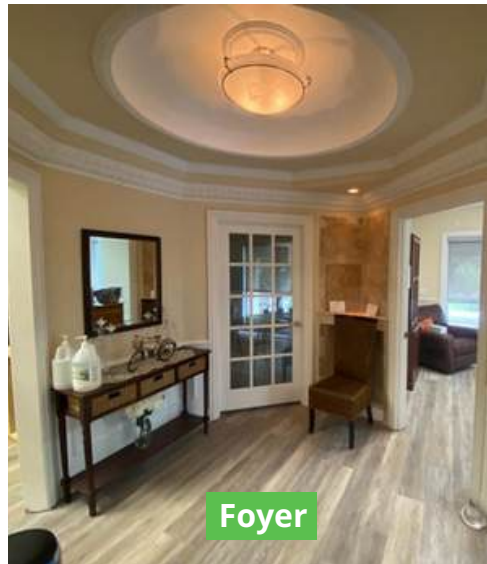
Office #2



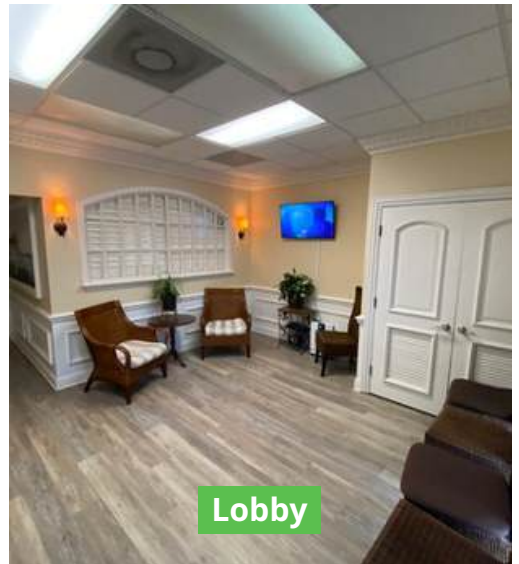
Office #3



Office #4



Foyer



Lobby



Lobby



Breakroom/Supply Room



Breakroom/Supply Room

**SHER TOLAN, SIOR**

407-810-2291

stolan@allied-comm.com

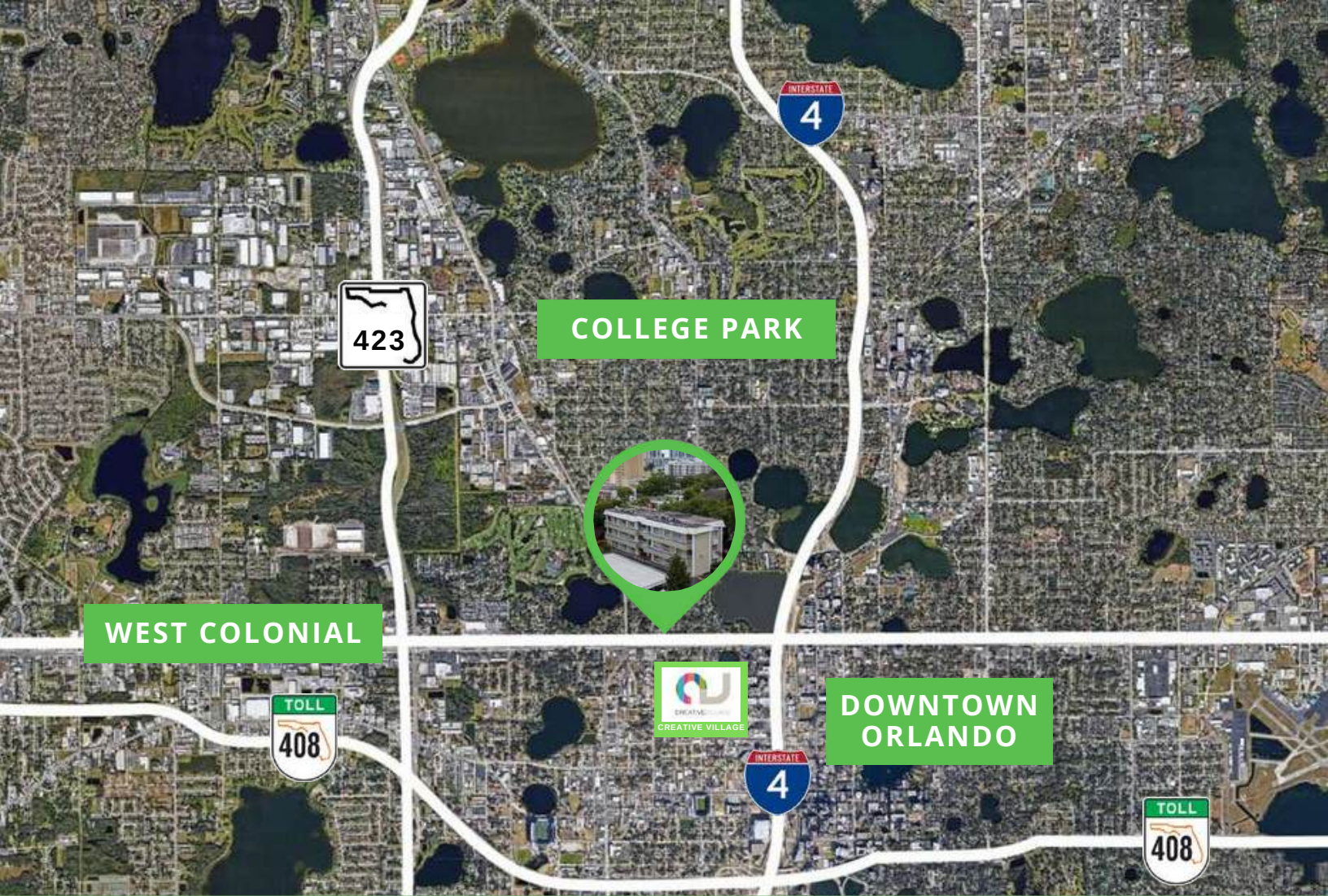
5401 S Kirkman Rd. Suite

310 Orlando, FL 32819

www.allied-comm.com







**Suite 203:** 581 SF (2 private offices, lobby, breakroom)  
**Rental Rate:** \$1,350 per month  
**Location:** Minutes from downtown Orlando, federal and county court houses, Creative Village and College Park

**Access:** 100 yards from full I-4 interchange, couple of miles to East-West Expressway

**Frontage:** West Colonial Drive  
**Parking:** Free, surface parking  
**Use:** Professional office uses only, no retail  
**Amenities:** Surrounded by many local restaurants

**SHER TOLAN, SIOR**

407-810-2291  
stolan@allied-comm.com  
5401 S Kirkman Rd. Suite  
310 Orlando, FL 32819  
www.allied-comm.com



# Suite 203 Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 551 sq. ft  
TOTAL: 551 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**SHER TOLAN, SIOR**

407-810-2291

stolan@allied-comm.com

5401 S Kirkman Rd. Suite

310 Orlando, FL 32819

www.allied-comm.com





Suite 203



Executive Office



Lobby



Hallway Back to Offices



Office #2



Breakroom/Supply Room

**SHER TOLAN, SIOR**

407-810-2291

stolan@allied-comm.com

5401 S Kirkman Rd. Suite

310 Orlando, FL 32819

www.allied-comm.com





## Building Exterior



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Allied Commercial and the Allied Commercial logo are service marks of Allied Commercial Partners, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**SHER TOLAN, SIOR**

407-810-2291  
stolan@allied-comm.com  
5401 S Kirkman Rd. Suite  
310 Orlando, FL 32819  
www.allied-comm.com

