

FOR LEASE

GARITO  CO



*Retail & Office*

14 EAST WASHINGTON STREET  
ORLANDO, FL 32801

SITE SPECIFICATIONS



±42,088 SF  
**GLA**

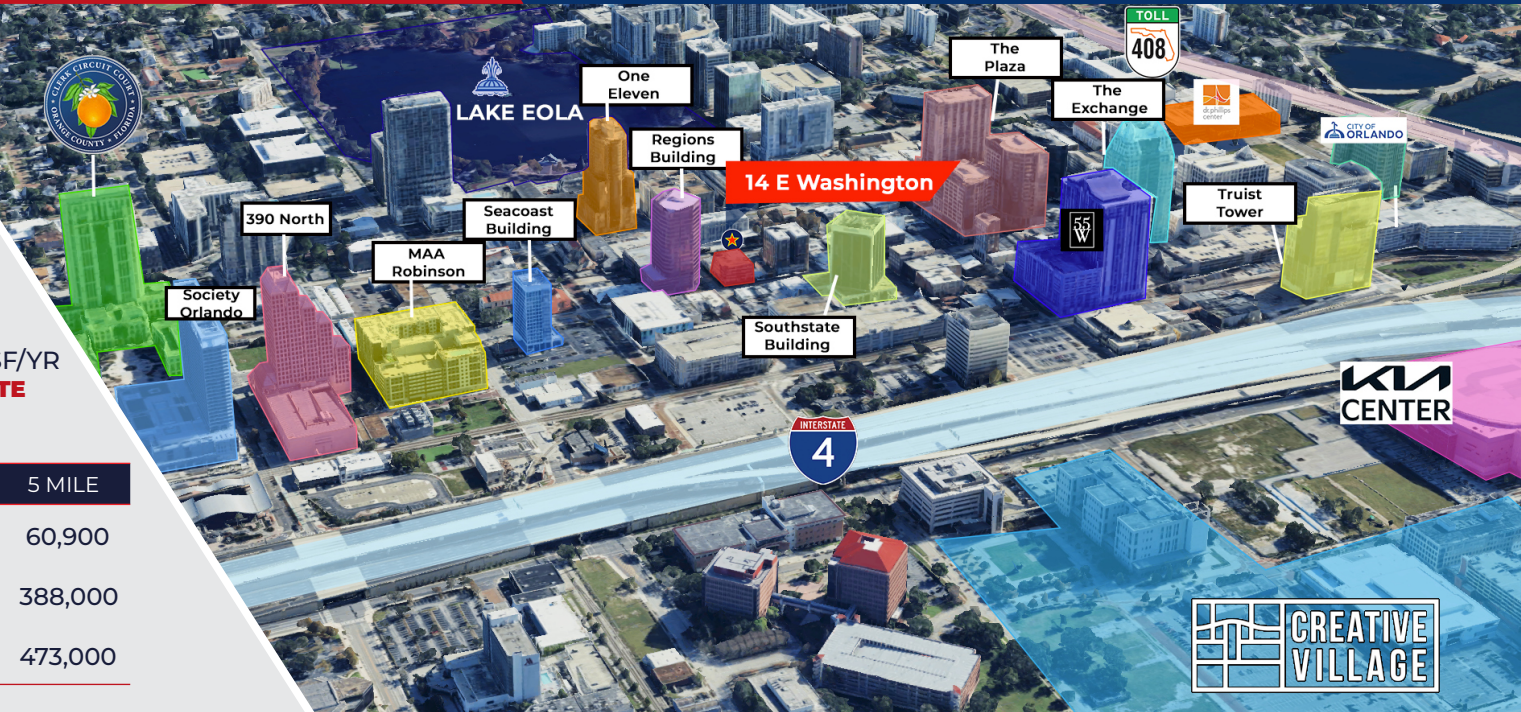


UP TO 6,380 SF  
**AVAILABLE SF**



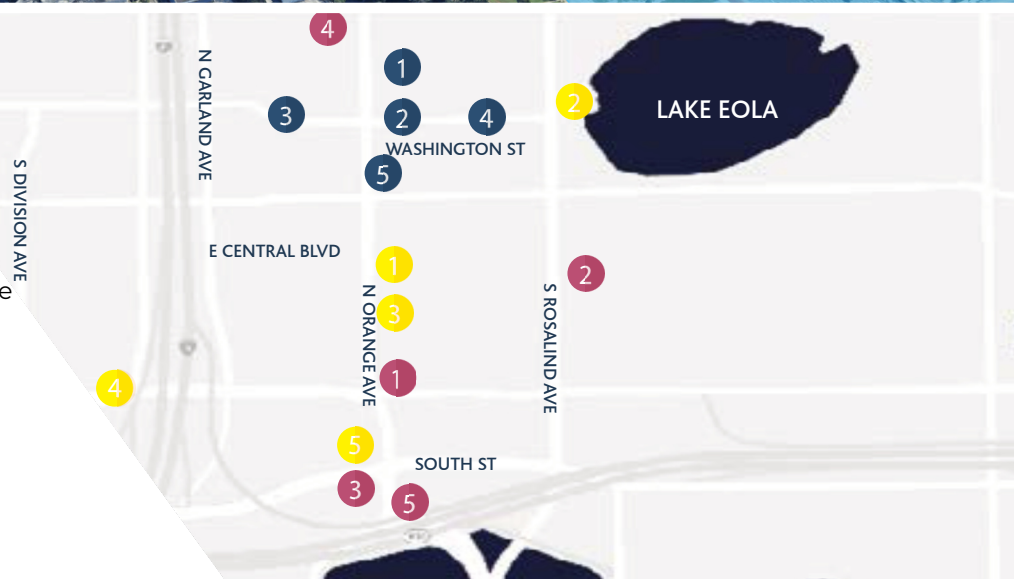
\$25 - \$36 \$/SF/YR  
**LEASE RATE**

DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
HH Income	81,300	76,600	60,900
# of Employees	27,400	114,000	388,000
Population	30,500	132,000	473,000



NEIGHBORHOOD AMENITIES

DINING	ACCOMMODATIONS	ENTERTAINMENT
1 Schmankerl Stub'n	1 Grand Bohemian Hotel	1 Parliament House
2 Nature's Table	2 Embassy Suites Orlando	2 Lake Eola Disney Amphitheatre
3 Tropical Smoothie	3 Aloft Orlando Downtown	3 CMX Cinemas Plaza Cafe
4 Gringos Locos	4 Marriott Orlando Downtown	4 Kia Center
5 Game Room & Social Club	5 Courtyard At Lake Lucerne	5 Dr. Phillips Center For The Performing Arts



**ALTI SHAFER**  
ASSOCIATE  
✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER  
✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)





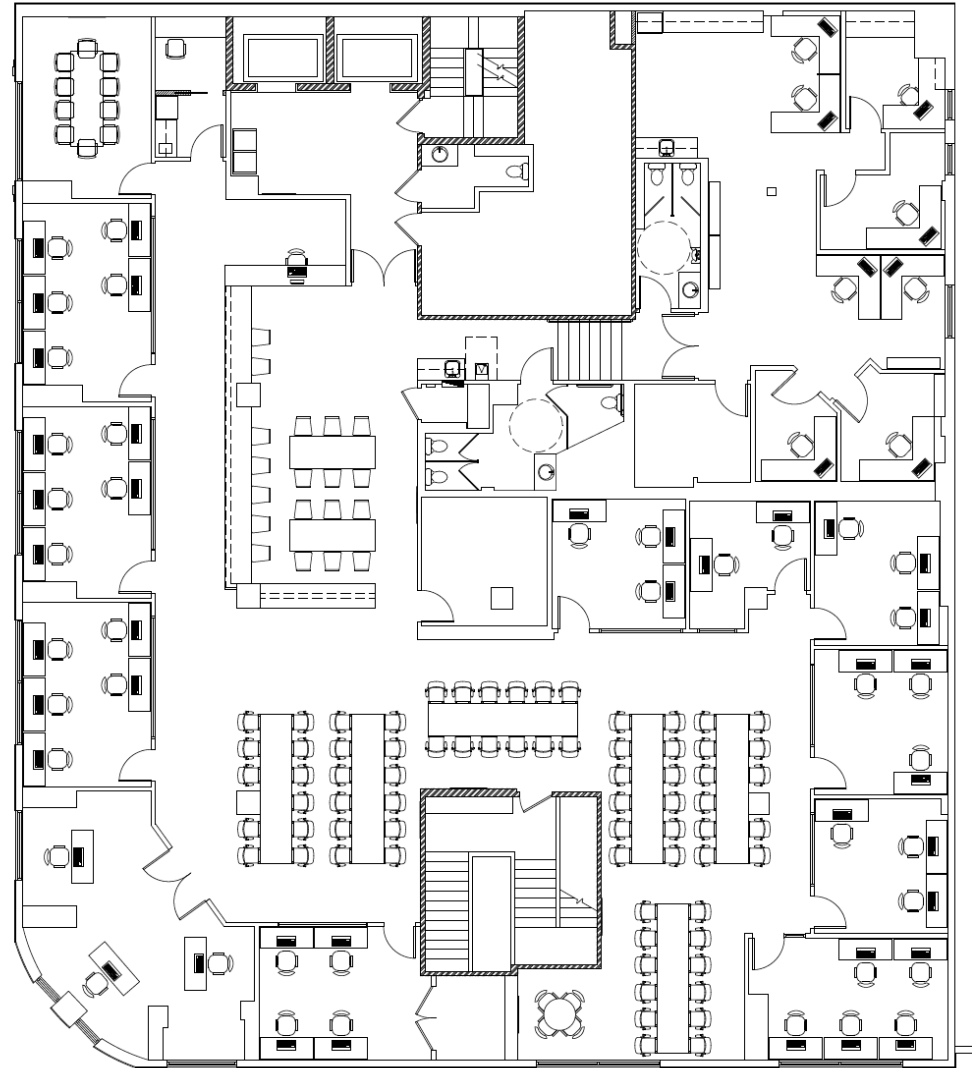
## CITIGREEN WORKSPACES



**PRICE:** \$100- \$2,000/mo

**UNIT SIZE:** Flexible

**UNIT DETAILS:** Co-working space with plenty of flexible options- from desks to private office suites. Includes a break room/lounge area, and conference room included with membership.



**ALTI SHAFER**  
ASSOCIATE

✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)

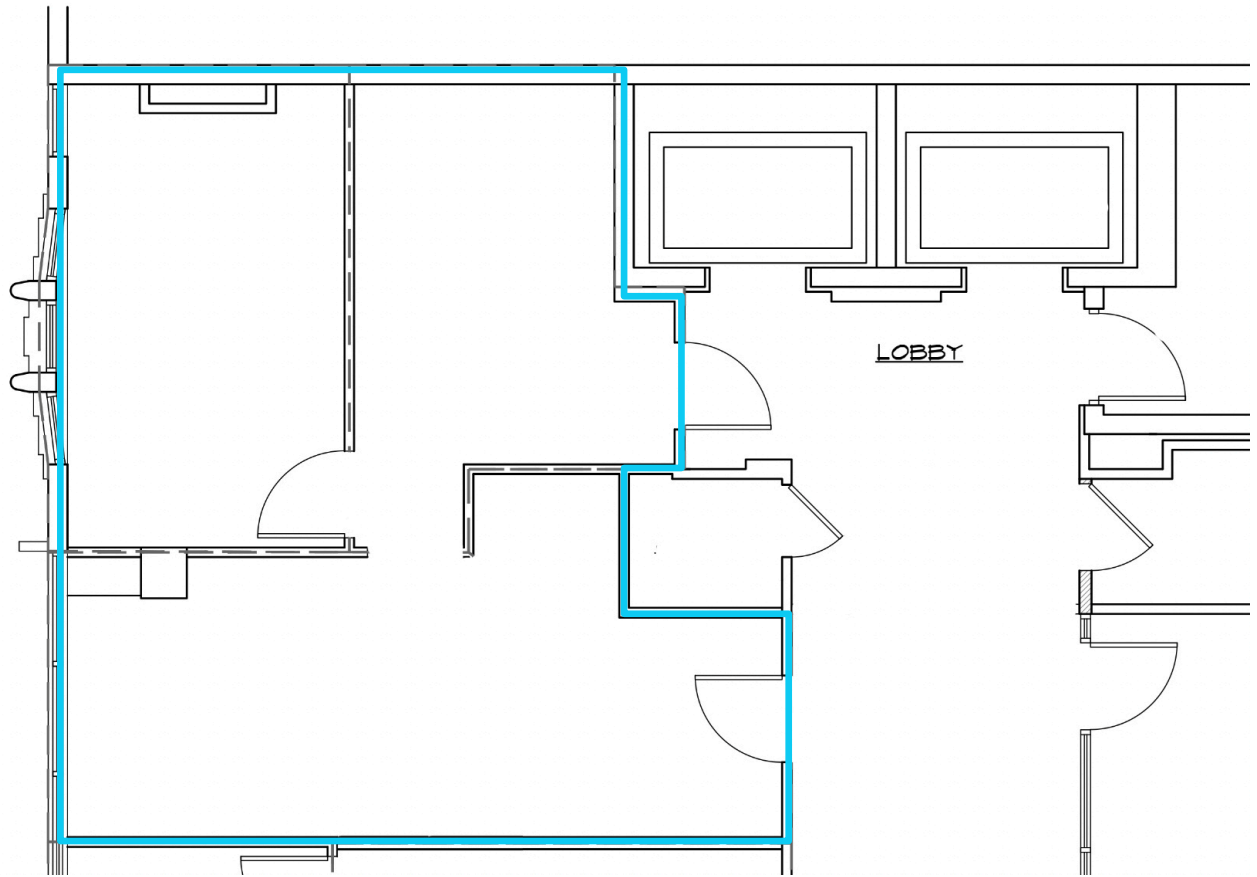


# SUITE 300

**PRICE:** \$1,600/mo

**UNIT SIZE:** 609 SF

**UNIT DETAILS:** Updated space with three separate office areas. Perfect for small accounting firm, attorney, or consulting firm.



**ALTI SHAFER**  
ASSOCIATE

✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)

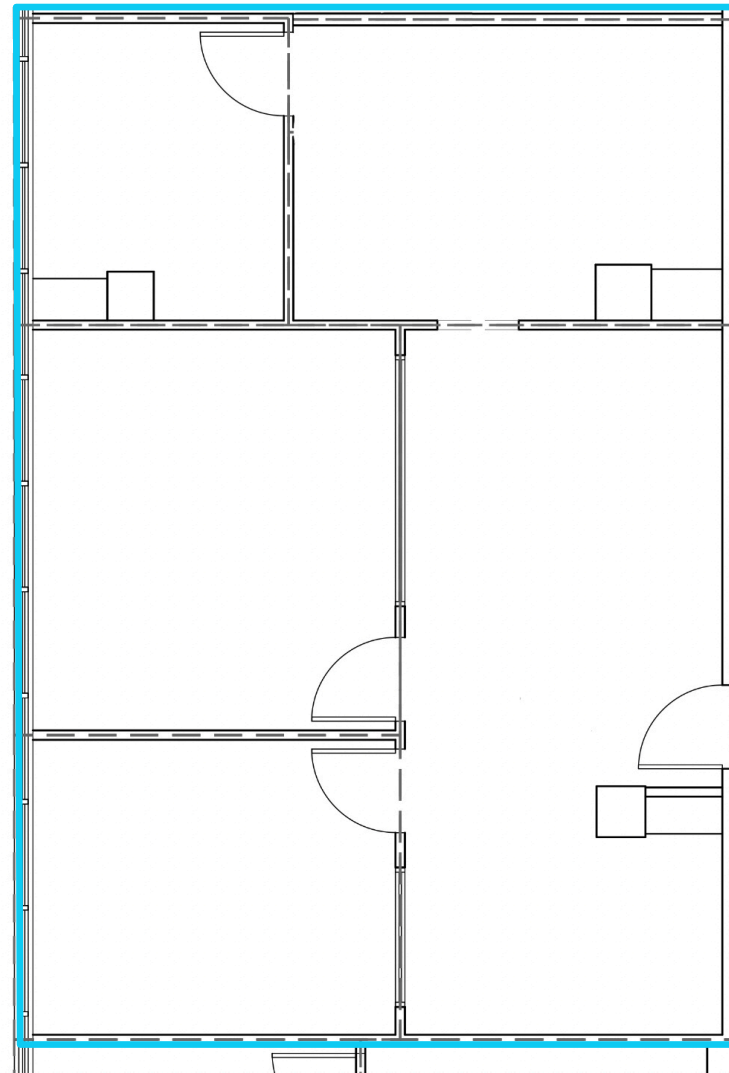


## SUITE 331

**PRICE:** \$2,310/mo

**UNIT SIZE:** 927 SF

**UNIT DETAILS:** Recently updated office space with four private offices and open area. Can also be combined with Suite 300 for a total of 1,536 SF.



**ALTI SHAFER**  
ASSOCIATE

✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)

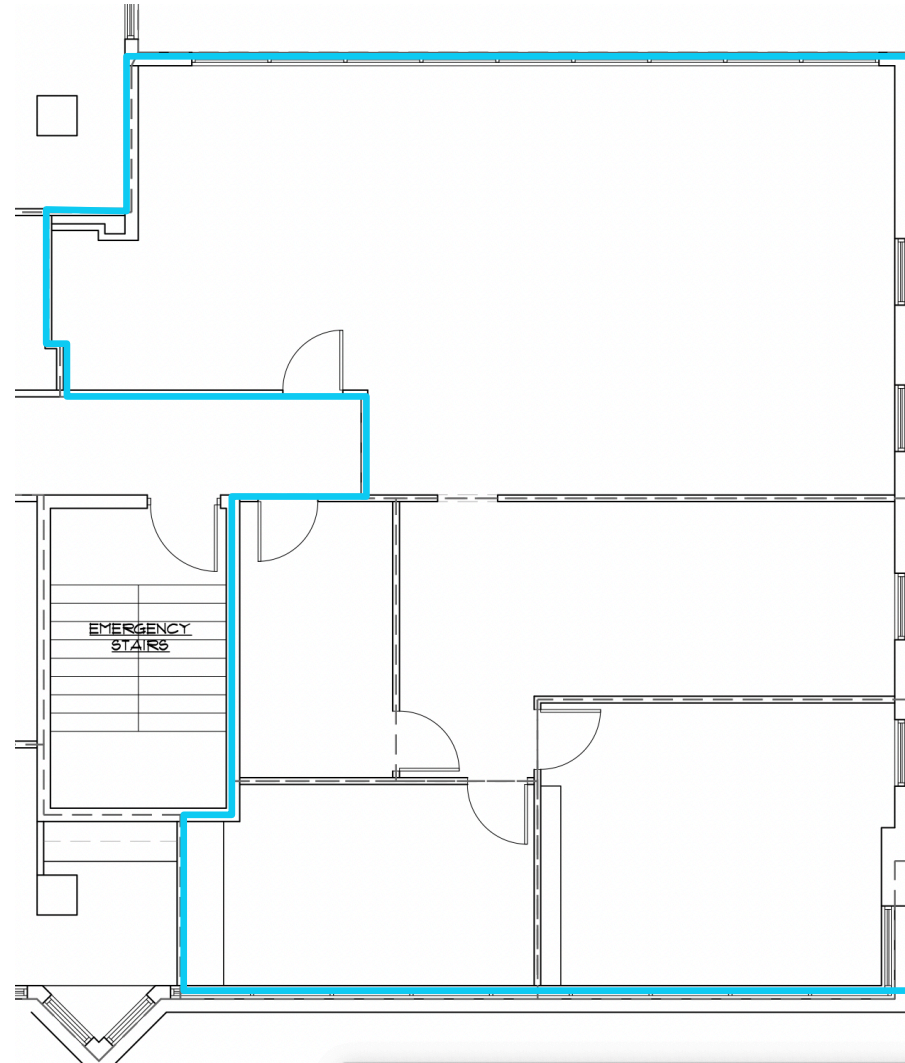


## SUITE 370

**PRICE:** \$3,577/mo

**UNIT SIZE:** 1,717 SF

**UNIT DETAILS:** Modern open office space with 3 private offices and large open office area perfect for call center or open work area. Concrete floors with an open industrial loft feel.



**ALTI SHAFER**  
ASSOCIATE

✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

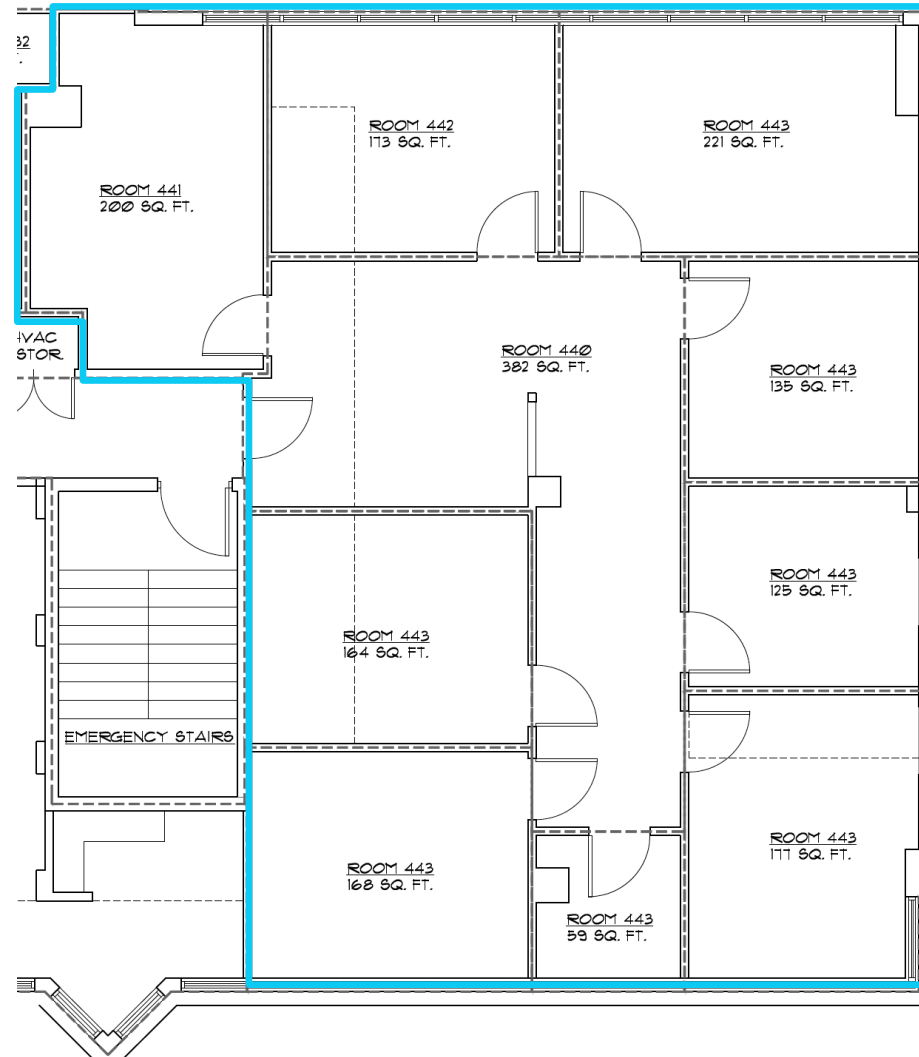
✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)



## SUITE 406

- PRICE:** \$3,758/mo
- UNIT SIZE:** 1,804 SF
- UNIT DETAILS:** Large office space with lobby area, 6 private offices, large open room and a printer/storage room.



**ALTI SHAFER**  
ASSOCIATE

✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)





## SUITE 500

**PRICE:** Starting at \$500/mo

**UNIT SIZE:** 100 SF to 6,380 SF

**UNIT DETAILS:** Executive offices available. Entire floor also available for a single tenant user. Several private offices and large break room with private restroom.



**ALTI SHAFER**  
ASSOCIATE

✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)

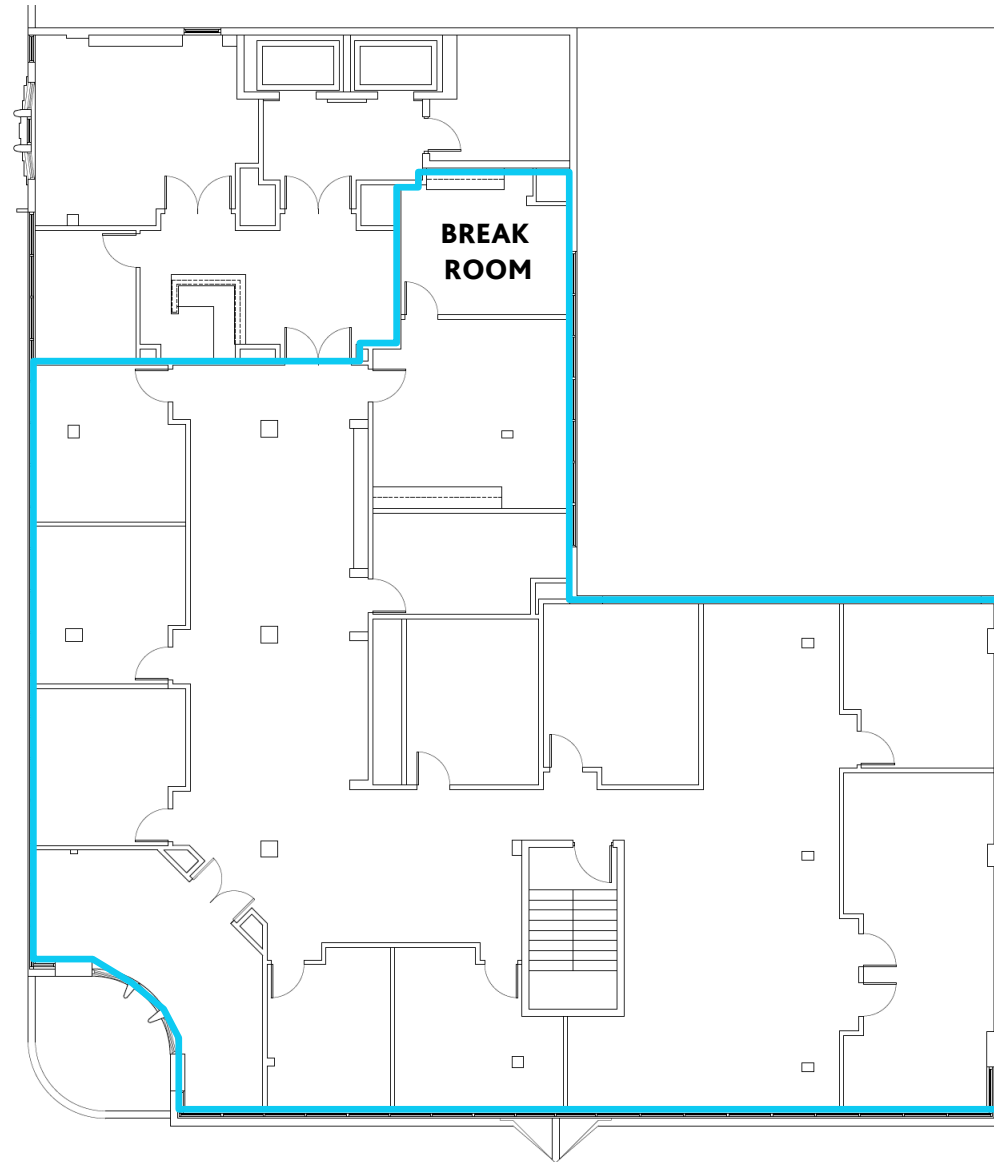


## SUITE 600J

**PRICE:** \$11,900/mo

**UNIT SIZE:** 5,730 SF

**UNIT DETAILS:** Recently renovated office on the top floor of the building with great views. Open area and several private offices with a break room. Available immediately.



**ALTI SHAFER**  
ASSOCIATE

✉ [ALTI@GARITOCO.COM](mailto:ALTI@GARITOCO.COM)  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

✉ [TIM@GARITOCO.COM](mailto:TIM@GARITOCO.COM)  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)

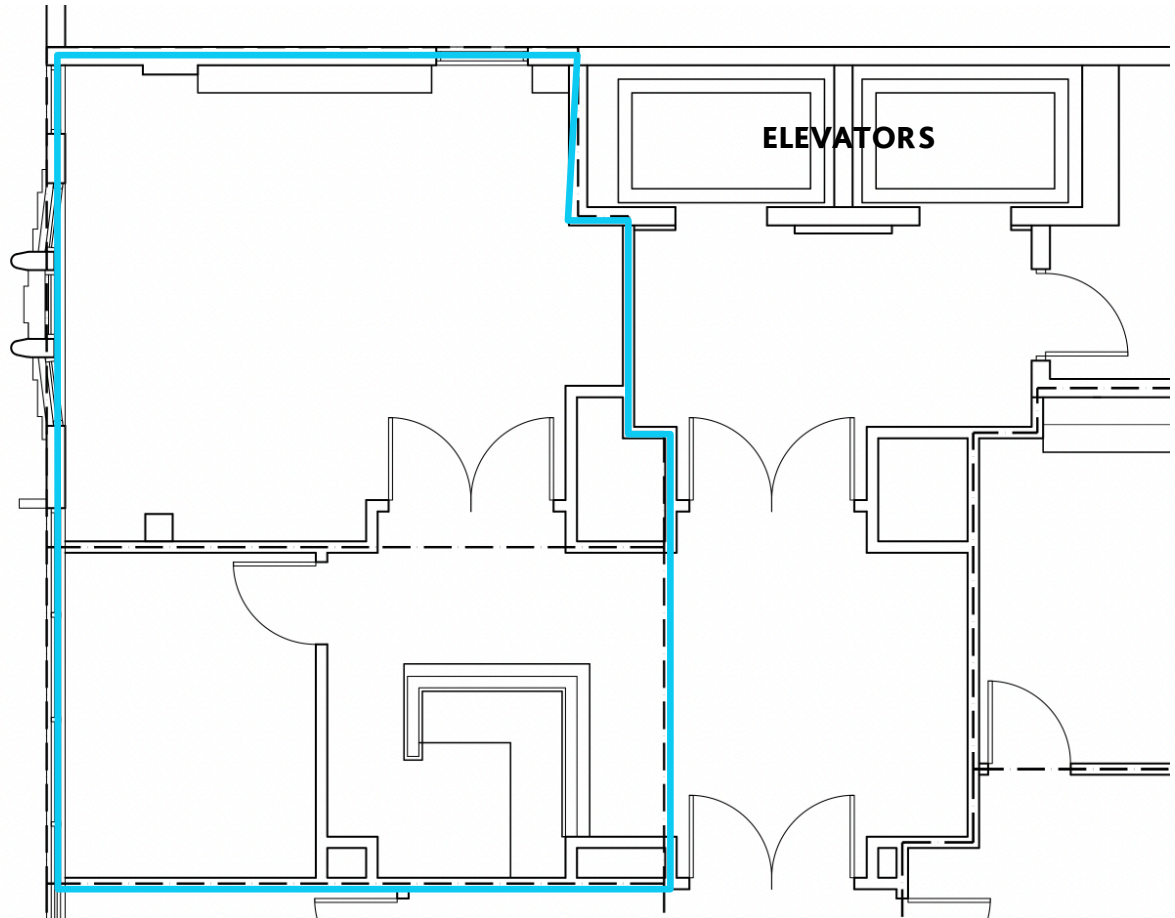


## SUITE 600H

**PRICE:** \$1,850/mo

**UNIT SIZE:** 654 SF

**UNIT DETAILS:** Located on the top floor. Includes two private offices and small lobby area. Large office has view of Lake Eola.



**ALTI SHAFER**  
ASSOCIATE

✉ ALTI@GARITOCO.COM  
☎ 321.458.3489

**TIMOTHY GARITO**  
PRINCIPAL/BROKER

✉ TIM@GARITOCO.COM  
☎ 407.777.9660

Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)

