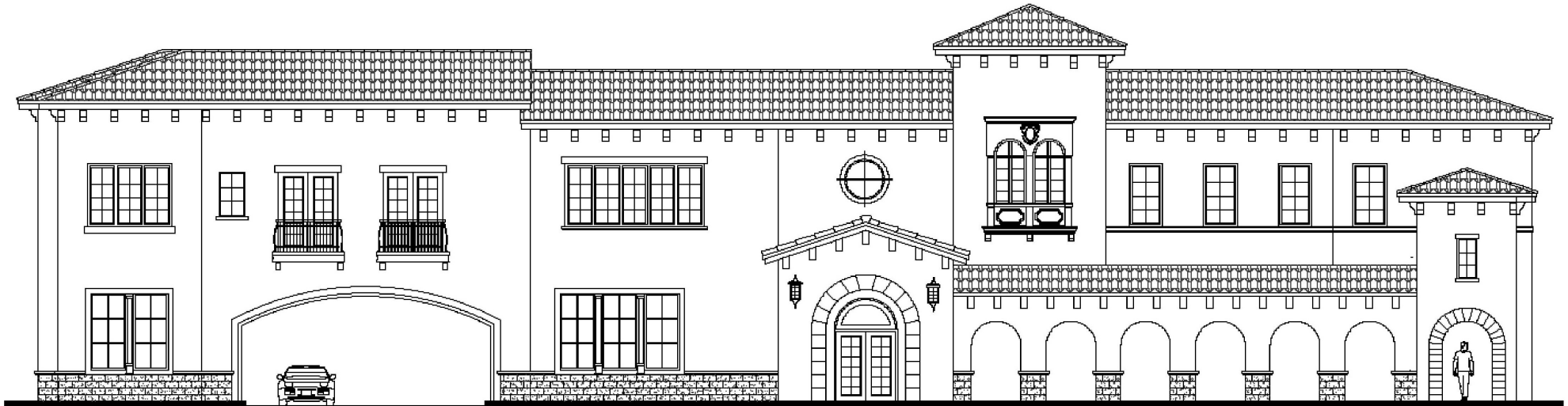


# Hughes Medical Building

1116 LUCERNE TERRACE . ORLANDO . FL . 32806

**For LEASE**



 **ComTech**  
PROPERTIES INC

**MEDICAL** SALES . LEASING . DEVELOPMENT . CONSULTANT

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Current Specs:

- ◆ Size: 1.05 ac (45,115sf)
- ◆ Zoned: I-G/T & O-2/T
- ◆ Utilities: Orlando Utility Commission (OUC)
- ◆ Municipality: City of Orlando
- ◆ Ingress/Egress: Lucerne Terrace & Sligh Blvd

Proposed Site Plan:

- ◆ 15,000sf
- ◆ 2 Stories:
  - ◆ 1 level of undercover parking
  - ◆ 1 level of office (12,845sf)
- ◆ 5/1000 Car Park = 76 FREE surface level spaces
- ◆ Build time: Turn key is 6-8 months (extent of TI is key factor)

Other:

- ◆ < 150 yards from Orlando Health Sunrail Station, now open
- ◆ Owned Free & Clear
- ◆ Local Owner/Local Developer
- ◆ Within the Medical District and the South Downtown Vision Plan

