

FOR SALE OR LEASE

PLUG-AND-PLAY DOWNTOWN ORLANDO OFFICE

120 E. ROBINSON STREET, ORLANDO, FL 32801



3,373 SF Freestanding Professional Office
±0.18 Acres | AC-3A/T Zoning



MOVE IN TODAY. OWN FOR TOMORROW.

120 E. Robinson Street offers unique opportunity to lease or own a move-in-ready professional office in the heart of Downtown Orlando. Just one block from the Orange County Courthouse and a short walk to Lake Eola, the property combines a highly functional second-generation office layout with convenient on-site parking and prominent building signage that gives a user valuable visibility and identity in the downtown core.

Unlike an office suite tucked inside a multi-tenant building, this freestanding property gives a business the opportunity to put its name on the building and establish a recognizable Downtown Orlando presence. For a law firm, financial services company or other professional user, that combination of signage, accessibility and parking creates a compelling headquarters opportunity.

Fully renovated and exceptionally well maintained, the 3,373 SF building features nine private offices, a conference room, reception and work areas, kitchenette, storage and a large partner/executive office with a private restroom and shower. Existing furniture is included, and the security system can convey, creating a true plug-and-play opportunity for an owner-user or tenant.

For a buyer, the opportunity extends beyond the existing improvements. The property's C-3A/T zoning and ±0.18-acre downtown site provide potential long-term redevelopment optionality as Downtown Orlando continues to evolve.



PROPERTY HIGHLIGHTS

- **3,373 SF** freestanding professional office
- **±0.18 acres / 7,800 SF of land**
- Available for **sale or lease**
- **Immediate availability**
- Plug-and-play, second-generation professional office
- **Prominent building signage providing valuable Downtown Orlando visibility and brand presence**
- Freestanding building allows a user to create a distinct **corporate identity**
- **Furniture included**
- Nine private offices
- Conference room
- Reception and work areas
- Kitchenette and storage
- Large partner/executive office with **private restroom and shower**
- Full renovation completed in **2018**
- Roof replaced in **2020**
- HVAC systems from **2018** and **2020**
- Security system can convey
- Approximately **3 parking spaces per 1,000 SF**, plus street parking and additional nearby parking options
- **AC-3A/T zoning**
- Excellent owner-user opportunity with potential long-term redevelopment optionality

VISIBILITY + IDENTITY

PUT YOUR NAME ON A DOWNTOWN ORLANDO BUILDING

The property's prominent building signage provides an opportunity for a professional user to create a highly visible, recognizable presence along E. Robinson Street.

Combined with a freestanding building, convenient on-site parking and proximity to the Orange County Courthouse, 120 E. Robinson offers something distinctly different from the typical downtown office suite: **your own building, your own identity and your own front door.**

DOWNTOWN LOCATION

ONE BLOCK FROM THE ORANGE COUNTY COURTHOUSE

Positioned along E. Robinson Street in Downtown Orlando, the property offers convenient access to the Central Business District while remaining accessible for employees and clients. **Walk to the Orange County Courthouse, Lake Eola, downtown restaurants and numerous businesses and amenities**, with convenient access to I-4 and SR 408.

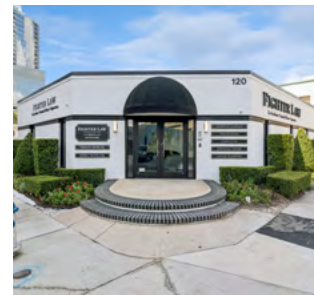
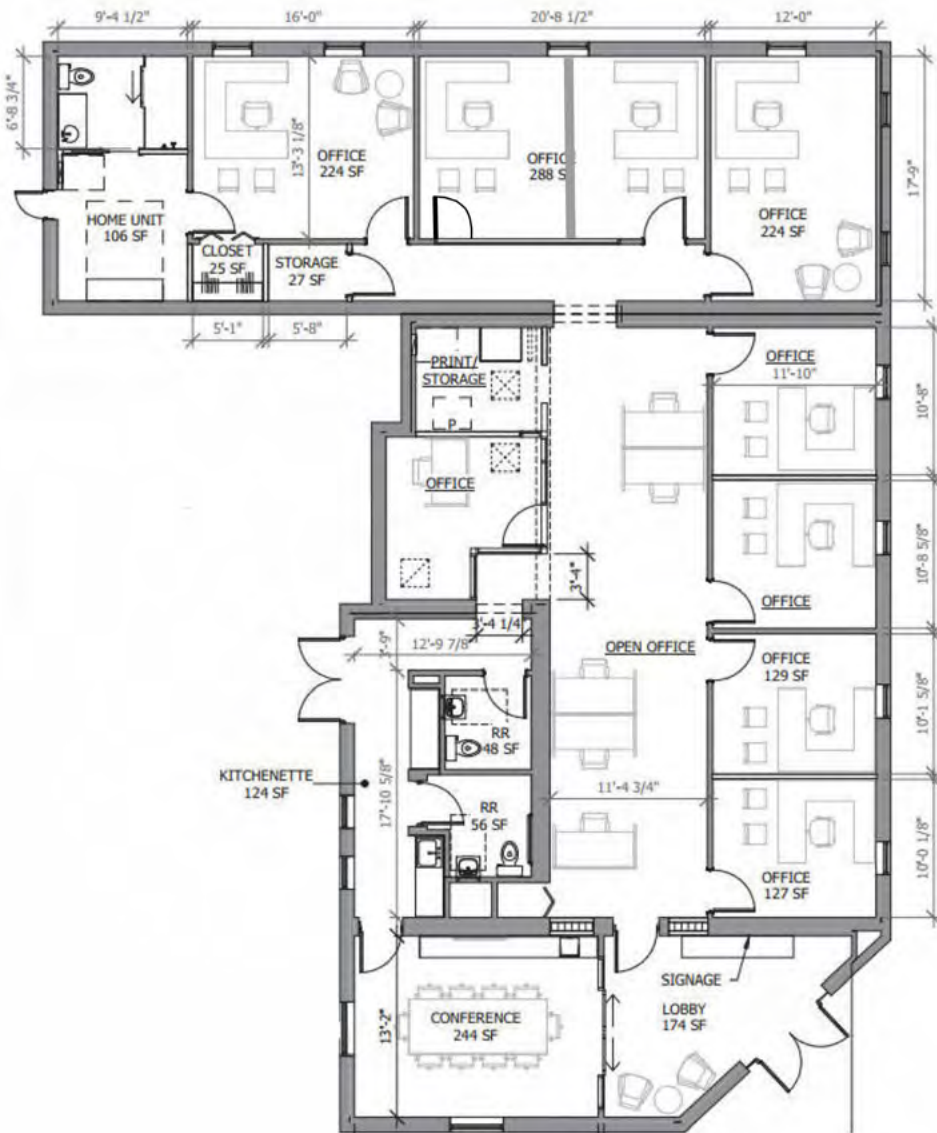
Its location adjacent to The Vue and other significant downtown development further enhances the long-term appeal of the underlying real estate.

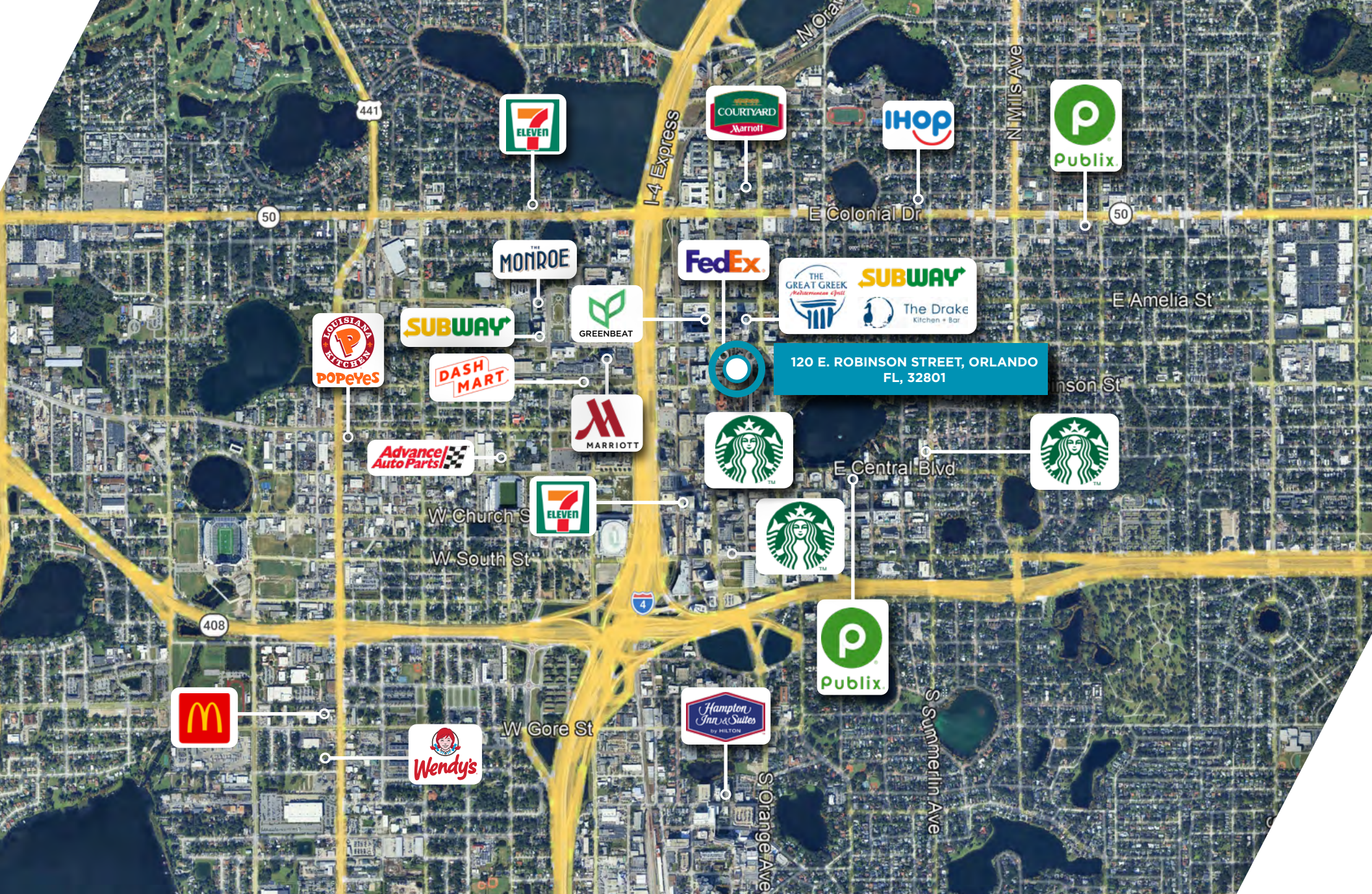
IDEAL FOR

**LAW FIRMS | ACCOUNTING & FINANCIAL SERVICES |
WEALTH MANAGEMENT | CONSULTING |
PROFESSIONAL SERVICES | OWNER-USERS**

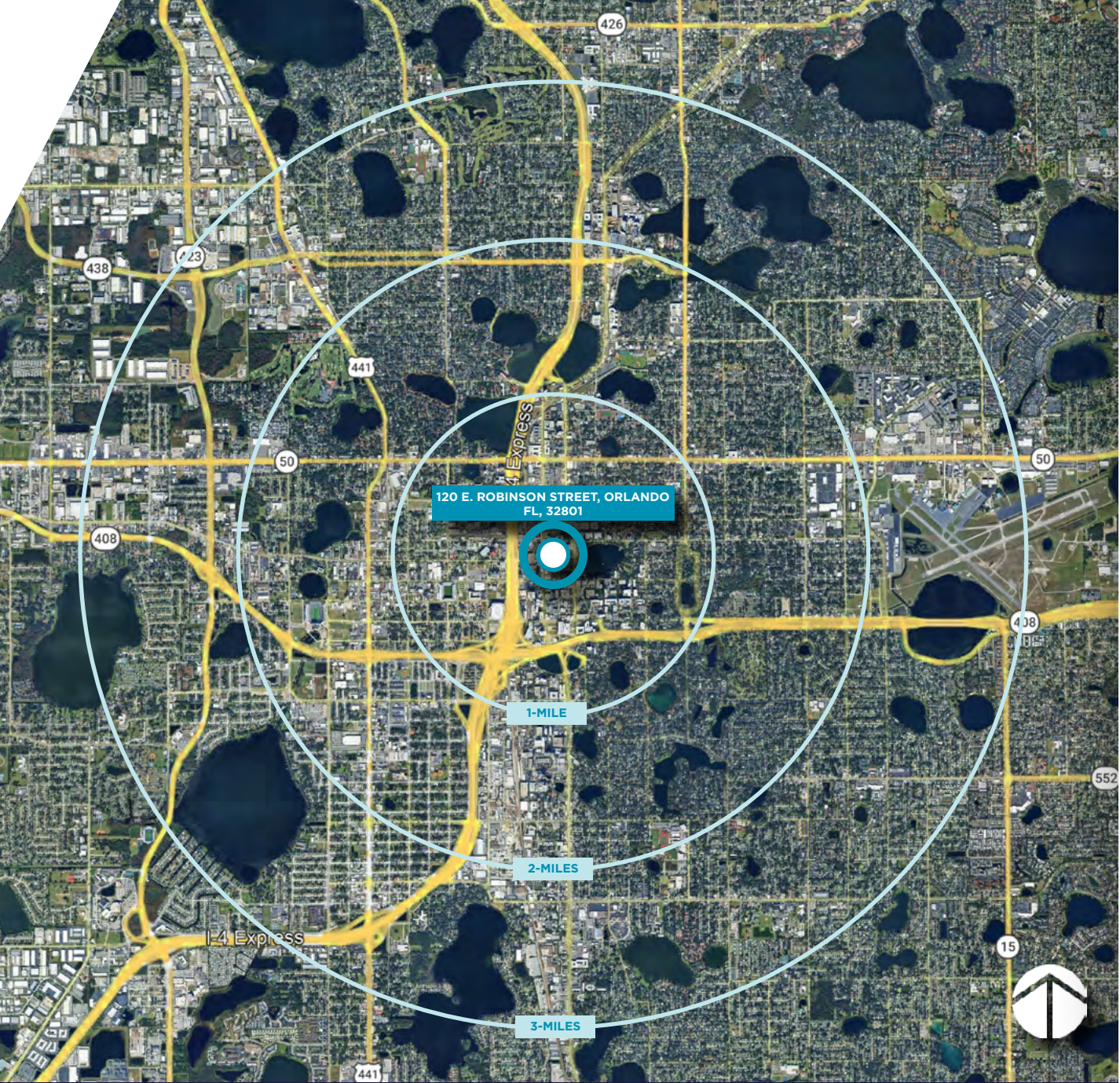
For law firms in particular, the combination of **prominent signage, a private-office layout, proximity to the courthouse and approximately 3/1,000 SF parking** creates a compelling Downtown Orlando headquarters opportunity.

FLOOR PLAN + PROPERTY PHOTOS





RETAIL NEIGHBORHOOD MAP



DEMOGRAPHIC SUMMARY REPORT

Building Type:	Class C Office
RBA:	3,373 SF
Typical Floor:	3,373 SF
% Leased:	100%

POPULATION

1-Mile	2-Miles	3-Miles
24,990	59,020	111,741

HOUSEHOLDS (2025 ESTIMATE)

1-Mile	2-Miles	3-Miles
14,190	30,021	53,153

2025 AVG. HOUSEHOLD INCOME

1-Mile	2-Miles	3-Miles
\$101,188	\$112,930	\$113,326

DAYTIME EMPLOYMENT REPORT (1-MILE RADIUS)

Business Employment Type	# of Businesses	# Employees
Total Businesses	6,220	63,002



CONTACT INFO

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