

2nd Gen Restaurant

Capital Plaza Two | 301 E. Pine Street | Orlando, FL

7,100 SF with outdoor patio



Highwoods®

Tenant Open Do Not Disturb



Why Downtown Orlando?

Discover the pulse of Downtown Orlando's retail and dining scene, where innovation meets flavor in a tapestry of fresh experiences. Dive into a retail landscape that seamlessly blends independent shops and cutting-edge boutiques, offering a diverse array of treasures waiting to be uncovered.



Farmers' Market



Walt Disney Amphitheater

Talent



Downtown Workforce
Population
87,200+

College Students in
Downtown Orlando
8,000+

Office



Rentable SF
12+ Million

SF in Office
Space Development Activity
790,00+ SF

Residential



Residents Living in
Downtown Orlando
21,000+

Apartments, with
58% Built After 2015
6,013+

Retail



Rentable SF
1,300,000

Retail Development Activity
231,051 SF

Hotel



Hotel Rooms
1,162

Average Daily Rate
\$133.33

Source: Downtownorlando.com

Downtown Restaurant Program

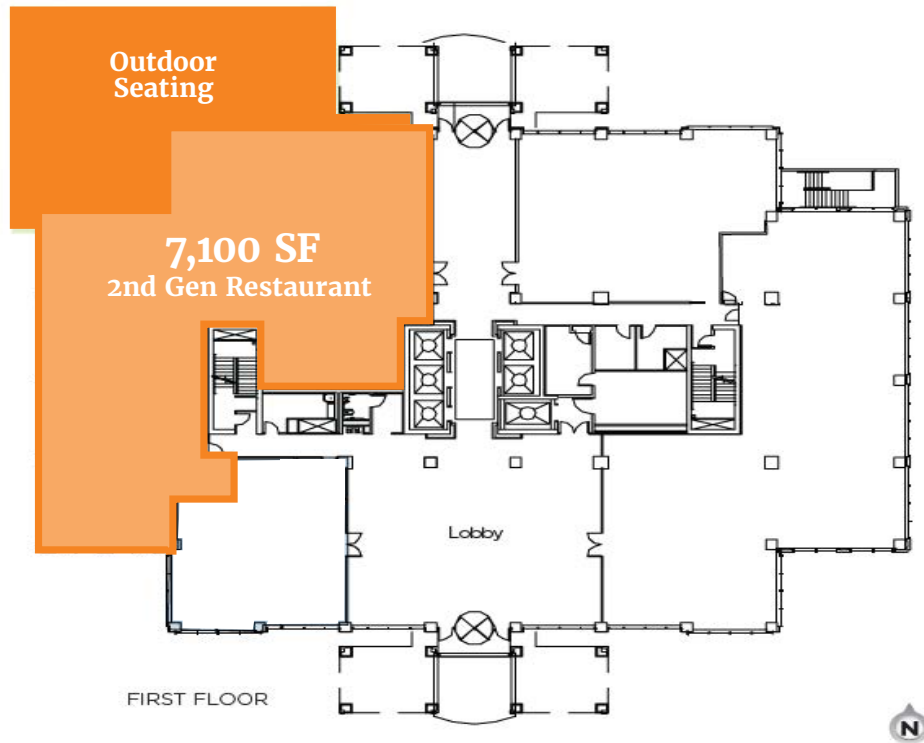
Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed **\$400,000**.

Downtown Restaurant Program

Igniting Culinary Growth Through the DTO Restaurant Program

- Full-service restaurants in a focus area can receive up to **\$100 per square foot**, not to exceed \$400,000.
- Non-full-service restaurants in a focus area can receive up to **\$50 per square foot**, not to exceed \$100,000.
- Restaurants that add or improve outdoor seating areas can receive an additional **\$5 per square foot** not to exceed \$25,000.
- Rent abatement payments are available for qualifying restaurants up to **\$50,000 during the first year**.

[\(Click Here to Learn More\)](#)





Interior Bar



Interior Seating



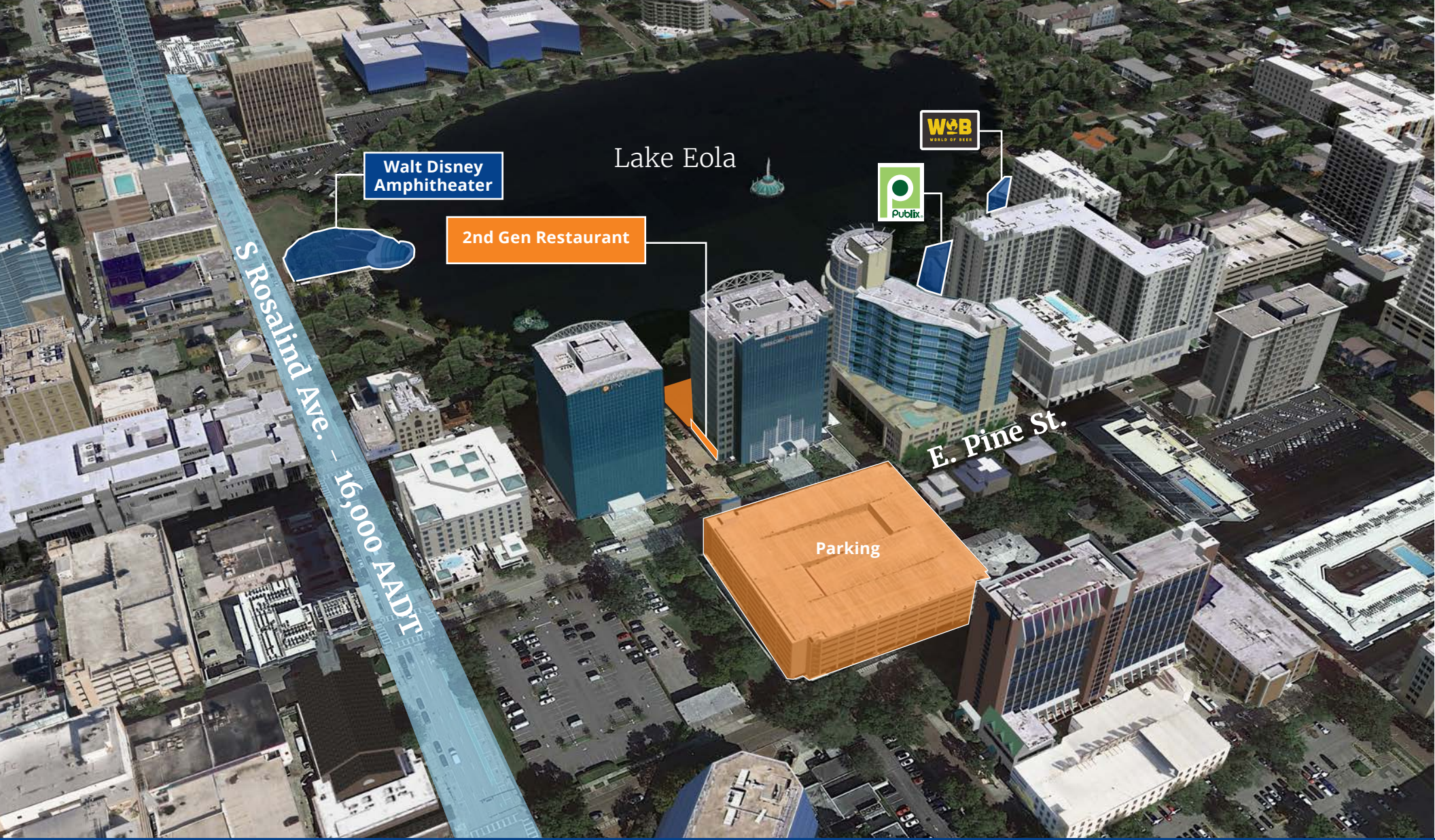
Exterior Seating

Property Highlights

- 2nd Gen Restaurant Space
- Located in the heart of Orlando's Central Business District
- Part of a two-building complex on the shores of Lake Eola Park
- 15-story building with over 300,000 SF of premium office space 95% leased
- Walking distance to 1,162 hotel rooms, numerous restaurants, and world-class entertainment venues. (Kia Center, Exploria Stadium, Dr. Phillips Center and Walt Disney Amphitheater)
- Fronting Central Boulevard
- Monument sign on Central Boulevard

Join these office tenants





Demographics



Population

1-Mile: 15,240
 3-Mile: 89,053
 5-Mile: 259,532



Daytime Population

1-Mile: 87,352
 3-Mile: 256,875
 5-Mile: 466,903



Households

1-Mile: 12,431
 3-Mile: 50,769
 5-Mile: 127,331

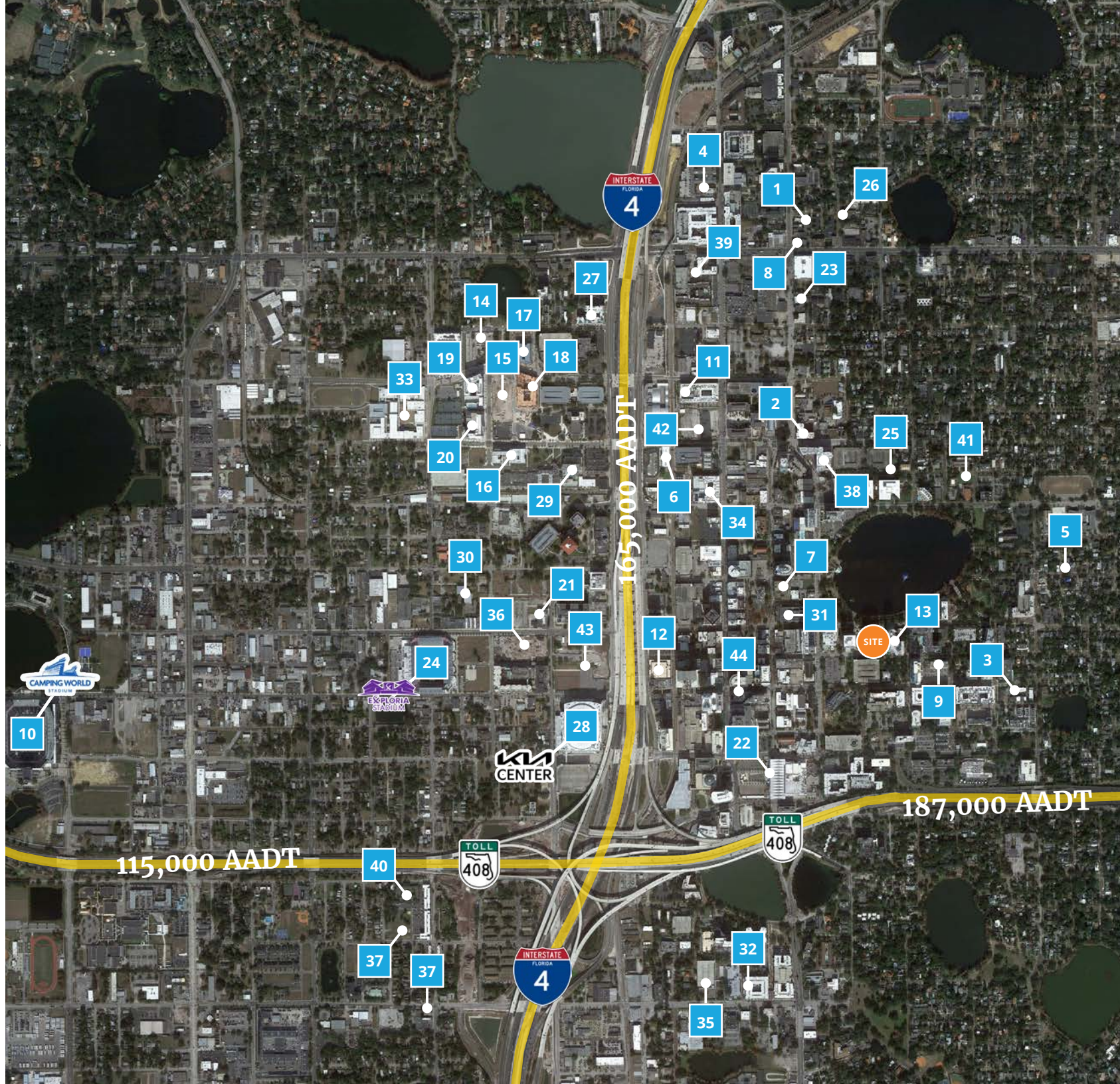


Average HH Income

1-Mile: \$114,674
 3-Mile: \$111,018
 5-Mile: \$95,853

Market Aerial

- 1 107 Hillcrest
- 2 409 North Magnolia
- 3 520 East
- 4 800 North Orange
- 5 811 East Washington
- 6 Ace Cafe
- 7 Cambria Suites Hotel
- 8 Camden North Quarter
- 9 Camden Thorton Park
- 10 Camping World Stadium
- 11 Central Station
- 12 Church Street Plaza
- 13 City Tower
- 14 Creative Village - Ameilia Court
- 15 Creative Village - Central Park
- 16 Creative Village - Dr. Phillips Academic Commons
- 17 Creative Village - EA Headquarters
- 18 Creative Village - Modern
- 19 Creative Village - The Julian
- 20 Creative Village - Union West
- 21 Division Central (DXV)
- 22 Dr. Phillips Center - Phase I/II
- 23 Eola North
- 24 Exploria Stadium
- 25 Fountain VU 5
- 26 Irving on Park
- 27 Lexington Court
- 28 Kia Center
- 29 Marriott Orlando Downtown
- 30 Men's Service Center
- 31 Modera Central by Mill Creek
- 32 Novel Lucerne
- 33 OCPS Academic Center for Excellence
- 34 Orange and Robinson Apartment
- 35 Orlando Health Corporate Office Building
- 36 Orlando Magic Training Facility
- 37 Parramore Oaks - Phase 1 & 2
- 38 Radius Apartment Tower
- 39 Residence Inn Orlando Downtown
- 40 Richard Allen Gardens (Homes)
- 41 Samsara
- 42 Society Orlando
- 43 Sports Entertainment District
- 44 201 S Orange





Contact us

Alexie Fonseca
Senior Vice President
+1 407 367 0777
alexie.fonseca@colliers.com

David Gabbai
Executive Vice President
+1 407 362 6123
david.gabbai@colliers.com

Jeff Johnson
Associate Vice President
+1 407 362 6156
jeff.johnson@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.