



## 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

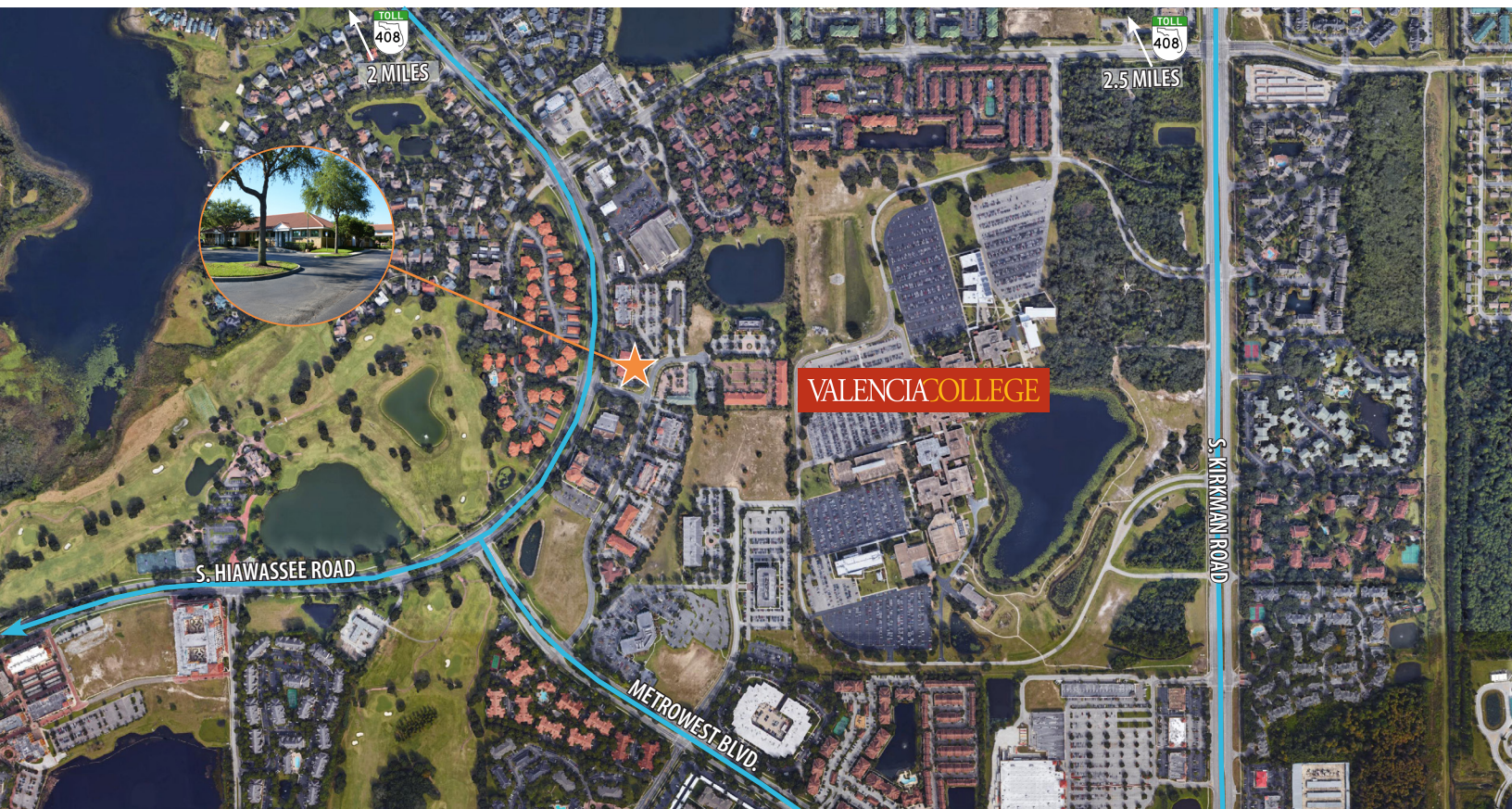
**Emily Zinaich**, Senior Vice President  
D 407 440 6641  
C 407 230 8797  
emily.zinaich@avisonyoung.com

**Patrick Morrison**, Vice President  
D 407 440 6649  
C 321 388 4353  
patrick.morrison@avisonyoung.com

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

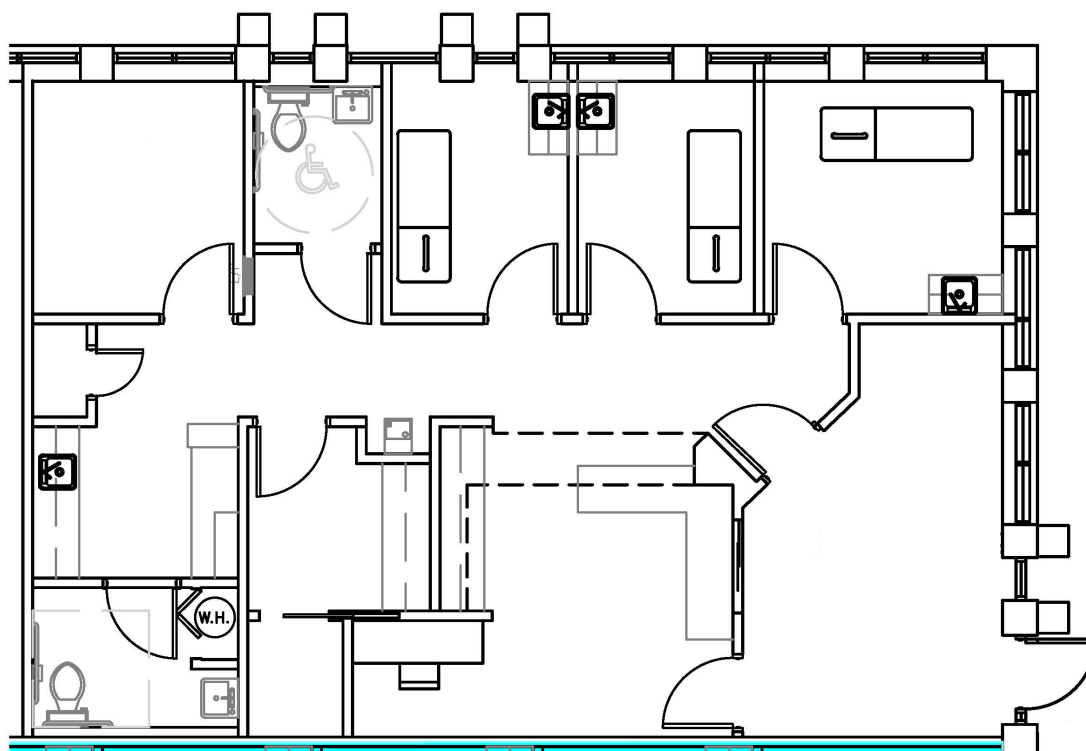
**Emily Zinaich**, Senior Vice President  
D 407 440 6641  
C 407 230 8797  
emily.zinaich@avisonyoung.com

**Patrick Morrison**, Vice President  
D 407 440 6649  
C 321 388 4353  
patrick.morrison@avisonyoung.com

Owned by:

**THE  
RMR  
GROUP**

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



**Emily Zinaich**, Senior Vice President  
D 407 440 6641  
C 407 230 8797  
emily.zinaich@avisonyoung.com

**Patrick Morrison**, Vice President  
D 407 440 6649  
C 321 388 4353  
patrick.morrison@avisonyoung.com

Owned by:

**THE  
RMR  
GROUP**

