



PROPERTY REPORT

6200 Metrowest Blvd, Ste 103C, Orlando, FL 32835



Presented by

ARIEL VARGAS | Team Leader/Broker | ABR

Florida Real Estate License: 3262518



Work: (407) 558-5161

Main: ariel@mrlisting.com

Agent: www.mrlisting.com

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

6200 Metrowest Blvd, Ste 103C, Orlando, FL 32835

● Active

* New, Active: 12/9/2024

Lease Price

\$15,000

Active Date: 12/9/2024

Listing ID: O6263066

Price Per Sq Ft

\$9

Property Facts	Public Facts	Listing Facts
Property Type	-	Office
Property Subtype	-	Office
Number of Buildings	-	1
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

Roofing	Membrane
Construction Features	Block, Concrete, Stucco
Foundation Features	Slab
Parking Features	30+, Common, Lighted

Property Features

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

Location Details

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

Listing Facts and Details

Listing Details

Listing ID: O6263066	Tenant Paid Features: Electricity, Water, Trash Collection, Sewer
Listing Source: Stellar MLS	Potential Use: []
Original List Price: \$15,000	Lease Option: No
Original List Date: 12/9/2024	Lease Price: \$15,000
Listing Agreement Type: 2N	Utilities: Public
Possession: []	Community Features: Curbs
Owner Paid Features: Water, Internet, Sewer, Ground Cover, Trash Collection, Electricity, Pest Control	

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 Hiawasse 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
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Price Change History

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

Public Facts

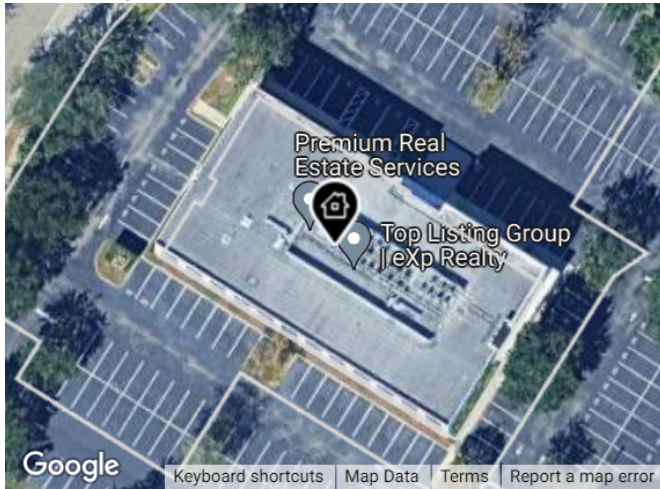
Legal Description

Current Use Office

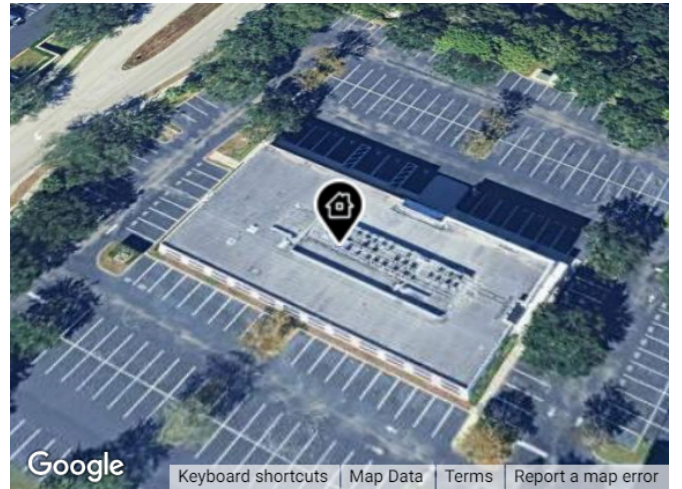
Maps



Legend: Subject Property

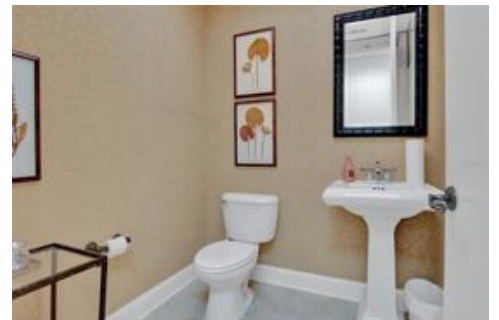
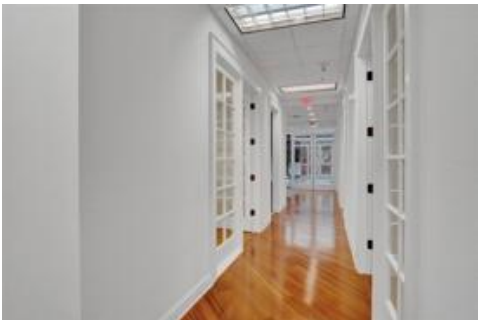


Legend: Subject Property

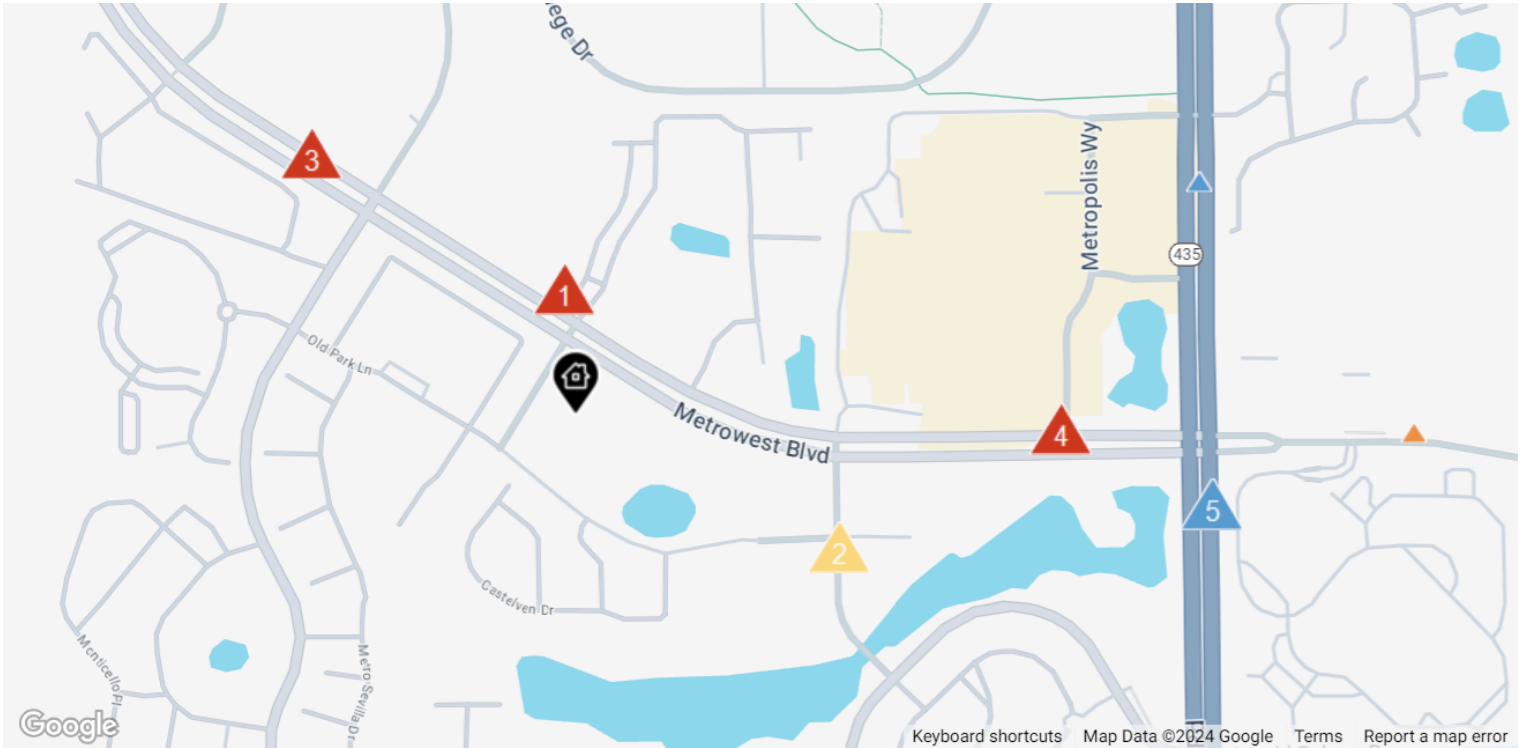


Legend: Subject Property

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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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **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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- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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