

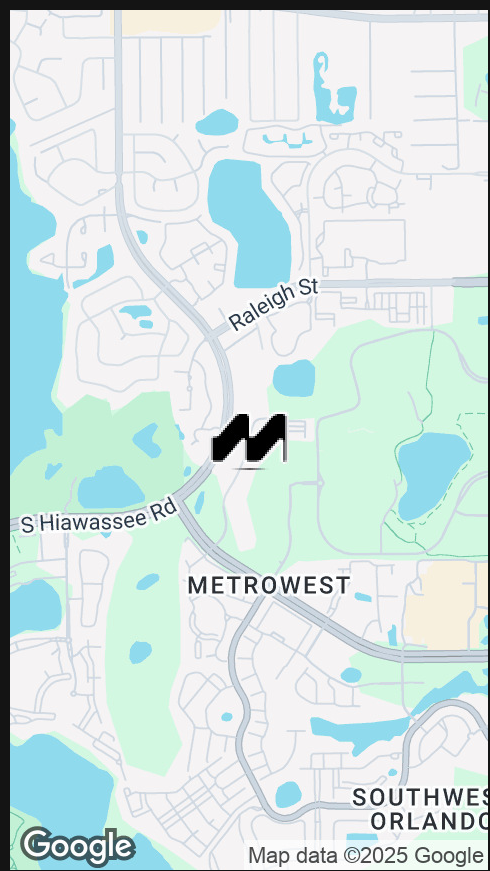


1743 Park Center Dr

ORLANDO, FL 32835

Property Highlights

- Flexible SF Suites Available For Lease
- Tenant Improvement Allowance Available
- Both Move In Ready Medical and Professional Office Suites For Lease
- Plenty of Parking - Over 100 Parking Spaces Available! - 25 Covered
- Less Than 3 Miles from SR 408 (East-West Expressway) Interchange
- Close Proximity Hiawassee Rd (28,500 Annual Average Daily Traffic)



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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EXECUTIVE SUMMARY

ORLANDO, FL 32835

1743 Park Center Dr



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	52,550 SF +/-
Available SF:	2,000 - 12,628 SF +/-
Lot Size:	1 AC +/-
Number of Units:	7
Year Built:	2001
Zoning:	O-2

PROPERTY OVERVIEW

1743 Park Center Dr in MetroWest is a beautiful, professional office building located in the heart of busy MetroWest. There are flexible options at this location available for lease ranging from 2,000 - 12,628 SF +/- . Both professional office and medical office suites are available. The building was recently painted and all common areas recently underwent renovation.

There are plenty of parking spaces including 25 covered parking spaces to accommodate any staff or patient need. The property is located just off Park Center Drive and is surrounded by a variety of medical and professional office uses. Common area restrooms for men and women are available. Co-tenants in the building include Complete Care, Caring Heart Metrowest, and West Orange Wellness Center.

1743 Park Center Dr is right around the corner from Hiawasse Rd (28,500 Annual Average Daily Traffic) and moments from S Kirkman Rd (48,000 AADT). The property is also less than 3 miles from SR 408 (East-West Expressway) Interchange and less than 6 miles from Interstate 4 providing great access from all over Central Florida!

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OFFICE BUILDING

For Lease

SUITES AVAILABLE

ORLANDO, FL 32835

1743 Park Center Dr



SUITES AVAILABLE



Suite 400 is 12,628 SF +/- that was previously built out as a medical and administrative office for a primary care group. The suite can easily be demised into two tenants (or smaller) to accommodate both a medical and/or professional office user.

Suite 400 - A - 6,845 SF +/- Includes 9 exam rooms with sinks, 2 procedure rooms with sinks, conference room, 5 private offices, break room, nurses station, reception, check-in/check-out, private patient bathroom w/ pass through, and billing/scheduling office

Suite 400 - B - 5,783 SF +/- Includes reception, 5 private offices, 3 bathrooms with showers, large open area, break room, nurses station, office, 2 private balconies, 3 large offices, and storage

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EXTERIOR PHOTOS

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OFFICE BUILDING

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4TH FLOOR - SUITE A

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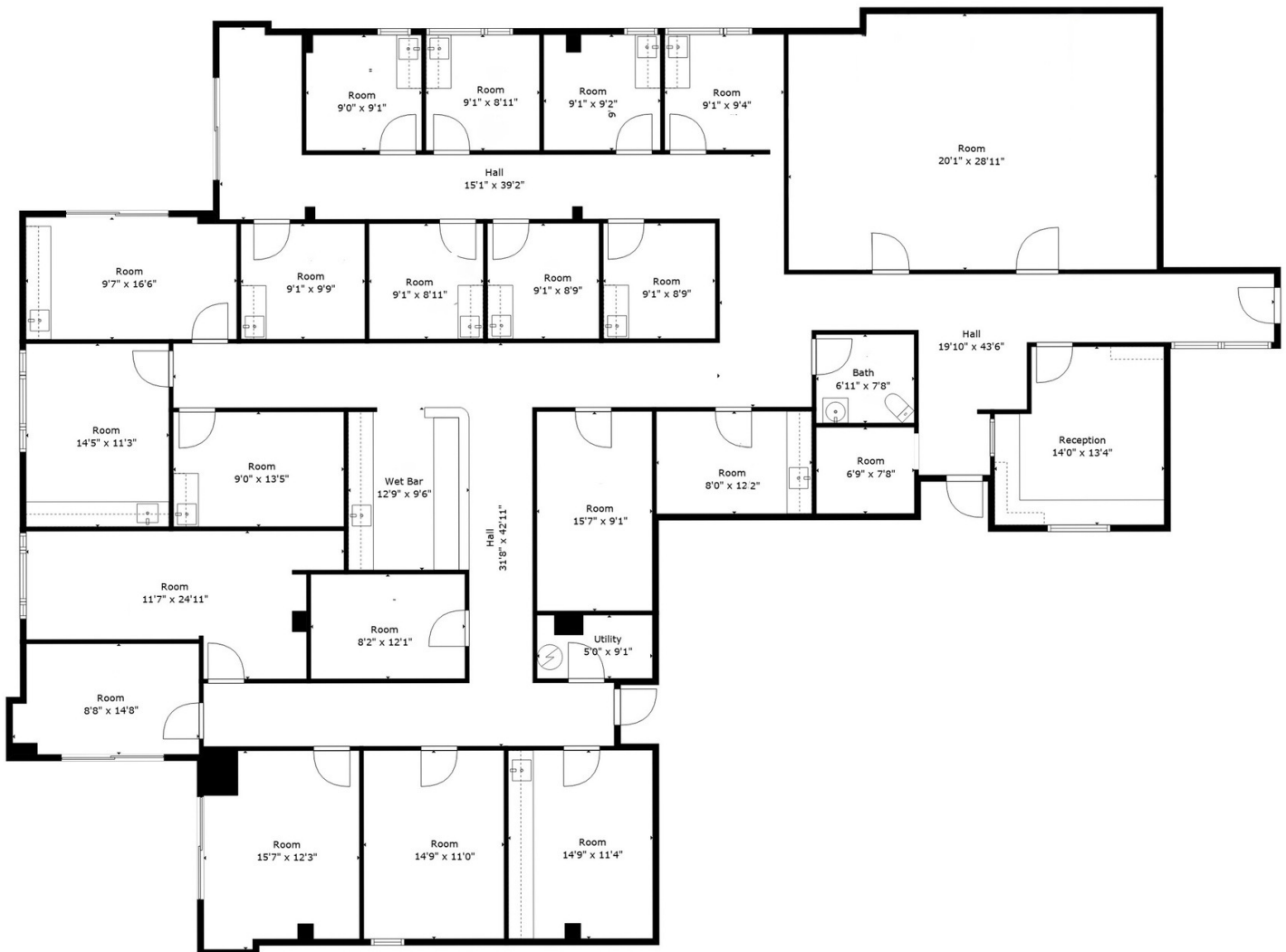
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4HT FLOOR - SUITE B

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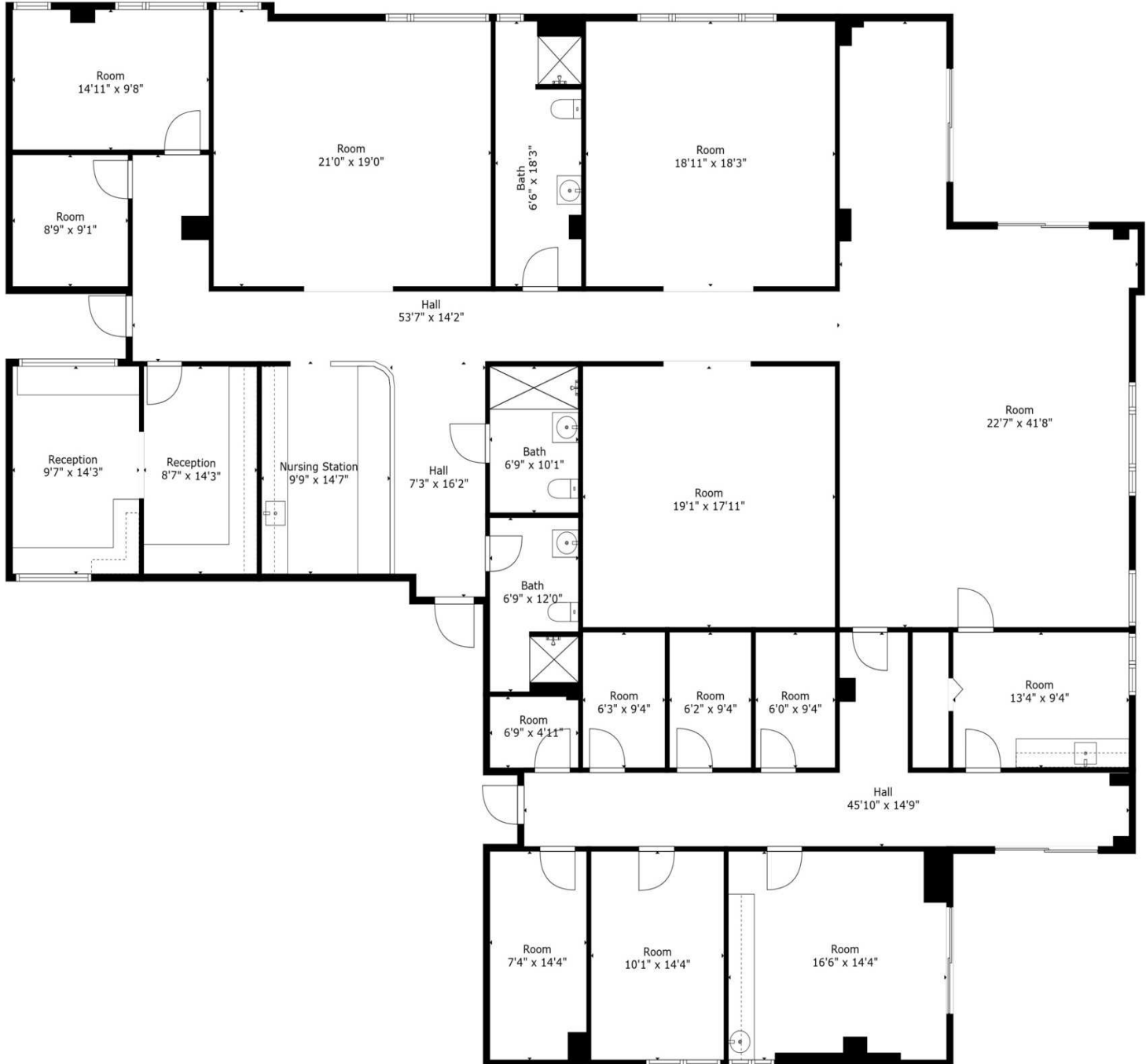
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LOCATION MAP

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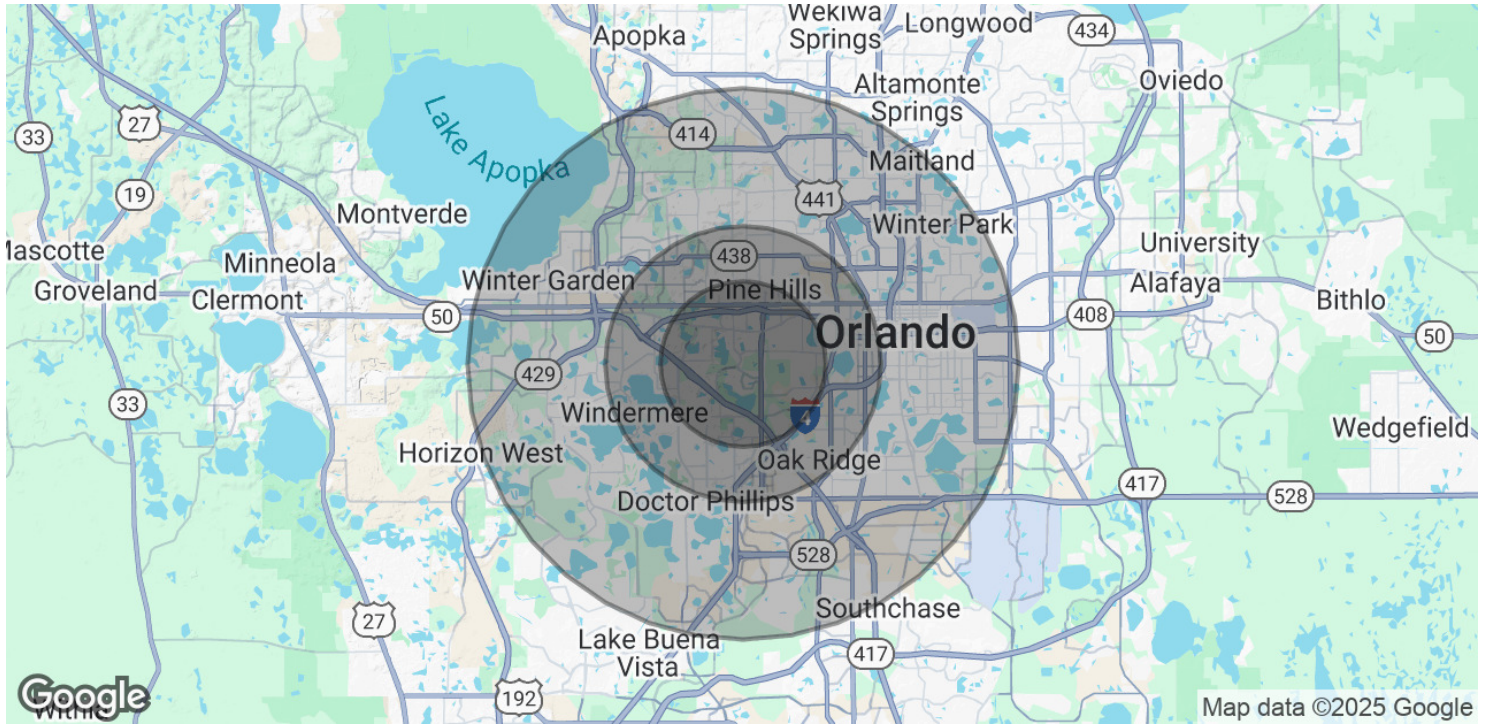
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	118,814	289,979	864,871
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	43,561	103,415	328,283
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$82,531	\$85,162	\$101,559
Average House Value	\$343,805	\$357,390	\$429,139

Demographics data derived from AlphaMap

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