

1214 KUHL AVE

1214 Kuhl Ave
Orlando, FL 32806

OFFICE BUILDING FOR LEASE



VIDEO

PROPERTY DESCRIPTION

Available for immediate lease: An expansive 1781-square-foot premium office space, tailor-made for both medical professionals and savvy office users who value strategic location, prestige, and accessibility. Nestled right next to the illustrious Orlando Regional Medical Center campus, with the groundbreaking Cancer Institute of Florida and the renowned Winnie Palmer Hospital for Women and Children just moments away, this is the epitome of strategic positioning.

Step into an environment where your office is not just a physical space but a testament to your commitment to excellence and growth. This unparalleled location promises not only convenience for your staff and patients but also an elite branding opportunity, signaling your presence in Orlando's medical epicenter. As a part of SODO's vibrant tapestry, this space also beckons to professional office users aiming to operate amidst the city's pulse while benefiting from the surrounding complementary community.

Boasting contemporary amenities, robust infrastructure, and a layout conducive to both patient care and professional operations, this is more than just a lease – it's a strategic move for those aspiring for growth and prominence. Join the ranks of discerning professionals making their mark in Orlando's most sought-after address. Secure your future; lease today.

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,781 SF
Lot Size:	315,156,600 SF
Building Size:	1,781 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,522	138,137	400,089
Total Population	12,673	297,231	959,414
Average HH Income	\$86,931	\$67,360	\$69,688



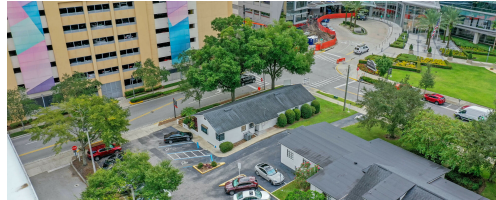
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1

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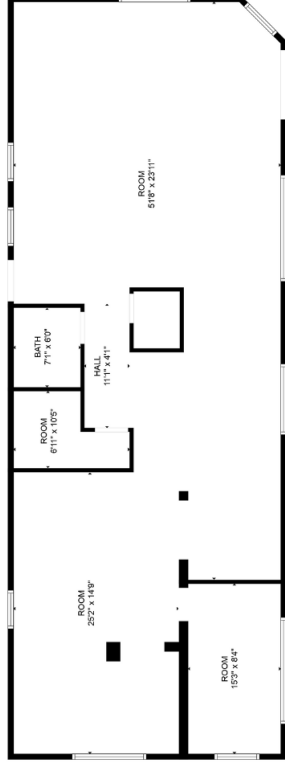
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1,782 SF



Square footage calculations are highly accurate but not guaranteed.



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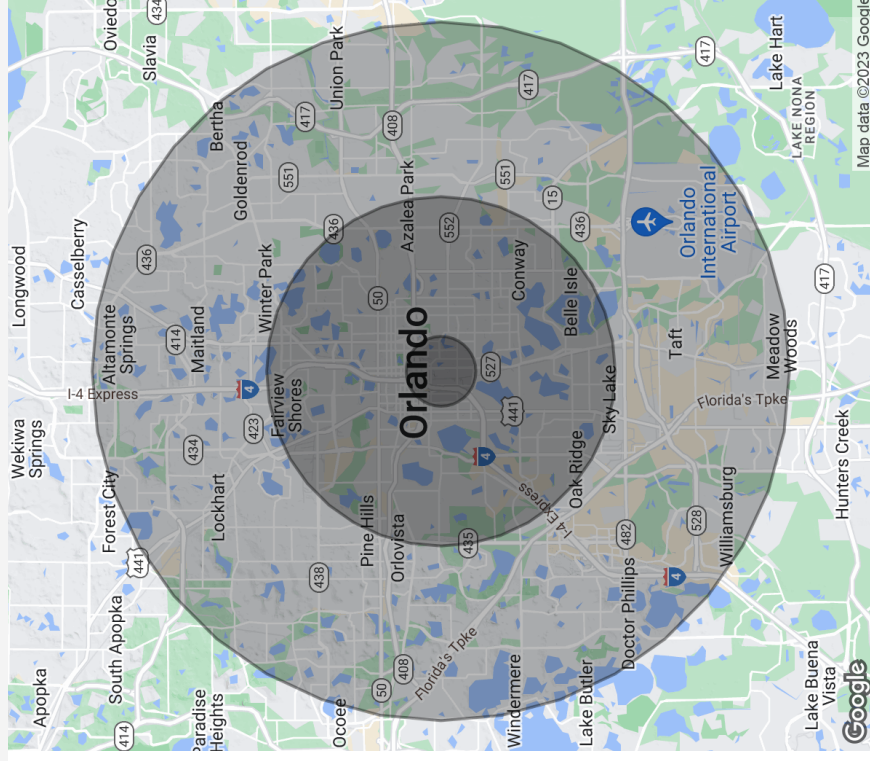
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,673	297,231	959,414
Average Age	40.4	37.3	37.0
Average Age (Male)	39.0	36.3	35.9
Average Age (Female)	41.3	38.1	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,522	138,137	400,089
# of Persons per HH	1.7	2.2	2.4
Average HH Income	\$86,931	\$67,360	\$69,688
Average House Value	\$262,722	\$215,312	\$228,469

* Demographic data derived from 2020 ACS - US Census



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5

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