

MEDICAL/OFFICE SUITES FOR LEASE

ORLANDO, FL 32806

220 East Gore Street



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,905 SF +/-
Available SF:	1,922 - 3,923 SF +/-
Lot Size:	0.29 Acres
Year Built:	2016
Renovated:	2022
Zoning:	PD - 1900 - Office Medical Bldg

PROPERTY OVERVIEW

Two Suites are available for lease right in the heart of Downtown Orlando. Both first-floor suites range from 1,922-1,959 SF +/- are available for lease or the entire floor is available at 3,923 SF +/- . The property is currently in vanilla shell condition with a drop ceiling, slab poured, electrical panels installed, and some drywall completed. Both suites have a couple of private offices already built, but both are an open floor plan.

220 E Gore is currently occupied by Delta Internal Medicine and occupies the 2nd floor. The property is perfect for a lab, specialty dentist, diagnostic imaging group, or professional office user. The property is moments from Downtown Orlando and Orlando Health Orlando. Located right off S Orange Ave (30,500 Annual Average Daily Traffic) E Gore sits on a corner with signage available on Gore St (11,400 AADT) and Delany Ave. The property is moments from Interstate 4 and State Route 408 interchange.

PROPERTY HIGHLIGHTS

- Vanilla Shell First Floor Suites For Lease in Downtown Orlando
- Flexible Suite Sizes - 1,922 SF +/- - 3,923 SF +/-
- TI Available!
- Perfect for Medical or Professional Office User
- Located Off S Orange Ave (30,500 AADT)

PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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220 East Gore Street



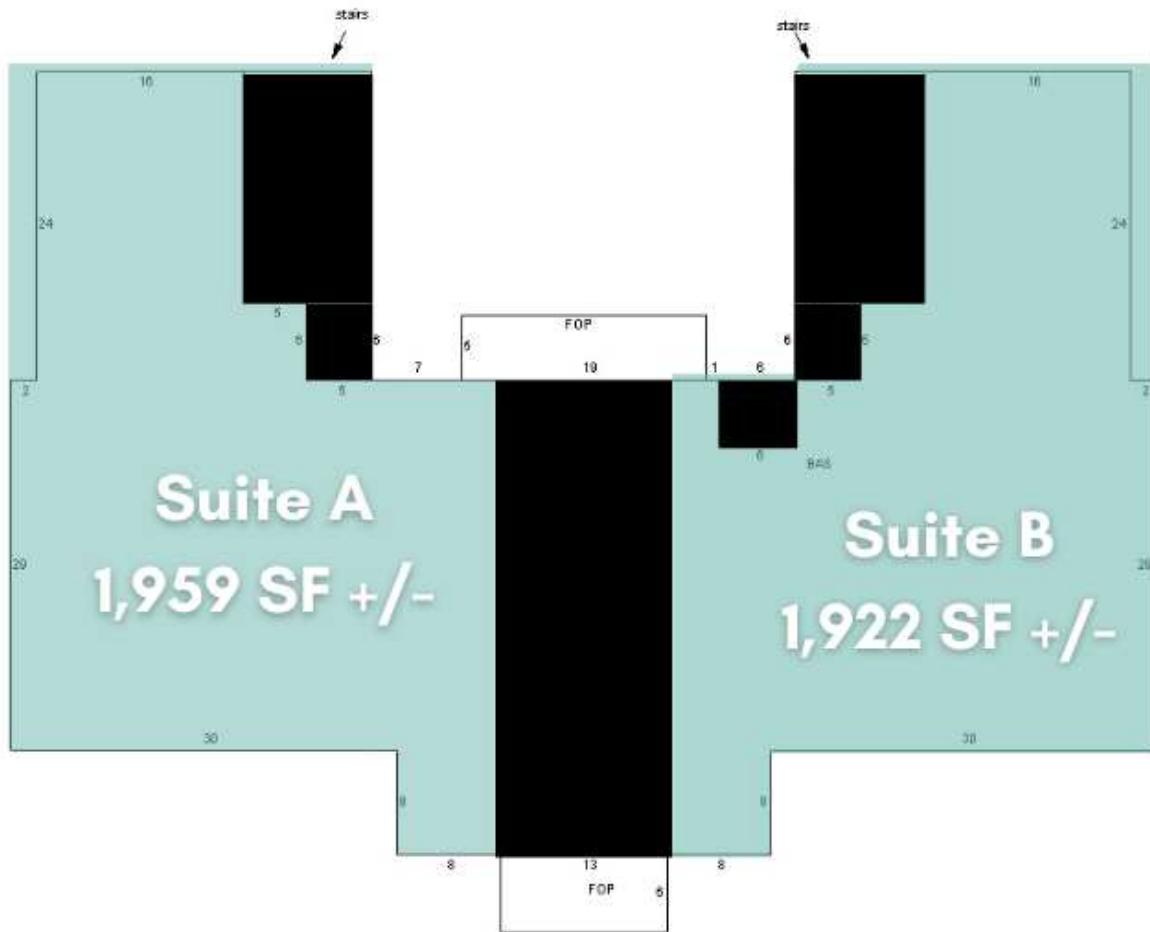
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FLOOR PLAN

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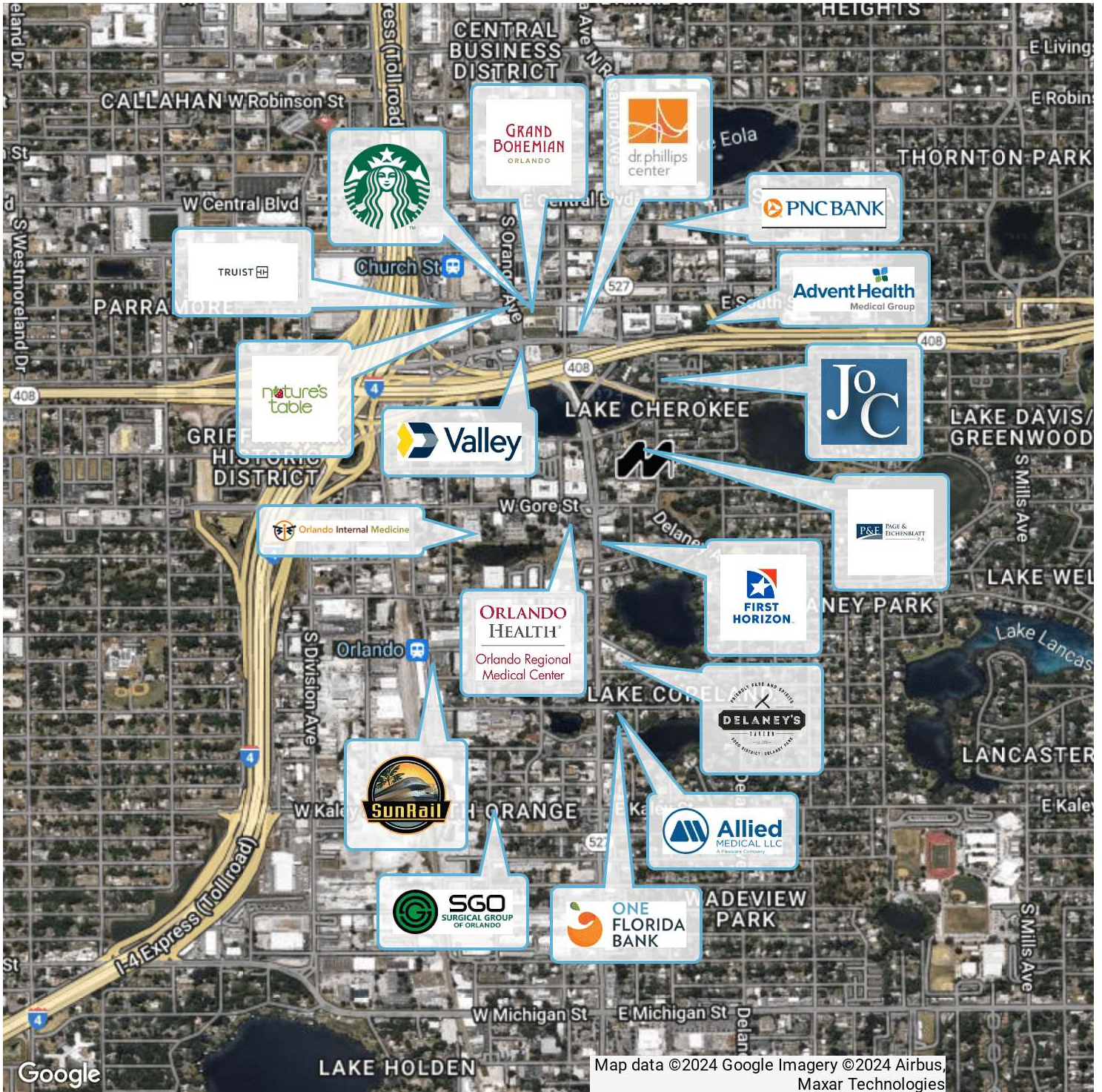
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LOCATION MAP

ORLANDO, FL 32806

220 East Gore Street



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

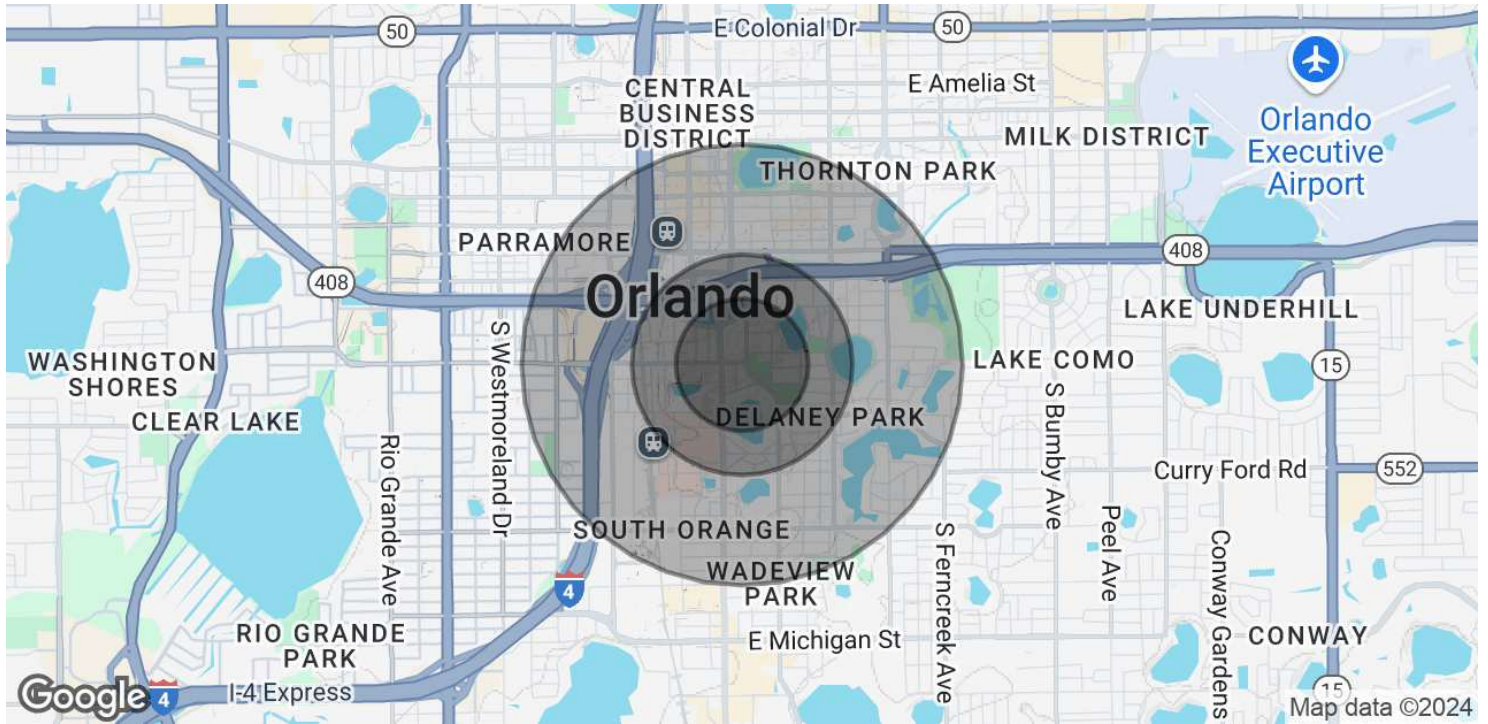
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DEMOGRAPHICS MAP & REPORT

ORLANDO, FL 32806

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,295	4,406	17,930
Average Age	51	52	44
Average Age (Male)	47	47	43
Average Age (Female)	55	55	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	718	2,533	10,022
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$119,361	\$118,230	\$121,287
Average House Value	\$528,372	\$569,906	\$593,355

Demographics data derived from AlphaMap

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