

MEDICAL OFFICE BUILDING FOR SUBLEASE

ORLANDO, FL 32812

3333 Conway Rd



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,932 SF +/-
Available SF:	4,795 SF +/-
Lot Size:	21,685 SF +/-
Number of Units:	1
Year Built:	1984
Zoning:	C-1

PROPERTY OVERVIEW

4,795 SF +/- of move-in ready medical office building is available for Sublease. The medical office building includes 7-8 exam rooms with sinks, a nurses' station, a waiting room, check-in/check-out, a business office, a doctor's office, a breakroom, and admin offices. The current lease is in place until July of 2028.

The property is less than 10 miles from Advent Health East Orlando and provides a much-needed medical office building to support the surrounding single and multifamily communities. Frontage on Conway Rd (29,500 Annual Average Daily Traffic) is available and is in close proximity to SR 408 East-West Expressway.

PROPERTY HIGHLIGHTS

- Standalone Move In Ready Medical Office Building
- Includes 7-8 Exam Rooms, Nurses Station, Check-In/Check-Out, and Breakroom
- Lease Term Until July 2028
- Less than 3 Miles From SR 408 (East-West Expressway)

PRESENTED BY
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OFFICE BUILDING
For Sublease

ADDITIONAL PHOTOS

ORLANDO, FL 32812

3333 Conway Rd



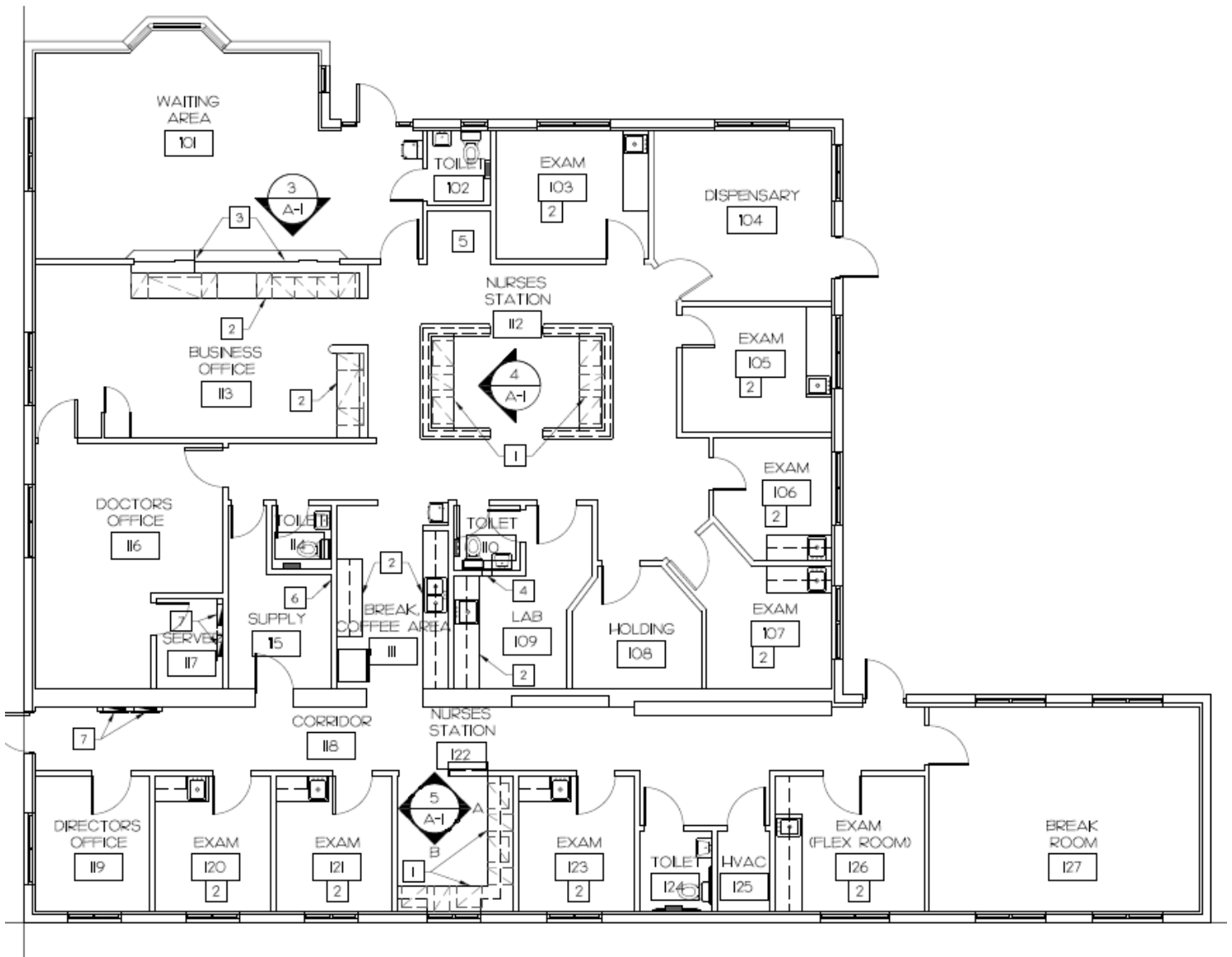
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FLOOR PLAN

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LOCATION MAP

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Google

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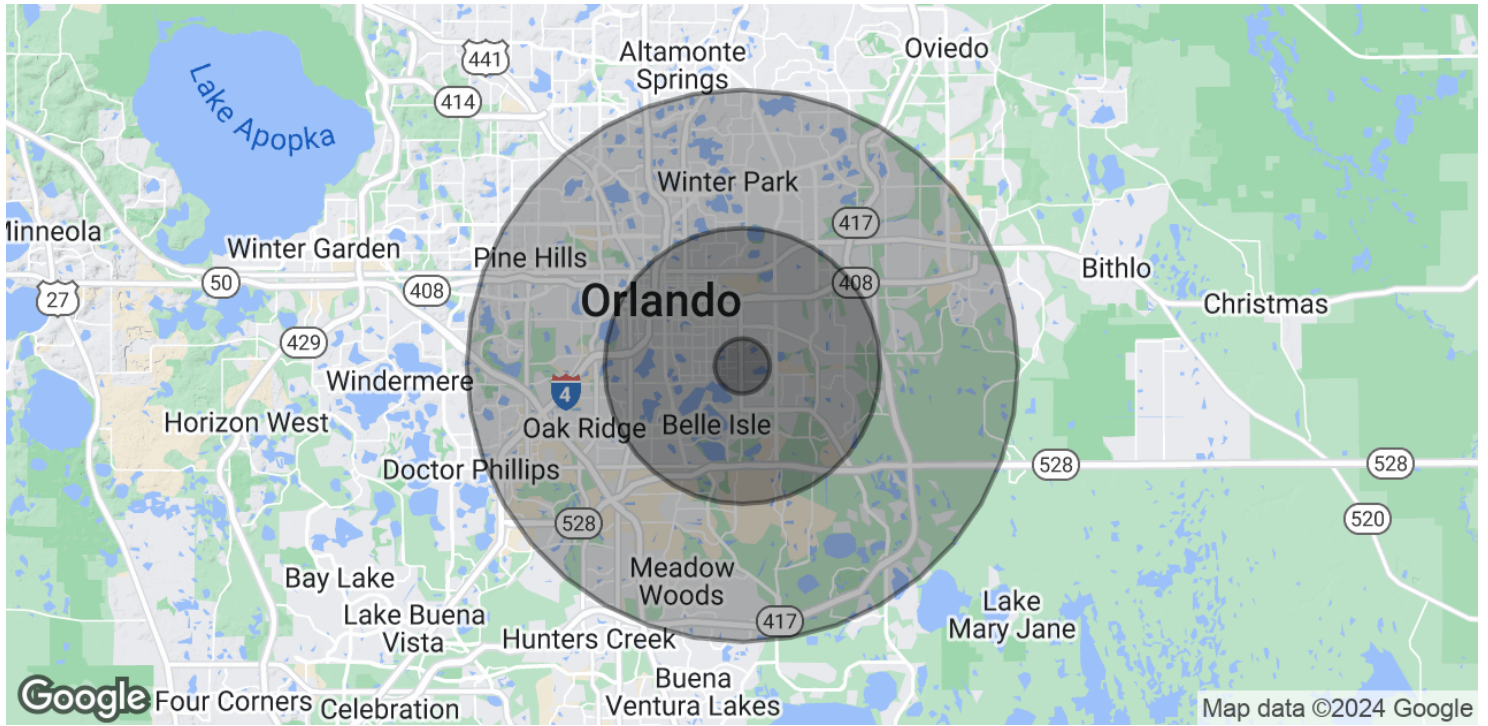
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	14,198	279,170	857,557
Average Age	38.1	37.9	36.5
Average Age (Male)	36.6	36.4	35.3
Average Age (Female)	39.6	39.5	38.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,433	125,036	360,164
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$77,399	\$65,038	\$67,860
Average House Value	\$239,663	\$207,679	\$223,237

* Demographic data derived from 2020 ACS - US Census

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