

## Downtown Orlando Office Activity

### Tracking Freestanding Office Buildings 1,000 SF - 7,500 SF\*

\*Tracking offices in 32801, 32803 & 32806 (East of I-4 and Michigan St North)

## SALES VOLUME SLOWS AT THE END OF 2025. WHAT'S YOUR OFFICE WORTH?

### SALES (September - December 2025)

Address	Sale Price	Square Feet	\$/SF
204 Park Lake St	\$542,500	1,488	\$364.58
2211 E Michigan St	\$370,000	1,064	\$347.74
118 Pasadena Pl	\$575,000	2,000	\$287.50
<b>TOTALS</b>	<b>\$1,487,500</b>	<b>4,552</b>	<b>\$326.78</b>

### FOR SALE

Address	Asking Price	Square Feet	\$/SF	Status
1216 E Concord St	\$475,000	1,036	\$458.49	
1910 Hillcrest St	\$499,000	1,396	\$357.45	
315 N Fern Creek Ave	\$649,900	1,400	\$464.21	
934 Bradshaw Tr	\$550,000	1,432	\$384.08	Under Contract
337 N Fern Creek Ave	\$1,500,000	1,680	\$892.86	
822 Menendez Ct	\$575,000	1,838	\$312.84	
138 E Gore St	\$774,000	1,954	\$396.11	
1524 E Livingston St	\$1,070,000	2,174	\$492.18	Under Contract
314 E Anderson St	\$930,000	2,359	\$394.23	
730 Lowell Blvd	\$700,000	2,881	\$242.97	Under Contract
218 Annie St	\$1,165,200	2,913	\$400.00	
1220 E Concord St	\$2,000,000	3,712	\$538.79	
212 Pasadena Pl	\$1,950,000	5,015	\$388.83	
437 N Magnolia Ave	\$2,750,000	5,036	\$546.07	
415 Briercliff Dr	\$1,900,000	5,052	\$376.09	
108 Hillcrest St	\$3,050,000	7,104	\$429.34	
<b>TOTALS</b>	<b>\$20,538,100</b>	<b>46,982</b>	<b>\$437.15</b>	

Tim Spencer  
Principal/Broker  
407-496-6409  
[tim@tdscommercialre.com](mailto:tim@tdscommercialre.com)

What's Your Office Worth? Call me for a  
FREE property analysis: 407-496-6409



37 N Orange Avenue, Suite 316  
Orlando, FL 32801  
407-496-6409