

FOR LEASE

1617 Woodward Street

Orlando, FL | Mills 50 / Colonialtown



Professional / Medical Office
Approximately 1,300 RSF

HISTORIC CHARACTER. THOUGHTFULLY UPDATED. IN THE HEART OF MILLS 50/COLONIALTOWN.

Originally built in **1939**, 1617 Woodward Street combines the charm and personality of a historic Orlando property with a substantial list of recent improvements designed to prepare it for its next chapter.

The approximately **1,300 RSF** property has been thoughtfully refreshed with a new roof, **new HVAC, fresh interior paint, new flooring, updated kitchen countertops, new lighting throughout, and enhanced landscaping.** The result is a move-in-ready professional space that retains the warmth and architectural character that makes the property distinctive.

Located in Orlando's sought-after **Mills 50/Colonialtown area**, the property is approximately **600 feet from Starbucks and 1,000 feet from Publix**, providing convenient access to the neighborhood's restaurants, services, businesses, and amenities.

With **O-1 zoning in the City of Orlando**, the property is particularly well suited for polished, lower-intensity professional and appointment-based users. Potential fits include **counseling or therapy practices, law firms, accounting or consulting businesses, boutique medical or dental practices, personal services, and other professional users** seeking a distinctive alternative to conventional office space.

KEY PROPERTY FEATURES

- **±1,300 RSF**
- **For Lease**
- Mills 50/Colonialtown location
- City of Orlando
- **O-1 zoning**
- Originally built in **1939**
- Multiple private rooms
- Charming historic fireplace
- Refreshed kitchen
- **New roof**
- **New HVAC**
- Fresh interior paint
- New flooring
- New kitchen countertops
- New lighting throughout
- **Abundant on-site parking**
- Move-in ready
- Approximately **600 feet to Starbucks**
- Approximately **1,000 feet to Publix**



IDEAL TENANT PROFILES

- Accounting/financial services
- Consulting
- Boutique medical practices
- Dental practices
- Wellness and appointment-based services
- Personal services
- Other professional office users

PROPERTY HIGHLIGHTS



Move-In Ready



±1,300 RSF



Mills 50/Colonialtown



New Roof + HVAC



Abundant Parking



O-1 Zoning



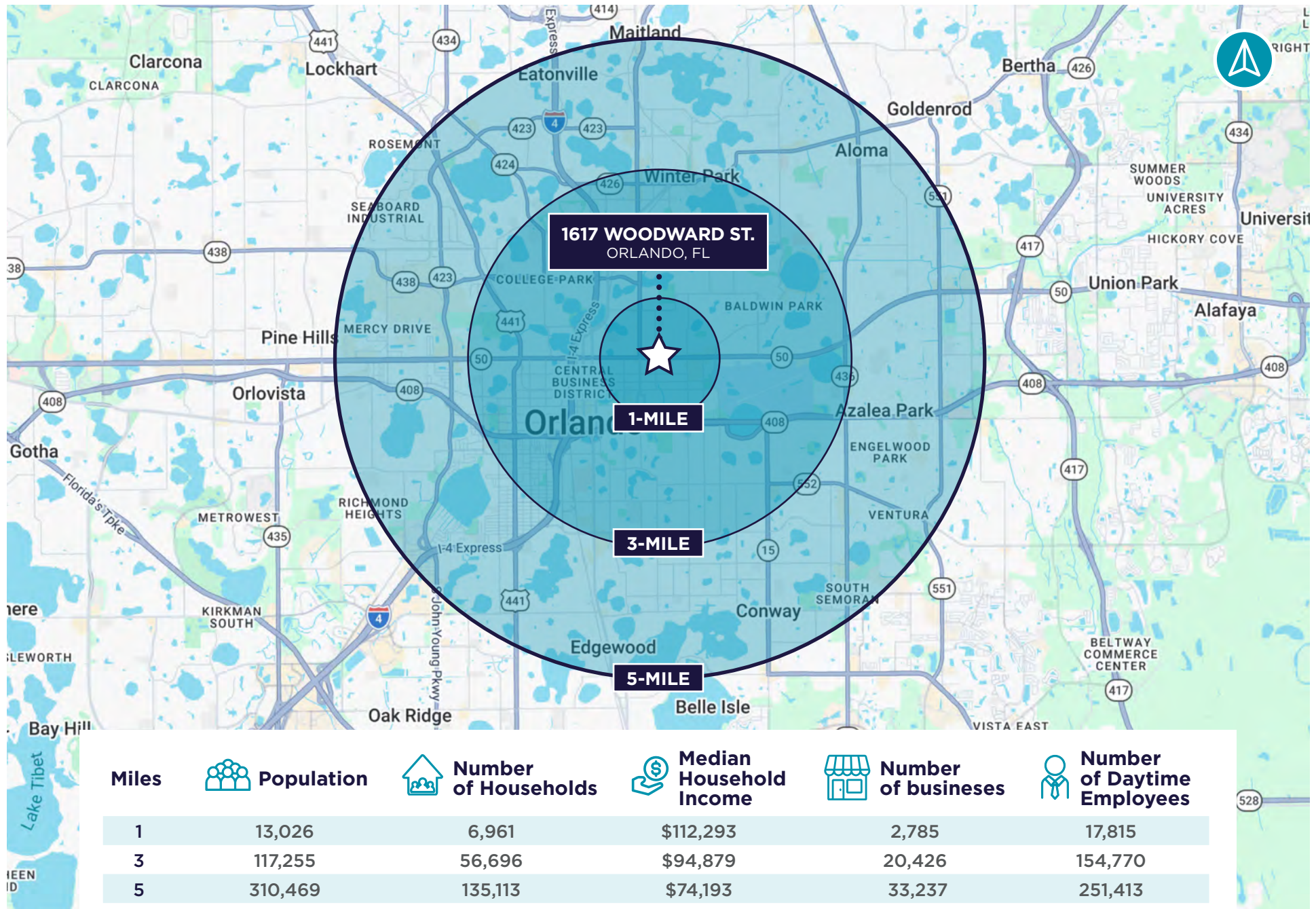
Professional + Medical



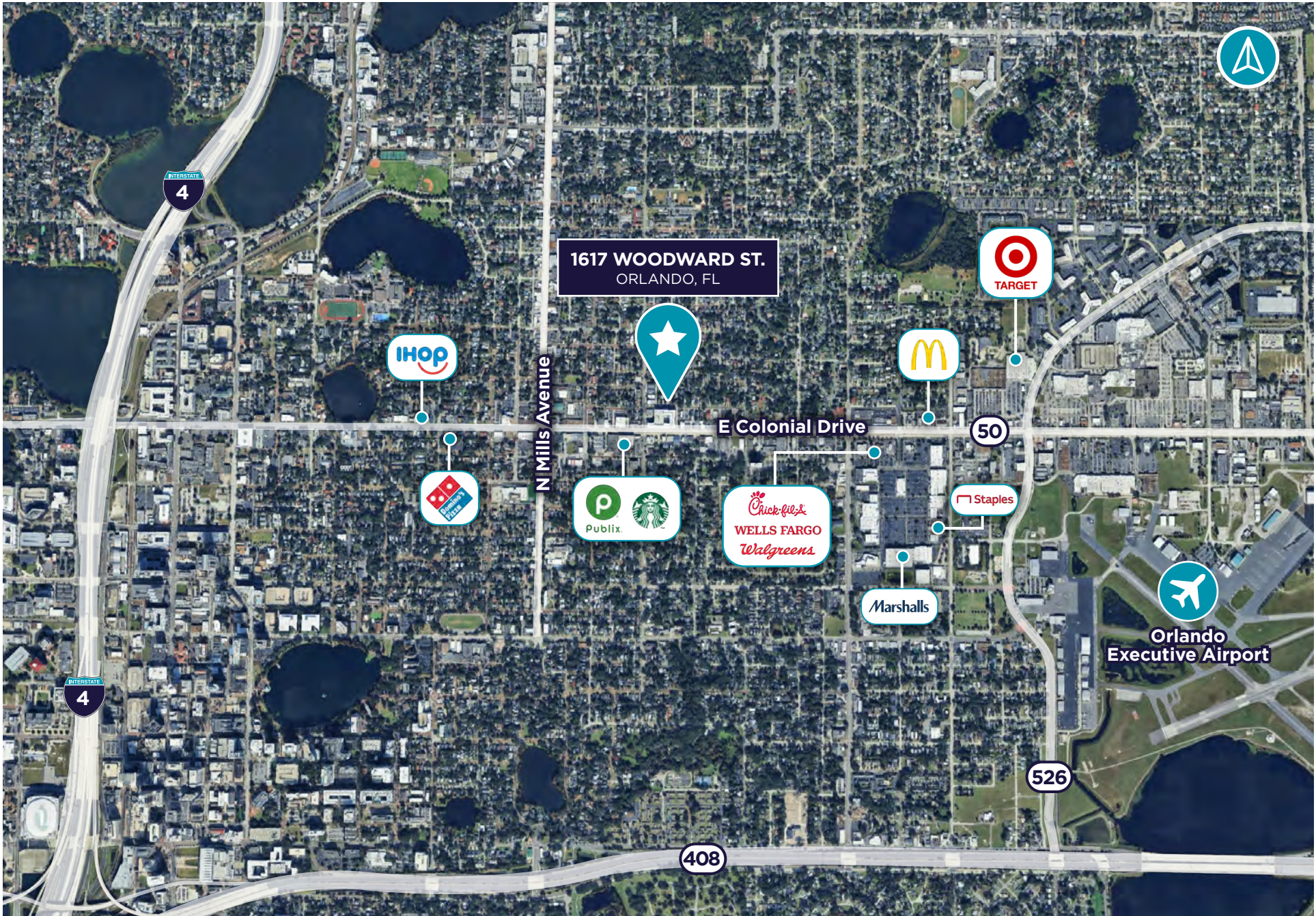
Built 1939 | Beautifully Refreshed



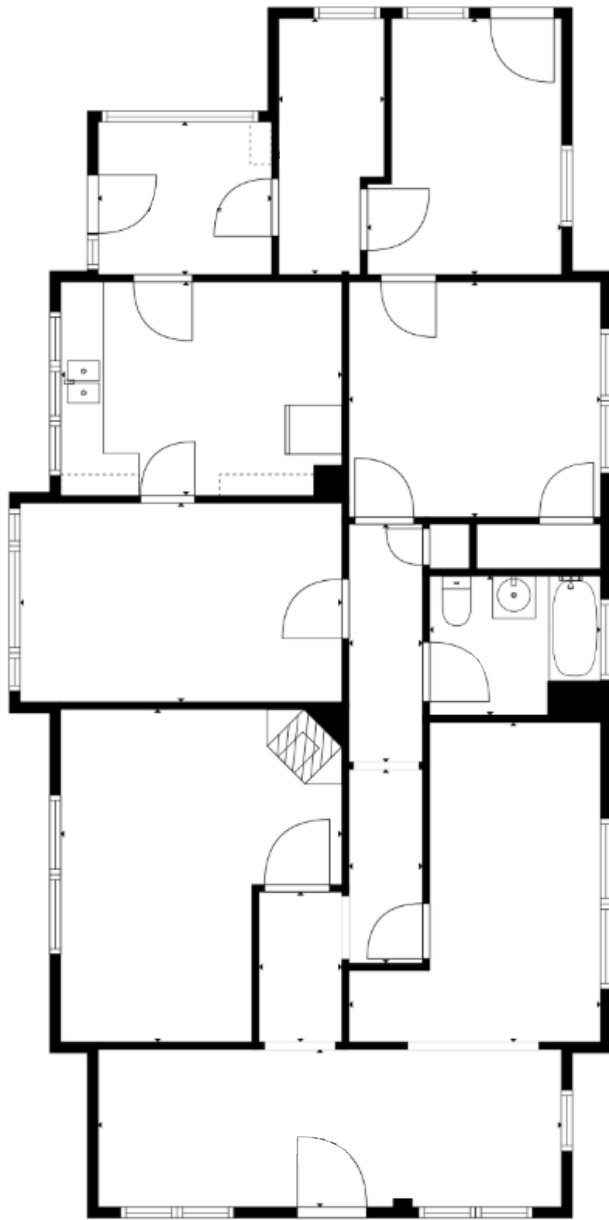
DEMOGRAPHICS



RETAIL MAP



FLOOR PLAN



PROPERTY PHOTOS





CONTACT

AMY CALANDRINO, CCIM, SIOR

Director

+1 407 492 0433

amy.calandrino@cushwake.com

20 N. Orange Avenue, Suite 300

Orlando, FL 32801

cushmanwakefield.com

