



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

13250 Narcoossee Road, Ste. 102
Orlando, Florida 32827

MEDICAL SPACE AVAILABLE

**AVAILABLE
NOW**



FOR LEASE

- + Lease Rate: Contact Broker
- + Available SF: 1,748 SF
- + Building Size: 10,507 SF
- + Zoning: PD



Highlights

- **Space use must be approved by Landlord**
- Located in the 650-acre Lake Nona Medical City
- Premier location for medical care, research and education
- Space will be delivered in shell condition
- 48,740 AADT on Narcoossee Road
- Lake Nona has become the global destination for medical innovation, home to the UCF College of Medicine, Orlando VA Hospital Lake Nona and Nemours Children's Hospital

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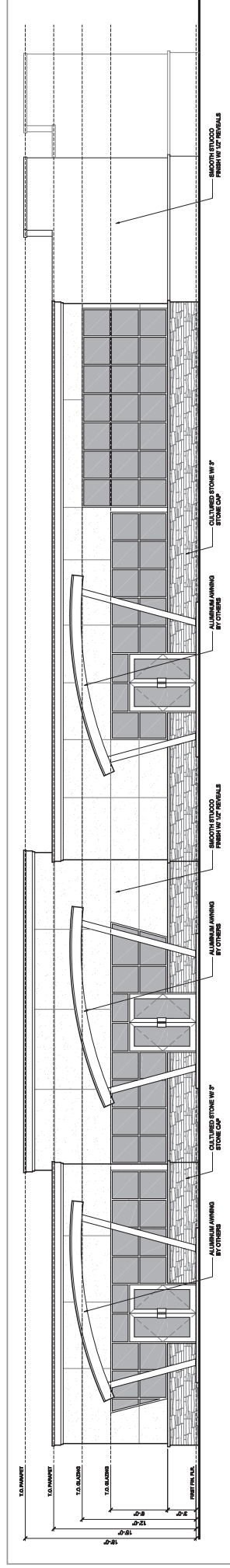
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Conceptual Site Plan, Elevation & Images



Demographics



Radius	Population	Households	Median Age	Average HH Income	Businesses	Employees
1-Mile	7,046	2,529	34.1	\$103,115	46	695
3-Mile	24,075	8,577	34.1	\$97,508	361	5,072
5-Mile	58,255	20,599	34.4	\$88,755	880	10,766



Location Aerial

