



## PROPERTY DESCRIPTION

Immerse yourself in the newly renovated, design-focused office space available for lease in the bustling Mills 50 district. Offering the flexibility to rent the entire building OR select individual offices, this property caters perfectly to professional users. Enjoy the serene, well-designed work environment, complemented by shared amenities, abundant parking, and excellent walkability, making it an outstanding choice for businesses seeking growth and connectivity in a dynamic neighborhood.

This property at 1615 Woodward St, Orlando, FL 32803 is classified as a commercial property, specifically as an office building with non-professional service uses. It is zoned for commercial activities, which means that operating a med spa or laser hair removal business is likely permissible, but this would depend on the specific zoning regulations and any additional permits required by the City of Orlando.

Zoned O-1/T/SP/AN, falls under the Office Low Intensity district. This zoning allows for low-intensity office uses, which typically include professional, business, and medical offices. Med spas and laser hair removal facilities are generally considered medical office uses and should be permissible under this zoning designation.

## OFFERING SUMMARY

Lease Rate:	\$1,500.00 - 1,750.00 SF/month (Gross)
Number of Units:	2
Available SF:	200 - 350 SF
Lot Size:	6,994 SF
Building Size:	1,358 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,922	130,166	418,189
Total Population	11,916	276,838	1,005,759
Average HH Income	\$87,088	\$77,083	\$68,199



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# 1615 WOODWARD ST

1615 Woodward St  
Orlando, FL 32803

OFFICE BUILDING FOR LEASE

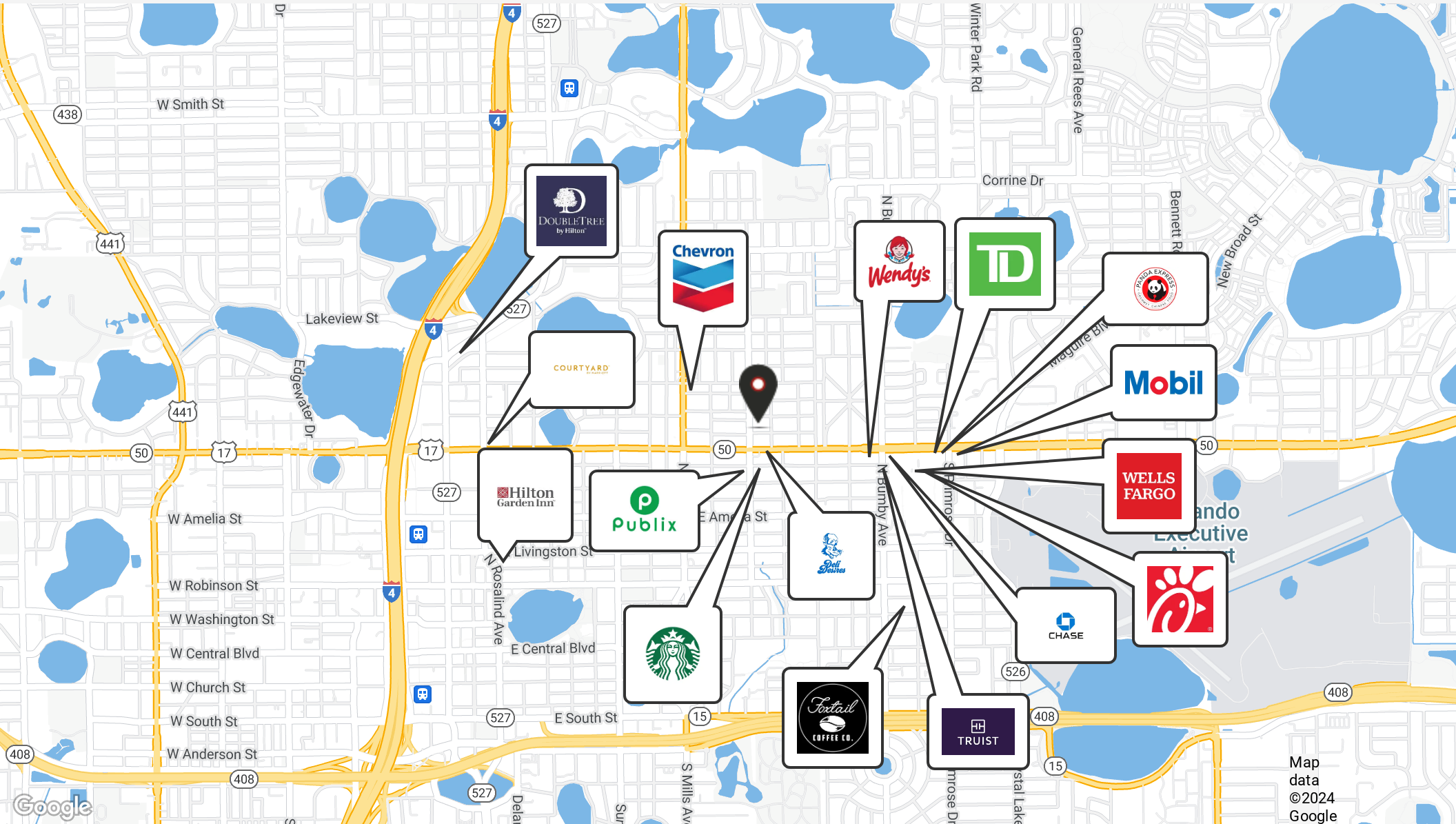


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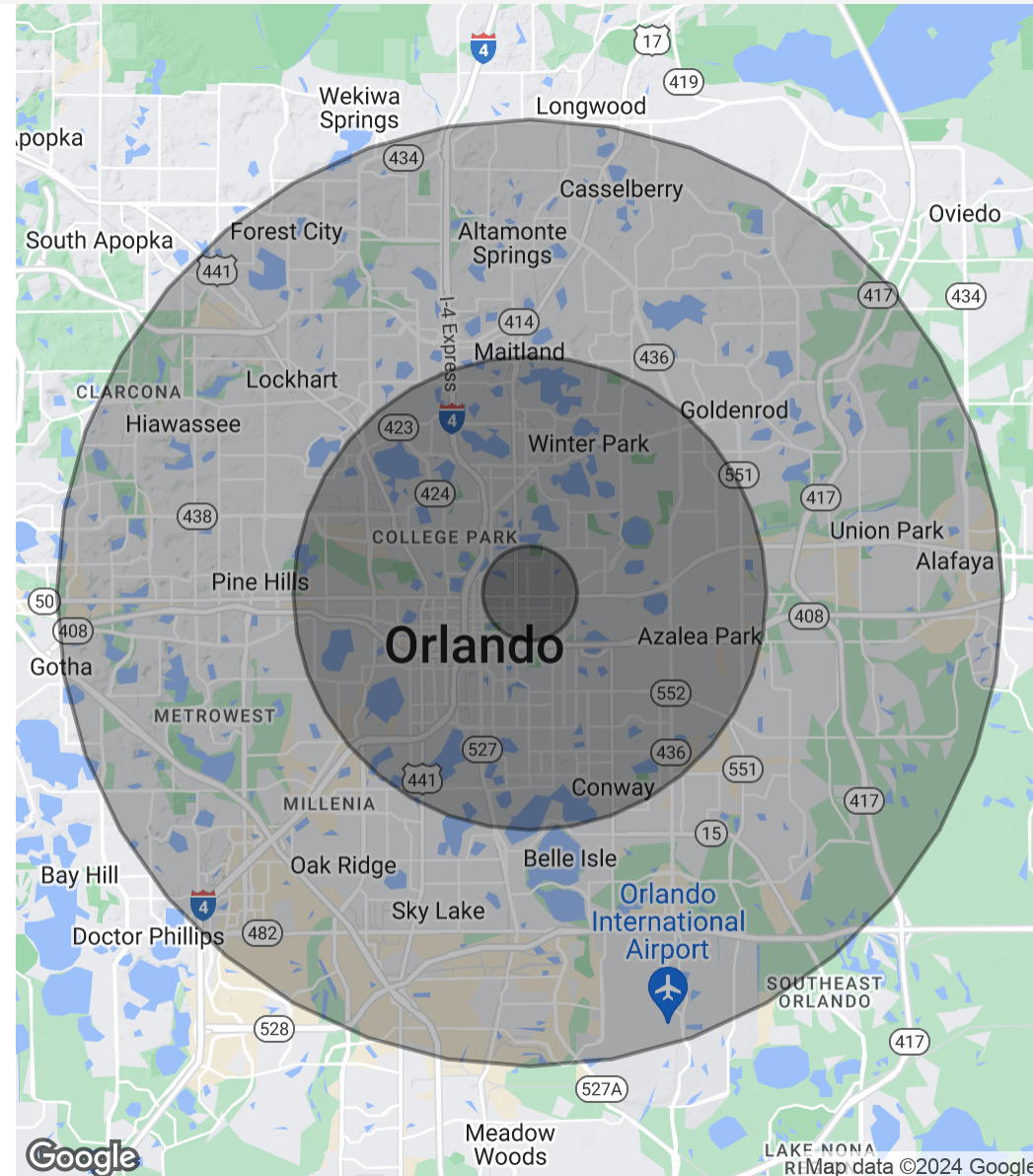
OFFICE BUILDING FOR LEASE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,916	276,838	1,005,759
Average Age	35.7	38.5	36.9
Average Age (Male)	34.2	36.9	35.7
Average Age (Female)	37.6	40.4	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,922	130,166	418,189
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$87,088	\$77,083	\$68,199
Average House Value	\$324,864	\$272,010	\$216,411

2020 American Community Survey (ACS)



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