



PROPERTY REPORT

# 6200 Metrowest Blvd, Ste 103B, Orlando, FL 32835



Presented by

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**eXp Realty**  
6200 Metrowest Blvd, Suite 203  
Orlando, FL 32835

## 6200 Metrowest Blvd, Ste 103B, Orlando, FL 32835

● Active

\* New, Active: 12/9/2024

### Lease Price

**\$15,000**

Active Date: 12/9/2024

Listing ID: O6263062

### Price Per Sq Ft

**\$9**

Property Facts	Public Facts	Listing Facts
Property Type	-	Office
Property Subtype	-	Office
Number of Buildings	-	1
Number of Stories	-	One
Building Area (sq ft)	-	1,627
Lot Size	-	1,627 sq ft
Year Built	-	2005
Roofing	-	Membrane
Heating	-	Central
Cooling	-	Central Air
Foundation	-	Slab
Construction	-	Block, Concrete, Stucco

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## Extended Property Facts

### Structure Details

<b>Roofing</b>	Membrane
<b>Levels Features</b>	One
<b>Construction Features</b>	Block, Concrete, Stucco
<b>Foundation Features</b>	Slab
<b>Parking Features</b>	30+, Common, Lighted

### Property Features

<b>Potential Use</b>	□
<b>Construction Features</b>	Block, Concrete, Stucco
<b>Number of Buildings</b>	1
<b>Foundation Features</b>	Slab
<b>Roof Features</b>	Membrane
<b>Road</b>	Asphalt
<b>Parking</b>	30+, Common, Lighted
<b>Sewer</b>	Public Sewer
<b>Levels</b>	One
<b>Lot Size Range</b>	0 to less than 1/4
<b>Appliance</b>	Refrigerator, Microwave
<b>Cooling</b>	Central Air
<b>Floor</b>	Tile, Engineered Wood Floors
<b>Heating</b>	Central
<b>Utilities</b>	Public
<b>Building Sqft</b>	1,627 sq ft

### Location Details

<b>Directions to Property</b>	Metro Park office sits directly on Metrowest Blvd. Head on Hiawassee. Make Right on Metrowest Boulevard. Property is approximately .5 miles on the Right.
<b>Zoning</b>	AC-2
<b>Potential Use</b>	□

## Listing Facts and Details

### Listing Details

**Listing ID:** O6263062  
**Listing Source:** Stellar MLS  
**Original List Price:** \$15,000  
**Original List Date:** 12/9/2024  
**Listing Agreement Type:** 2N  
**Possession:** []

**Owner Paid Features:** Water, Internet, Sewer, Ground Cover, Trash Collection, Electricity, Pest Control  
**Tenant Paid Features:** Electricity, Water, Trash Collection, Sewer  
**Potential Use:** []  
**Lease Option:** No  
**Lease Price:** \$15,000  
**Utilities:** Public

### Details:

Lease the perfect luxurious office in an Outstanding Location: minutes from Downtown, Universal Studios and Convention Center, as well as I-4, East-West Expressway/408, Florida Turnpike. Easy access to Dr. Phillips, Windermere, Winter Garden, Isleworth and Bay Hill. You get your own office space, which features an inviting shareable reception area, kitchen and its own private restroom, this is the perfect solution for your business needs. Office space is perfectly suited for any office related business, such as Home Insurance Business, Advertising Agency, Law Firm, Consulting Firm, Accounting Firm, etc. Surrounded by fine dining restaurants, stores and shopping. This office space is located near the intersection of Metrowest Blvd and Metro Park Circle with a traffic count of approximately 28,000 cars per day. The building can be seen from Metrowest Blvd, has a nearby bus stop, and connects S Hiawassee Rd and S Kirkman Rd making it easily accessible. Less than 3 miles from the Florida Turnpike, I-4, and the 408. Near Universal, Millenia, and Valencia.

### Business Details

**Owner Paid Features:** Water, Internet, Sewer, Ground Cover, Trash Collection, Electricity, Pest Control  
**Tenant Paid Features:** Electricity, Water, Trash Collection, Sewer

### Price Change History

Change Date	Description	New List Price	% Change
12/9/2024	Active	-	-

## Public Facts

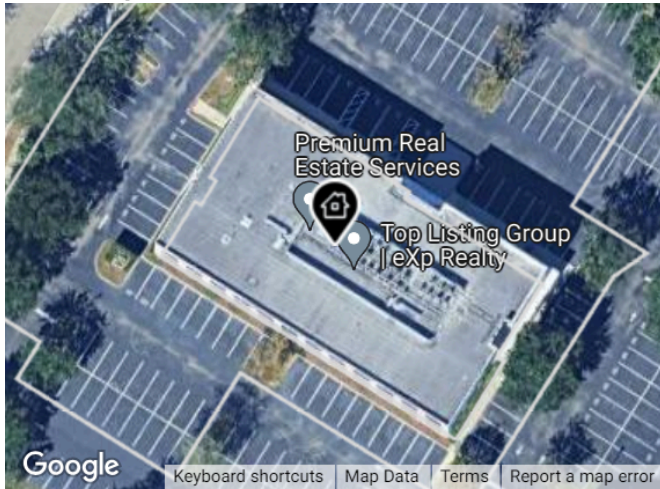
### Legal Description

**Current Use** Office

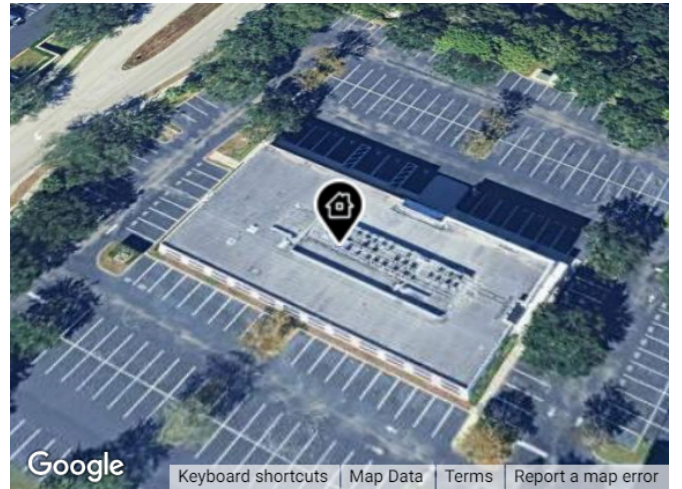
# Maps



Legend:  Subject Property



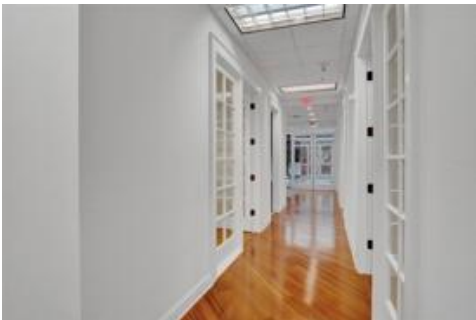
Legend:  Subject Property



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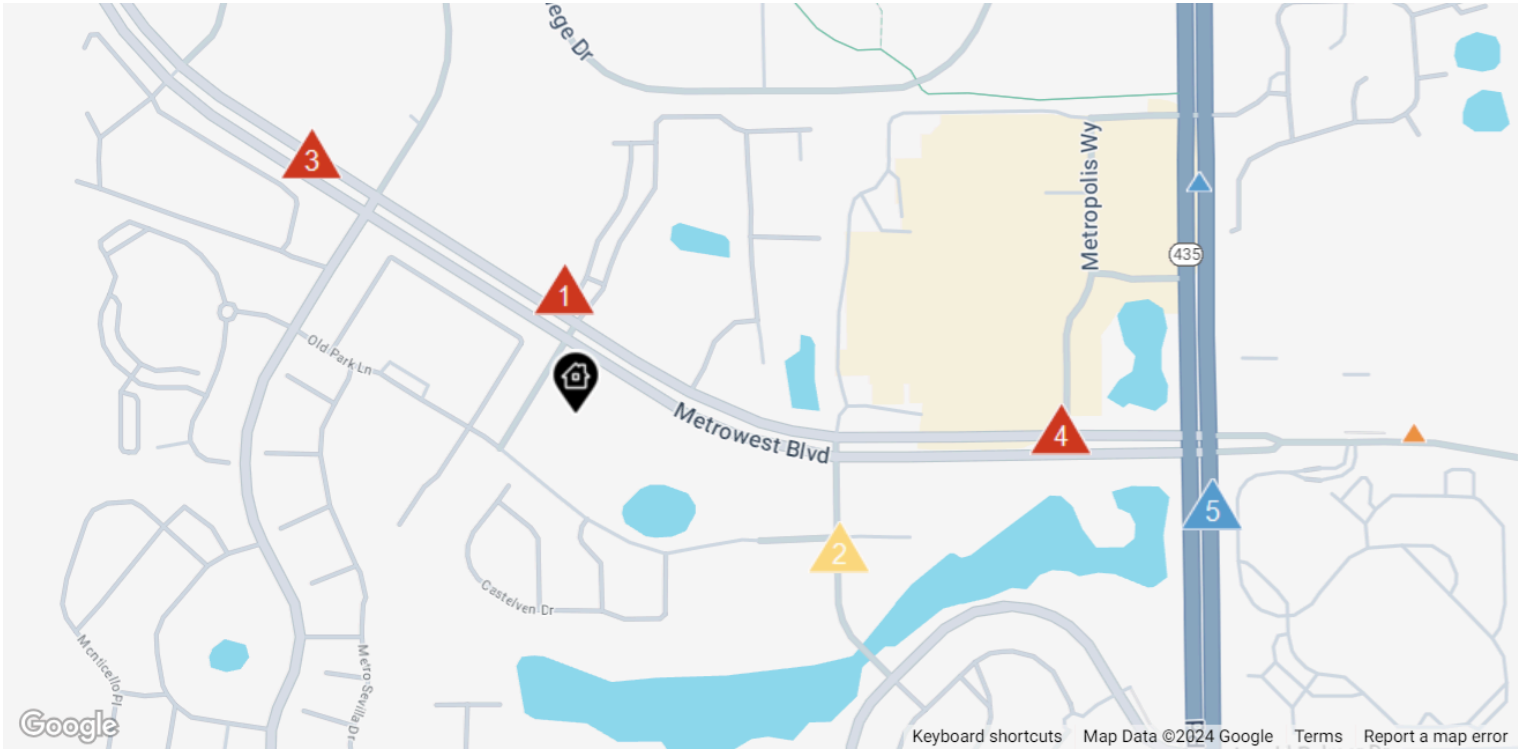


# Property Photos





# Traffic Counts



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day

**1**  
**22,612**

2023 Est. daily traffic counts

Street: **Metrowest Boulevard**  
 Cross: **Metro PkCir**  
 Cross Dir: **SE**  
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2022	25,500	AADT
2021	16,900	AADT
2020	17,300	AADT
2019	28,000	AADT
2018	28,000	AADT

**2**  
**5,191**

2023 Est. daily traffic counts

Street: **Wilshire Drive**  
 Cross: **Old PkLn**  
 Cross Dir: **N**  
 Dist: **0.03 miles**

Historical counts

Year	Count	Type
2022	4,500	AADT
2021	4,600	AADT
2020	4,600	AADT
2019	7,100	AADT
2018	7,000	AADT

**3**  
**26,360**

2023 Est. daily traffic counts

Street: **Metrowest Blvd**  
 Cross: **Metrocenter Blvd**  
 Cross Dir: **SE**  
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2012	25,886	AADT
2011	26,238	AADT
2010	27,657	AADT
2009	25,249	AADT

**4**  
**18,864**

2023 Est. daily traffic counts

Street: **Metrowest Blvd**  
 Cross: **S Kirkman Rd**  
 Cross Dir: **E**  
 Dist: **0.11 miles**

Historical counts

Year	Count	Type
2012	18,800	AADT
1998	12,362	AADT
1992	13,612	ADT

**5**  
**55,644**

2023 Est. daily traffic counts

Street: **S Kirkman Rd**  
 Cross: **Metrowest Blvd**  
 Cross Dir: **N**  
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2019	58,000	AADT
2012	52,500	AADT
2007	51,000	AADT
2000	49,893	ADT
1999	54,698	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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- **Market conditions and forecasts** based on listing and public records data.
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- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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