

MEDICAL OFFICE SUITE FOR LEASE

7350 SAND LAKE COMMONS BOULEVARD, UNIT 93, ORLANDO, FL 32819

Mediplex B - Suite 2225-B



OFFERING SUMMARY

Lease Rate:	Negotiable
Condo Size:	3,447 SF +/-
Available SF:	2,447 SF +/-
Year Built:	1988
Renovated:	2019
Zoning:	0419 - Condo-medical Office

PROPERTY OVERVIEW

Suite 2225-B - 2,447 SF +/- of move in ready medical office is available for sale in Mediplex B. Suite B currently shares a lobby and a reception area with the adjacent tenant but has private clinical space. The suite includes 5 Exam Rooms w/ Sinks, Check-In/Check-Out, Rear Entrance/Exit, Large Lab Area, Nurses Station, Storage, 2 Locked Drug Closets, Two Restrooms, a Breakroom, and an Admin Office. The entire Suite 2225 is also for sale with the adjacent tenant in place for owner-user income.

Suite 2225-B is located on the 2nd floor of Mediplex B with easy access from the elevator. The property is located on the Orlando Health - Doctor Phillips Hospital Campus and is within walking distance of the entrance of the ER. Mediplex B is home to many medical office specialities providing a great referral network.

PROPERTY HIGHLIGHTS

- Move In Ready Medical Office Condo For Lease in Doctor Phillips
- Recently Renovated in 2019
- Also Entire Condo is Available For Sale!
- Plenty of Parking
- Adjacent to Orlando Health - Doctor Phillips Hospital

PRESENTED BY
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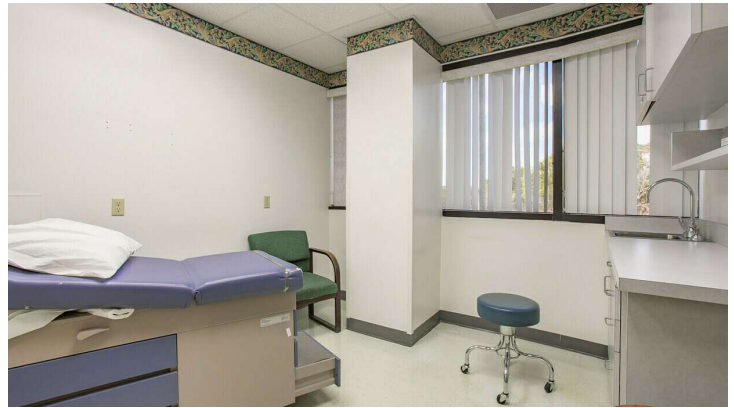
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

7350 SAND LAKE COMMONS BOULEVARD, UNIT 93, ORLANDO, FL 32819

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AERIAL MAP

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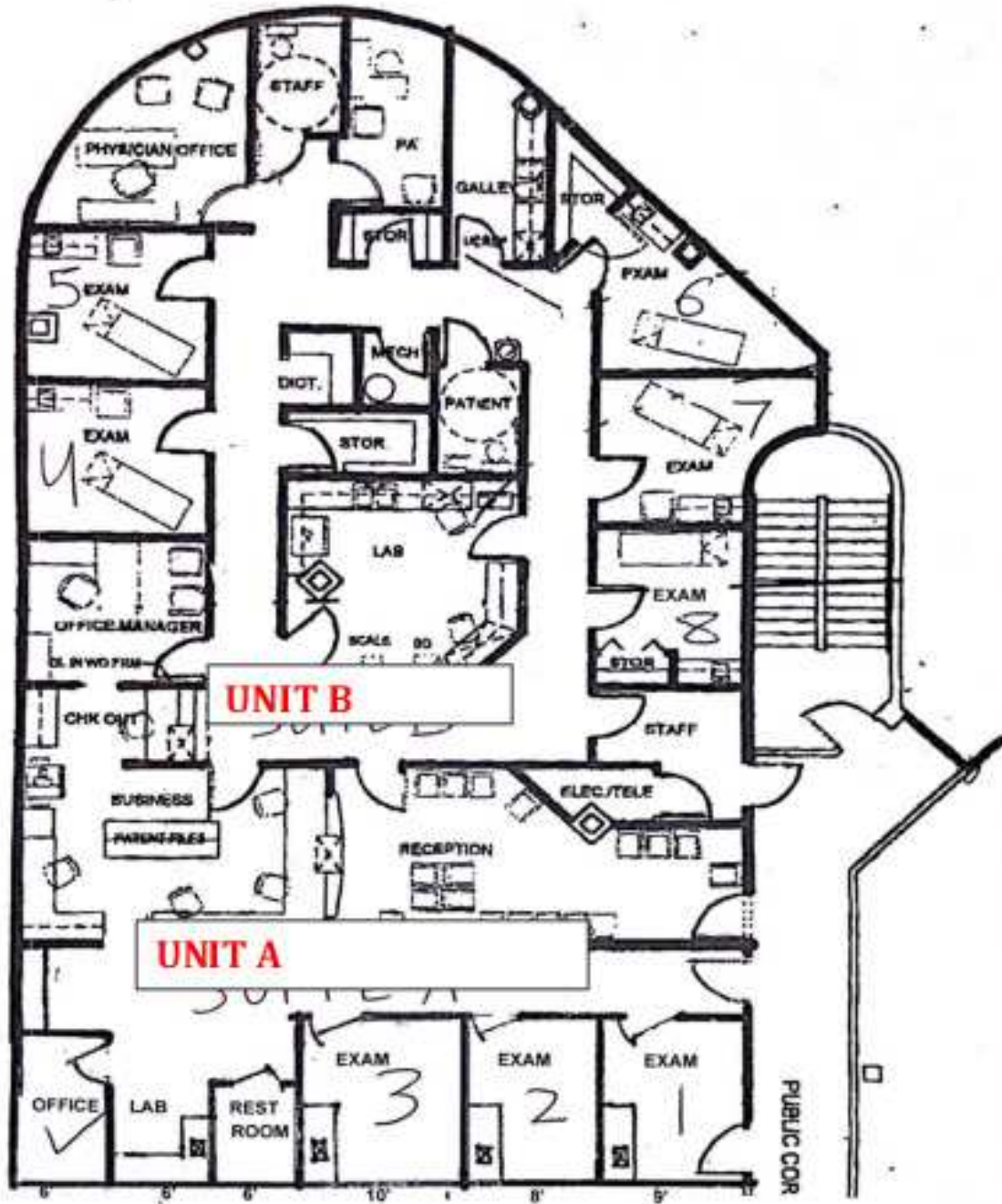
FLOOR PLAN

7350 SAND LAKE COMMONS BOULEVARD, UNIT 93, ORLANDO, FL 32819

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7350 SAND LAKE COMMONS BLVD. UNIT 93 (SUITE 2225)



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LOCATION MAP

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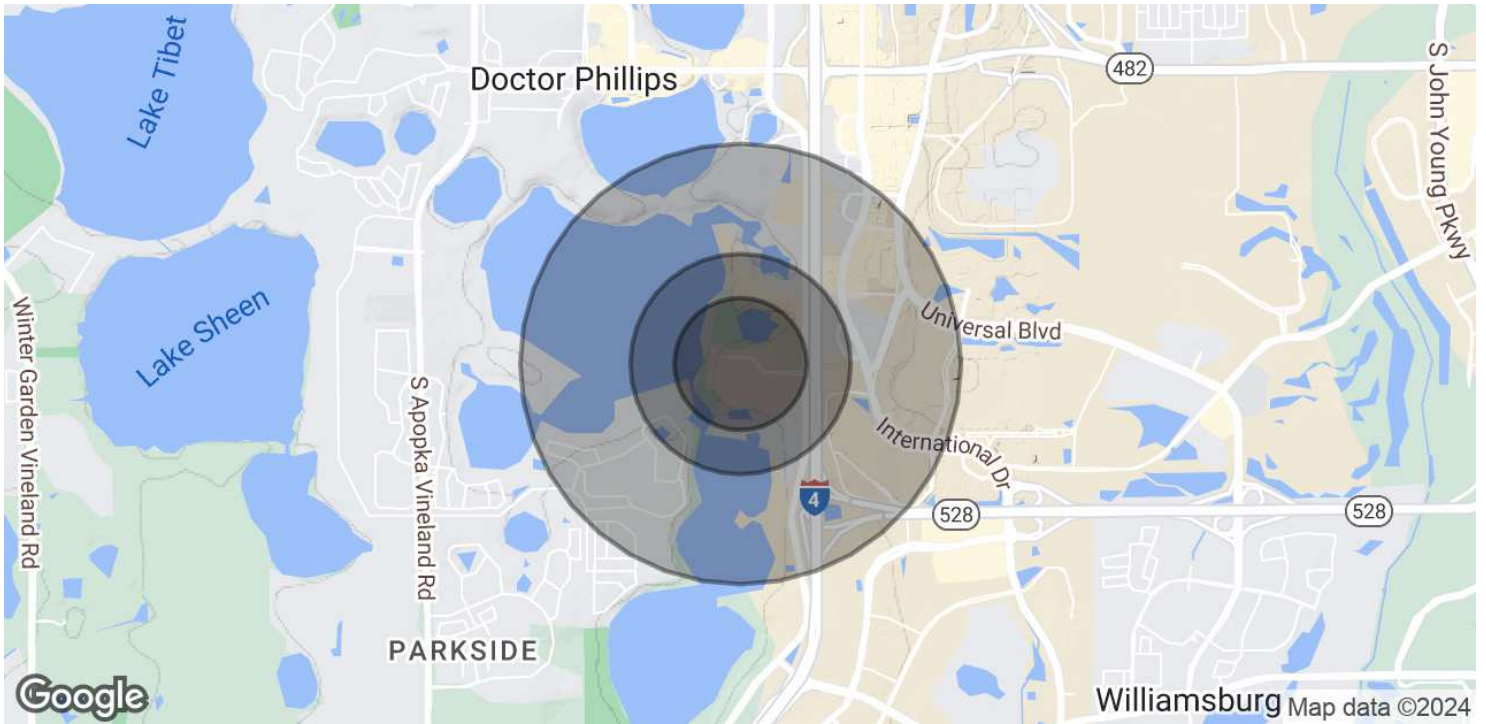
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	528	1,190	4,325
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	461	1,849
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$191,444	\$182,575	\$157,416
Average House Value	\$809,437	\$813,067	\$808,232

Demographics data derived from AlphaMap

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