



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

7960 Forest City Road, Suite 104  
Orlando, Florida 32810

**MOVE-IN READY ORLANDO MEDICAL OFFICE**



## SUB-LEASE

- + Lease Rate: \$25 / SF (FS)
- + Available SF: 1,500 SF
- + Building Size: 13,410 SF
- + Primary Type: Medical
- + Parking: 2.67 / 1,000

## Highlights

- Easily Accessible on State Road 434
- Located within Maitland Center, the Largest Office Market Outside of Downtown Orlando and Tourist Areas
- The Location Serves the Orlando Market and the Maitland Sub-Market
- Primarily Occupied by Medical Users
- 3 Exam Rooms
- All Exam Rooms Have Plumbing
- Built in 2006



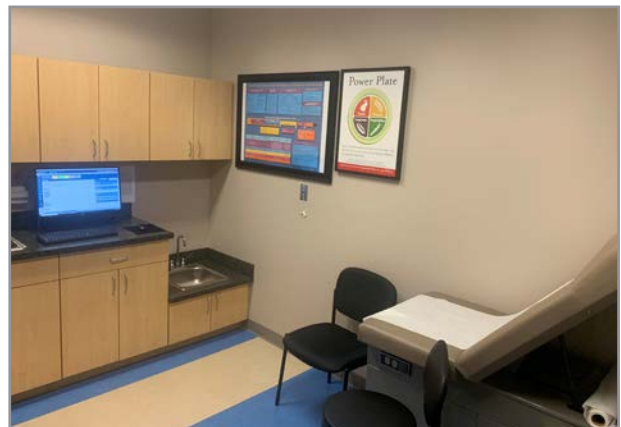
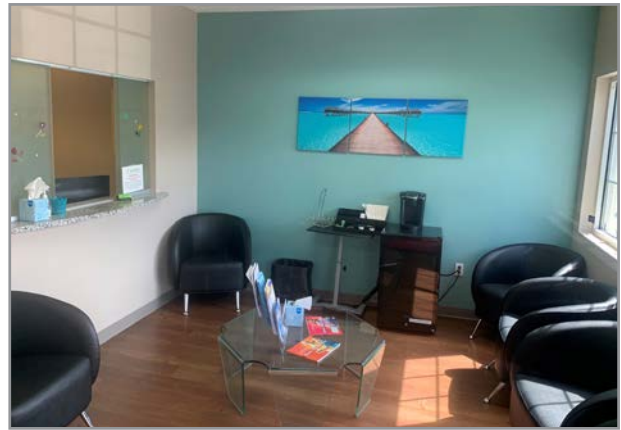
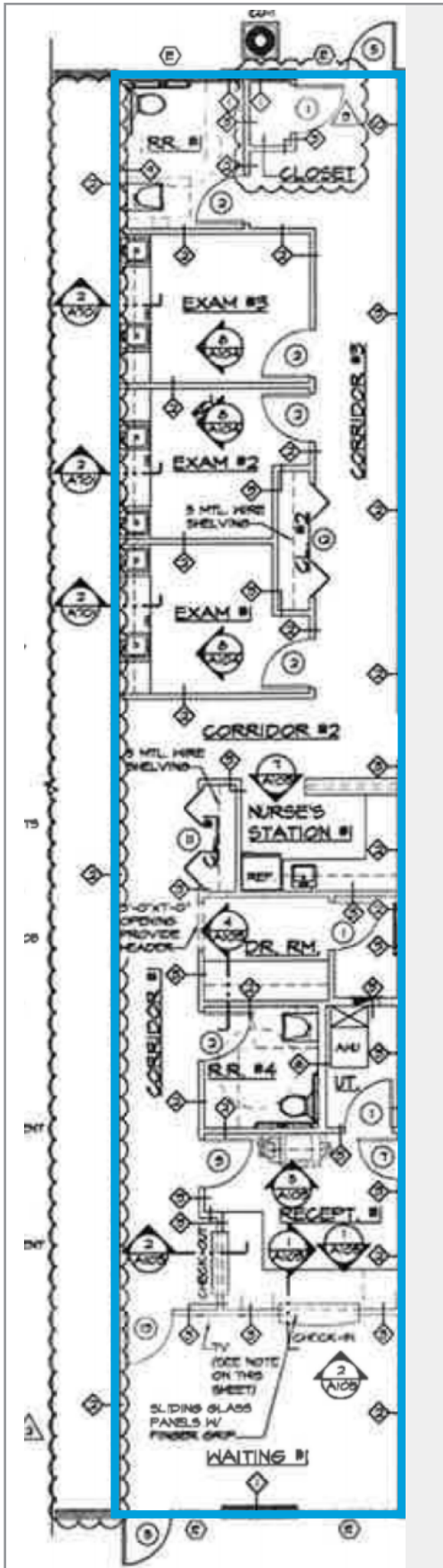
**JONATHAN CLAYTON**  
Vice President  
(407) 734.7212  
Jonathan@BBDRE.com



**BISHOP BEALE DUNCAN**  
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702  
[www.BBDRE.com](http://www.BBDRE.com)

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# Floor Plan & Images



# Location Aerial



Maitland Center is Orlando's largest office market outside of Downtown Orlando and tourist areas. It contains 8,351,029 SF of office space and over 24,000 daytime employees.

**2.4 MILES**  
from Interstate 4

**4.5 MILES**  
north of College Park

**7 MILES**  
northwest of Winter Park

**7.5 MILES**  
north of Downtown

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,932	\$74,350	413	6,773
3-Mile	98,436	\$74,200	5,840	56,764
5-Mile	265,340	\$82,634	18,814	175,656

