



**CALL FOR OFFERS
DUE 9/18/18**

FOR SALE

800 Celebration Avenue,
Celebration, FL 34747



RESOURCE
DEVELOPMENT
INVESTMENT
PROPERTIES
INCORPORATED

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Opportunity

800 Celebration is a 36,539 square-foot institutional office building in Celebration Town Center. This high quality building is accented by its three story interior foyer looking over its courtyard and tasteful architecture.

Location

Celebration Florida is Disney's Master Planned community consisting of 10,000+ residences with a location adjacent to I-4, SR-417 and SR 429. The property is located in the Community Center which includes the Bohemian Celebration, a full service hotel, many fast casual and high end restaurants, and community events throughout the year. In addition, Celebration houses Florida Hospital Celebration, a 227-bed hospital as well as corporate Disney's office campus.

Key Highlights

- 36,539 SF Institutional Building
- Three Stories
- Built in 2001
- 45 unmarked parking spaces in 100+ space parking lot (utility of parking lot to capacity)
- Located within Celebrations Town Center
- Walking distance to retail, restaurants and hotel
- Easy access to I-4, SR-417 and SR-429

Price

Call for offers due:
September 18, 2018

Property Overview

Civic Address	800 Celebration Avenue, Celebration, FL 34747
Jurisdiction	City of Celebration in Osceola County, FL
Parcel ID	07-25-28-2811-0001-3721
Total Building Size	36,539± SF
Total Land Area	1.1 AC
Stories	3 Stories
Built	2001
Parking	45 Unmarked Spaces in 100+ Parking Lot (utility of parking lot to capacity)
Access	8 Minutes to Interstate-4 On/Off Ramp 4 Minutes to State Road 417 On/Off Ramp
Zoned	OPUD Tract 8 Allowed Use > Churches, Libraries, Nonprofits, Schools, Neighborhood Commercial
Best Use	Education Facility, Corporate Office, Nonprofit, Special Interest
Proximal to	Full-service Hotel and Village Setting in Downtown Celebration





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