

General Medical Office

1814 LUCERNE TERRACE . ORLANDO . FL . 32806

FOR SALE
ORMC CAMPUS



 **ComTech**
PROPERTIES INC

SALES . LEASING . DEVELOPMENT . CONSULTANT

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Orlando Health's
Campus
1,000+ beds

1814 Lucerne
Terrace

- Current Specs:**
- ◆ Size: .48 AC (+/- 20,874 SF)
 - ◆ Zoned: O-2/T/SP
 - ⇒ Recovery of 1-5 hours = conditional use permit
 - ⇒ Recovery of 5 hours+ = prohibited in zoning
 - ◆ Utilities: Orlando Utility Commission (OUC)
 - ◆ Municipality: City of Orlando
- Building:**
- ◆ Gross SF: 5,192
 - ◆ Usable SF: 5,092
- | <u>Suite A, B, C, & F (combined)</u> | <u>Suite D & E (combined)</u> |
|--|-----------------------------------|
| ◆ 5 exam rooms | ◆ 4 bathrooms |
| ◆ 1 Dictation room w/physician & nurse station, & physician bathroom | ◆ 2 reception areas |
| ◆ 1 general patient bathroom | ◆ 6 exam rooms |
| ◆ 1 patient bathroom connects exam rooms 1 & 2 | ◆ 2 nurses areas |
| ◆ 1 staff bathroom | ◆ 2 offices |
| ◆ 1 kitchen | |
| ◆ Reception desk for receptionist & Medical Assistant | |
| ◆ Billing Office | |
| ◆ Surgery Schedulers Office | |
| ◆ Practice Managers Office | |
| ◆ Physicians office upstairs | |

