

MEDICAL/PROFESSIONAL OFFICE SUBLEASE AVAILABLE

ORANGE CITY, FL 32763

1119 Saxon Blvd



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	19,397 SF
Available SF:	2,175 - 5,800 SF
Year Built:	1999
Zoning:	1800 - OFF MULTISTORY

PROPERTY OVERVIEW

SUBLEASE OPPORTUNITY IN ORANGE CITY

Suite 203 is available for sublease in Orange City at 2,175 SF +/- . The suite is perfect for any medical or professional office user looking to open a satellite office in Orange City. Suite 203 includes a waiting room, a break room, 4 large private offices, an open cubical area, a large conference room area, rear suite entrance, and 2 private bathrooms. Neighboring Suite 202 is available for sublease 3 days a week and can be combined for a total of 5,800 SF if needed +/- .

1119 Saxon Blvd is located adjacent to the AdventHealth Fish Memorial Hospital Campus. Located right at the high-traffic intersection of Saxon Blvd (32,000 Annual Average Daily Traffic) and Veterans Memorial Parkway (14,100 AADT) which provides easy access for all clients. The property is also less than 1 mile from Interstate 4 and is surrounded by additional medical, professional office, and retail users.

PROPERTY HIGHLIGHTS

- Move In Ready Medical/Professional Office Sublease in Orange City
- Adjacent to AdventHealth Fish Memorial Hospital
- Access to Saxon Blvd (32,000 Annual Average Daily Traffic), Veterans Memorial Hwy (14,100 AADT), and Interstate 4
- Includes 4 Large Private Offices, 2 Private Bathrooms, Open Cubical Area, and a Large Conference Room

PRESENTED BY
DANIELLE KOVIE
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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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OFFICE BUILDING
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FLOOR PLAN

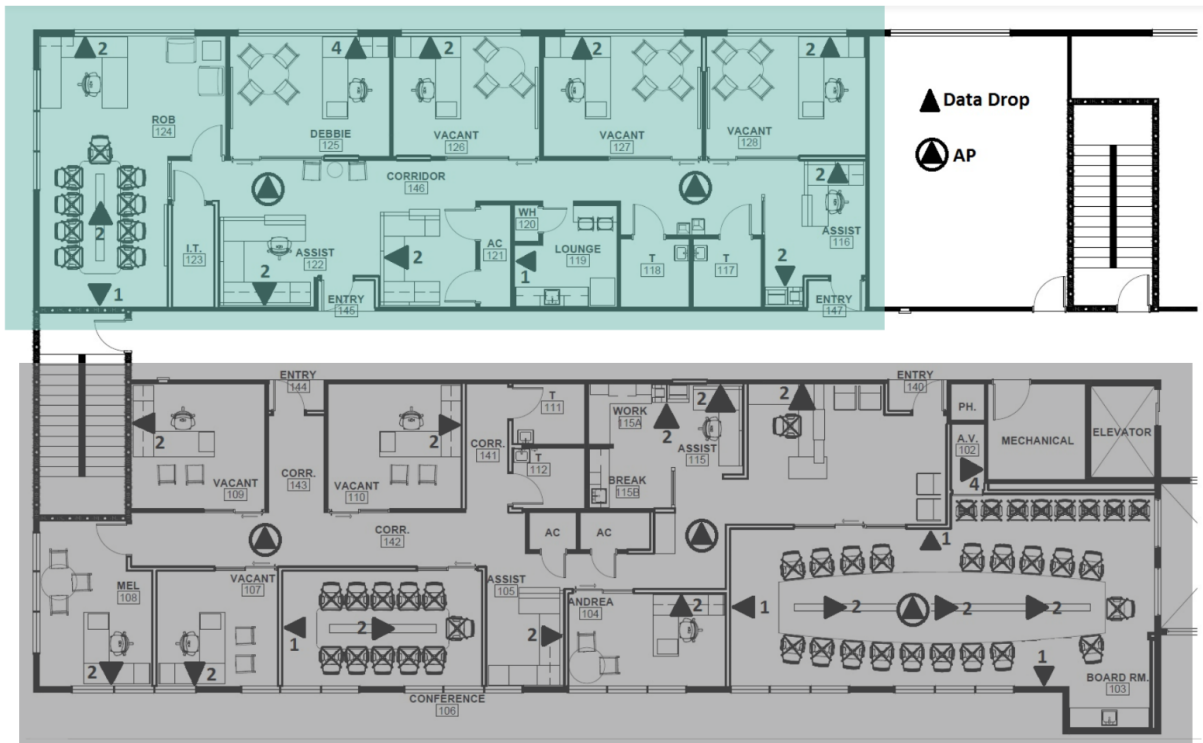
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LOCATION MAP

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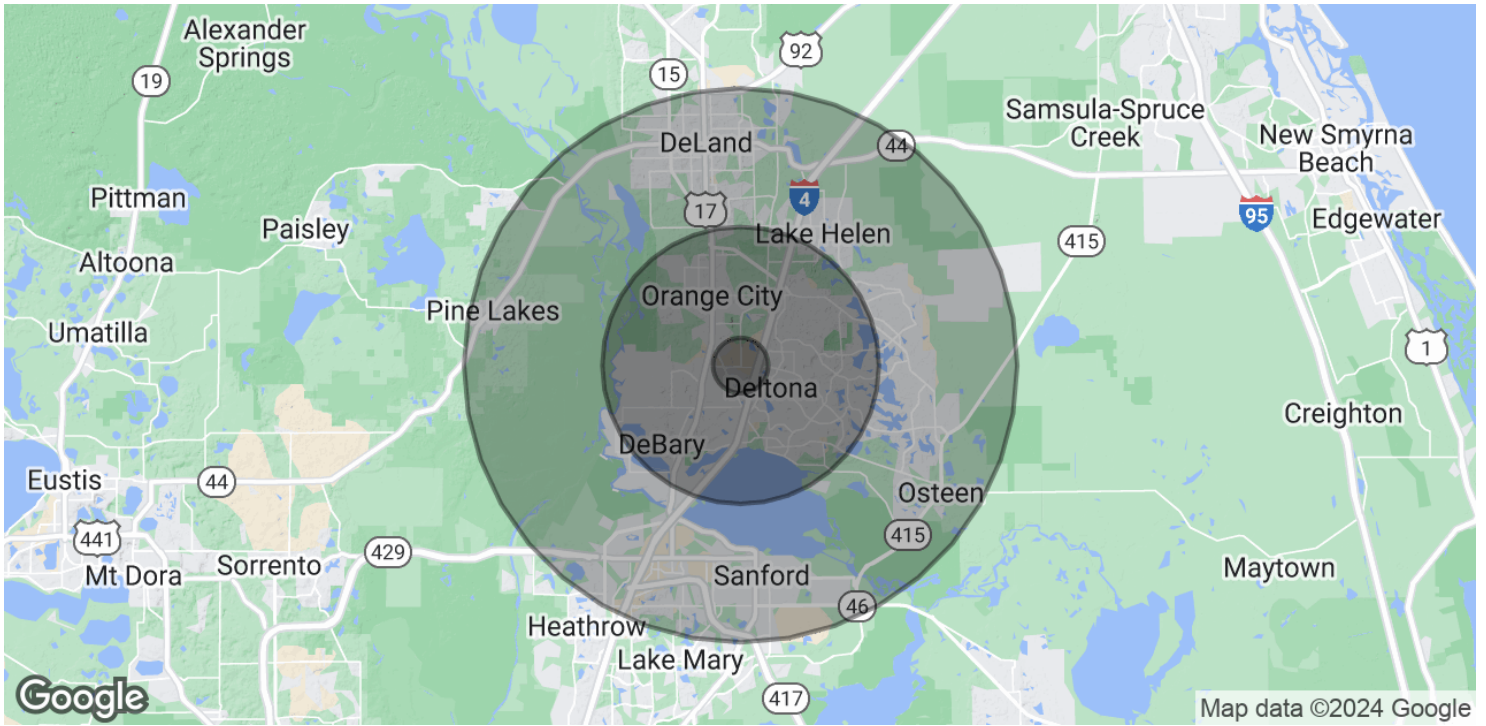
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,959	104,765	277,591
Average Age	46.2	42.6	40.4
Average Age (Male)	44.5	41.4	38.6
Average Age (Female)	49.2	44.0	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,329	41,705	109,507
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$61,942	\$64,874	\$68,511
Average House Value	\$191,035	\$185,126	\$199,607

* Demographic data derived from 2020 ACS - US Census

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