

Medical Office Condo

Entire 2nd Floor

Sale: \$605,900

MICHIGAN PROFESSIONAL CENTER

1925 E Michigan St.

Orlando, FL 32806



Quest Company

Commercial Real Estate Services

1925 E MICHIGAN ST.

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Exterior Photos



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Aerial Facing SE



NOTE: Only the 2nd Floor of Michigan Professional Center is being conveyed.



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Aerial Facing N

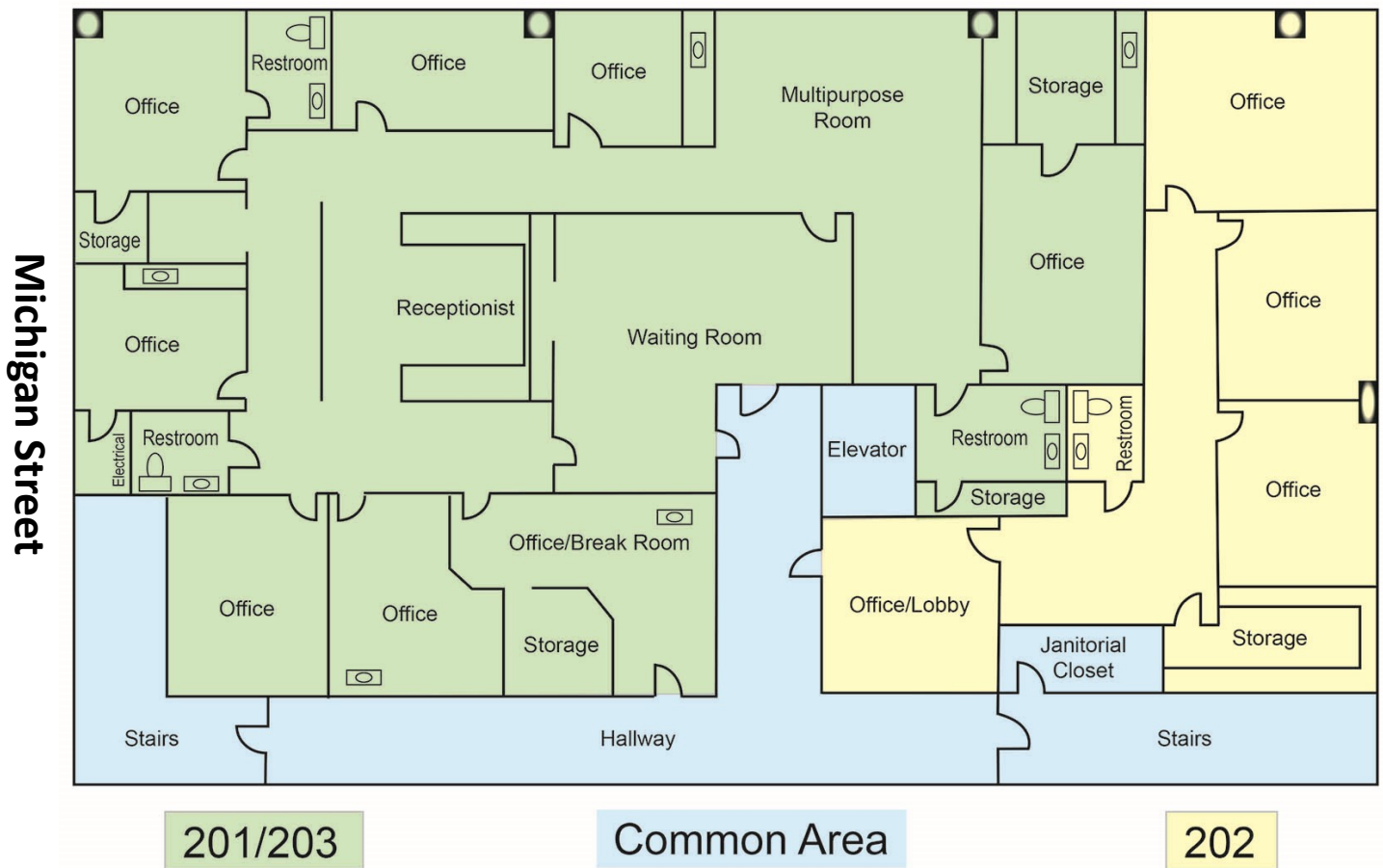


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Second Floor Floorplan



Reserved, covered parking spaces are adjacent to the building & closest to Michigan. Additional, unreserved spaces are to the West and North of the building.

NOTE: Configuration and scale are believed to be accurate, but no guarantees are made. Prospective buyers are encouraged to conduct their own due diligence.



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Suites 201 & 203 | Interior Photos



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Suites 201 & 203 | Additional Interiors



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Suites 201 & 203 | Additional Interiors



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Suites 201 & 203 | Additional Interiors



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Suite 202 | Interior Photos

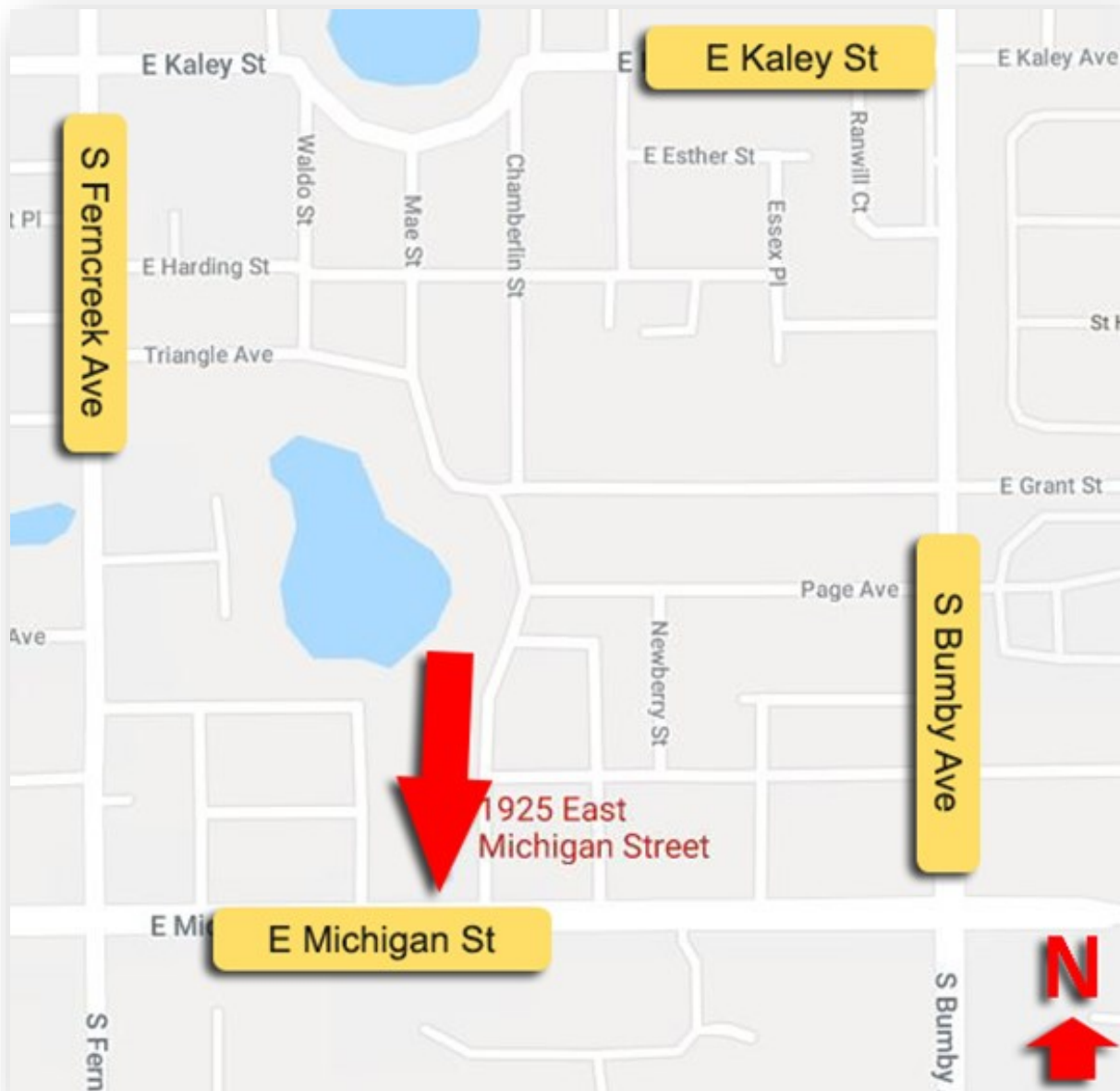


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Suite 202 | Additional Interiors



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Location Map



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Property Description

- = Located **within 2 miles of several major hospitals**, the Michigan Professional Center offers **prominent exposure** by virtue of its 100' frontage on **busy Michigan Street**.
- = The sale governs the **second floor** of the building, comprised of Suites 201, 202 and 203, **totaling 3,329 SF**.
- = Suites 201 & 203 offer a **medical office buildout, remodeled** with beautiful, **upgraded finishes**. The layout features 7 Exam rooms/Offices; Waiting Room with triple-wide pass through window; large Central Workstation; Break Room; 3 Storage Rooms; 3 Rest Rooms; & an expansive Multi-Purpose Room. **Very flexible configuration** enables most rooms to be utilized for more than one function.
- = Suite 202 currently reflects a **traditional office layout**, complete with Reception/Waiting Room, Private Restroom, Conference Room/Private Office, Supply/Copy Room, two private Offices, and a large, corner Executive Office with two walls of windows for natural light.
- = **5 reserved, covered parking spaces** are included, as well as additional unreserved parking to the rear at the rate of 5/1,000. The parking lot has been **resealed** and **restriped**.
- = The buyer will be entitled to the use of **3 spaces** on each side of the **monument sign** facing heavily-traveled Michigan Street. Production and installation of the panels will be at the buyer's expense.
- = During 2010—2020, the area experienced more than **13% growth** within a 3-mile radius.
- = Suites 201, 202 & 203 are **offered for sale at \$605,900**.
- = Condo docs and financial statements will be made available upon execution of a NDA.



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Demographics

Hospitals Within a 2-Mile Proximity

Arnold Palmer Hospital For Children
OrlandoHealth Orlando Regional Medical Center
Winnie Palmer Hospital for Women & Babies

2020 Estimated Demographics

	<u>3-Miles</u>	<u>5-Miles</u>
Avg. HH Income:	\$76,636	\$71,489
Population:	114,368	310,833
Pop. Growth '10 - '20:	13.10%	14.66%

AADT Traffic Count

Michigan St. 24,043—42,930



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