



## Two Suites Available

1,212± sf & 1,709± sf

### Prime Location

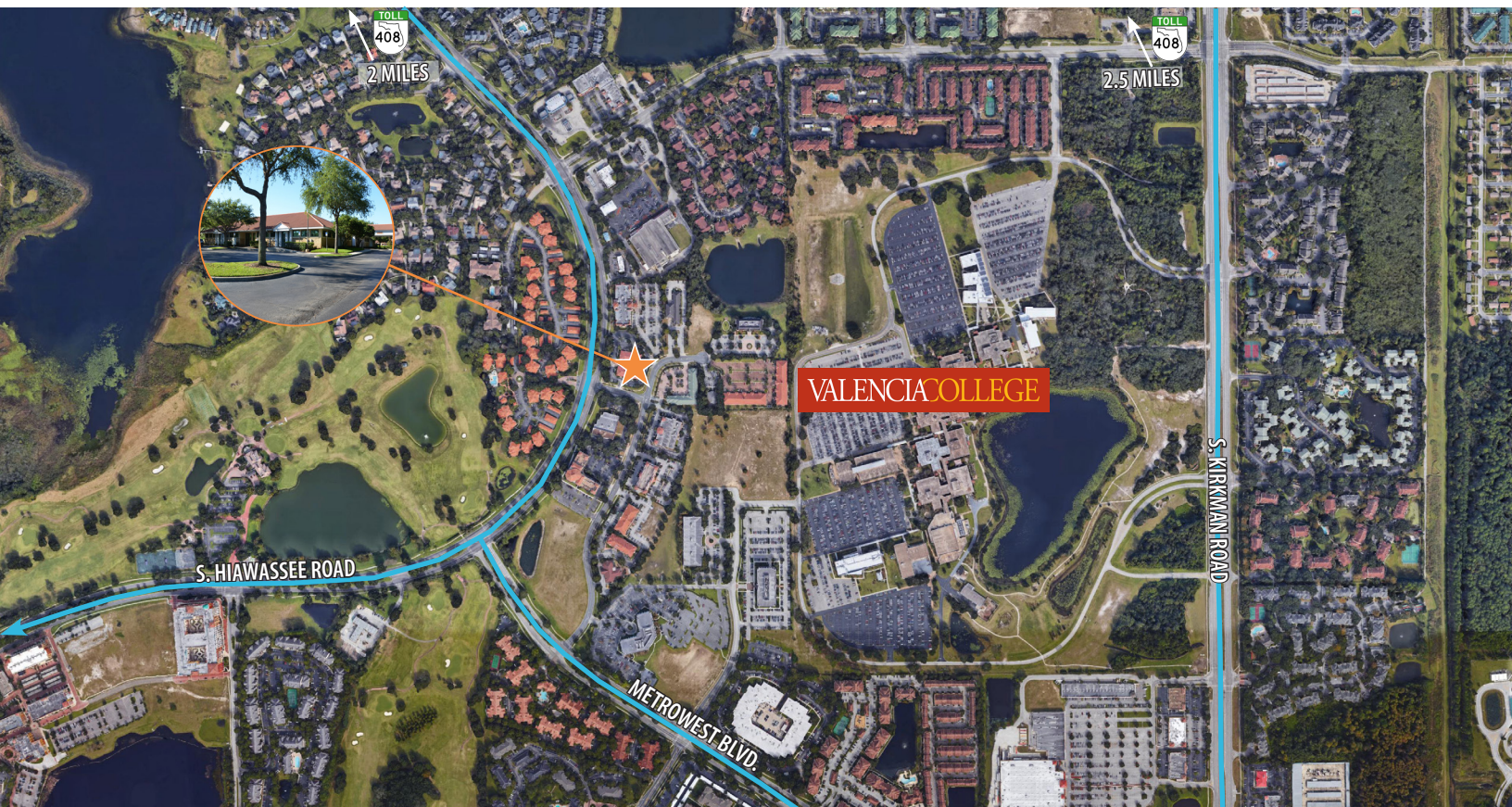
- Medical / Professional Office Building located in the prestigious MetroWest community
- Monument signage
- Parking Ratio: 5/1,000 RSF
- In close proximity to Valencia College - West Campus

**Emily Zinaich**, Senior Vice President  
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Owned by:

**THE  
RMR  
GROUP**



### Area Demographics:

- | Population               | Avg HH Income             |
|--------------------------|---------------------------|
| • 1-mile radius: 22,433  | • 1-mile radius: \$69,457 |
| • 3-mile radius: 119,324 | • 3-mile radius: \$78,512 |
| • 5-mile radius: 291,429 | • 5-mile radius: \$81,247 |

Traffic Count: 27,500 vehicles

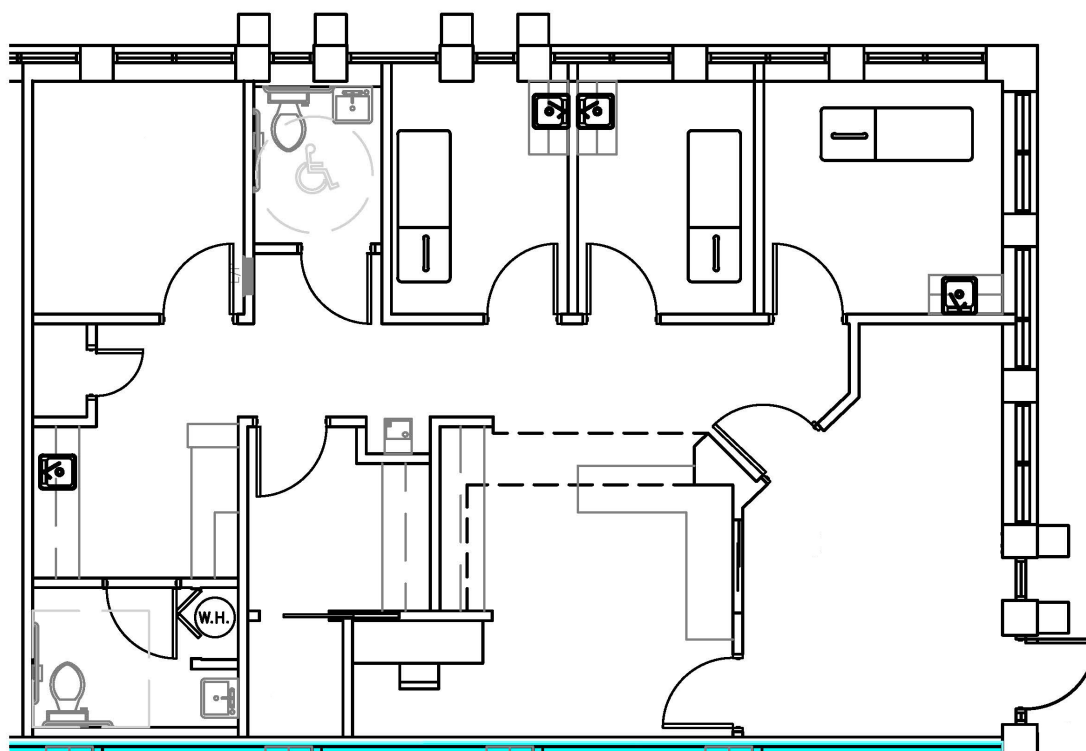
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**Suite 110 - 1,212± rsf  
Available 10/01/24**



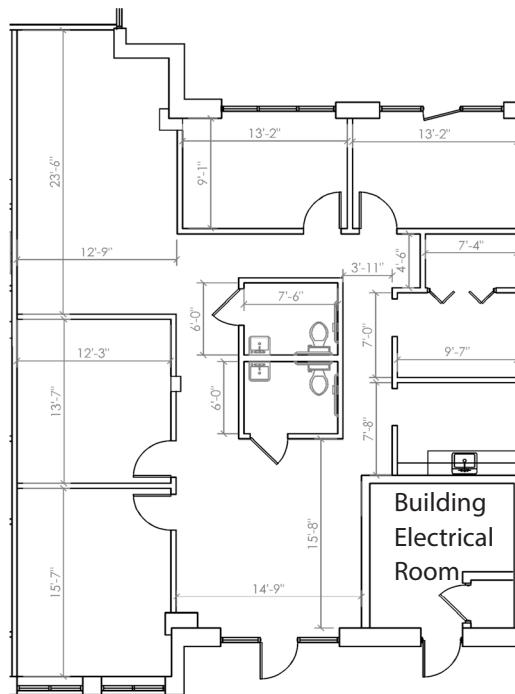
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**Suite 130 - 1,709± rsf  
Available 06/01/24**



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