

**FOR LEASE**

# King Health Center

Medical Office for Lease

- 2,191 Sq Ft
- Metro West Orlando

1507 S. Hiawasse Rd, Suite 115,116  
Orlando, FL 32835

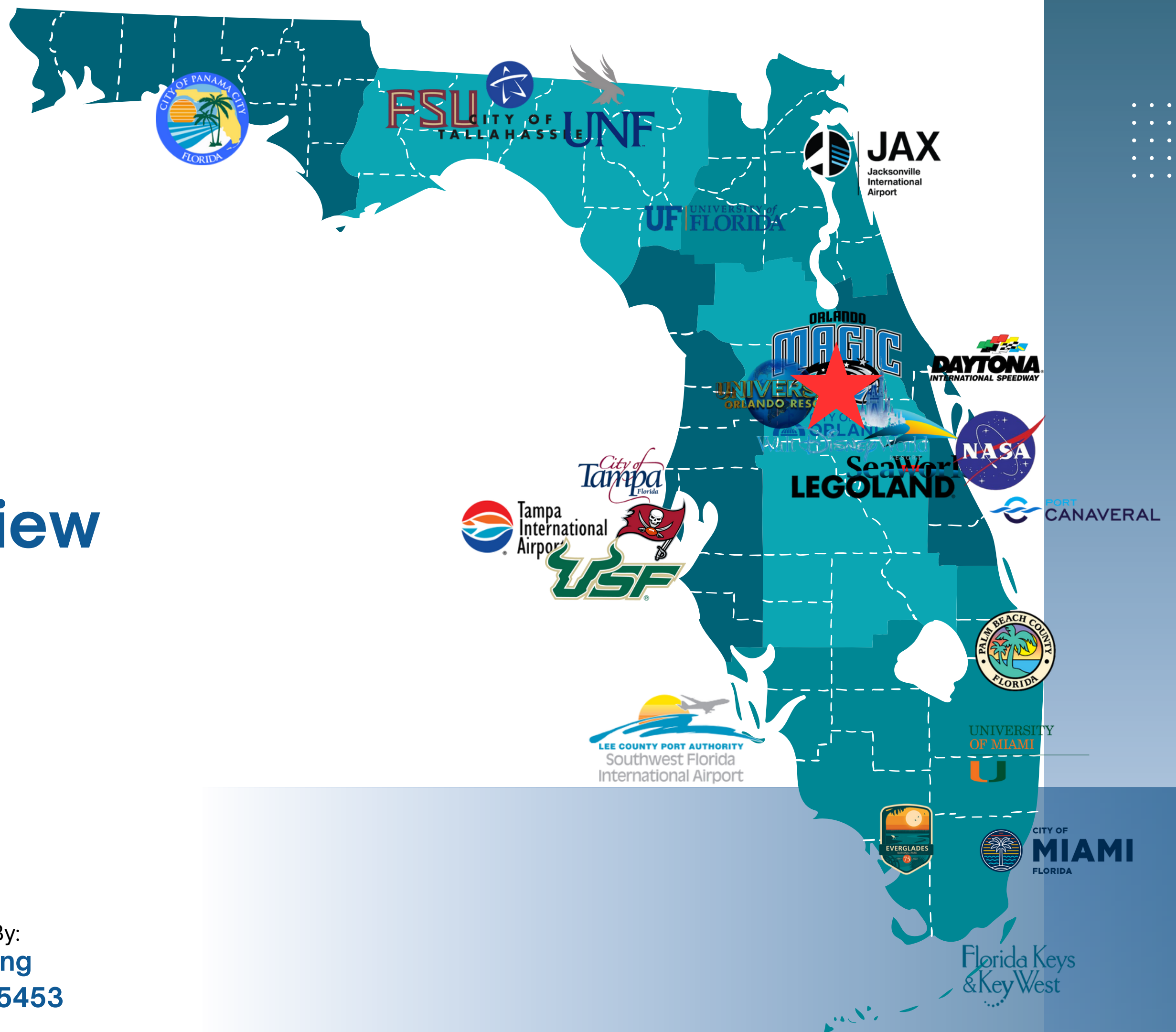
Exclusively  
Presented By:  
**Grace Feng**  
**407 233 5453**



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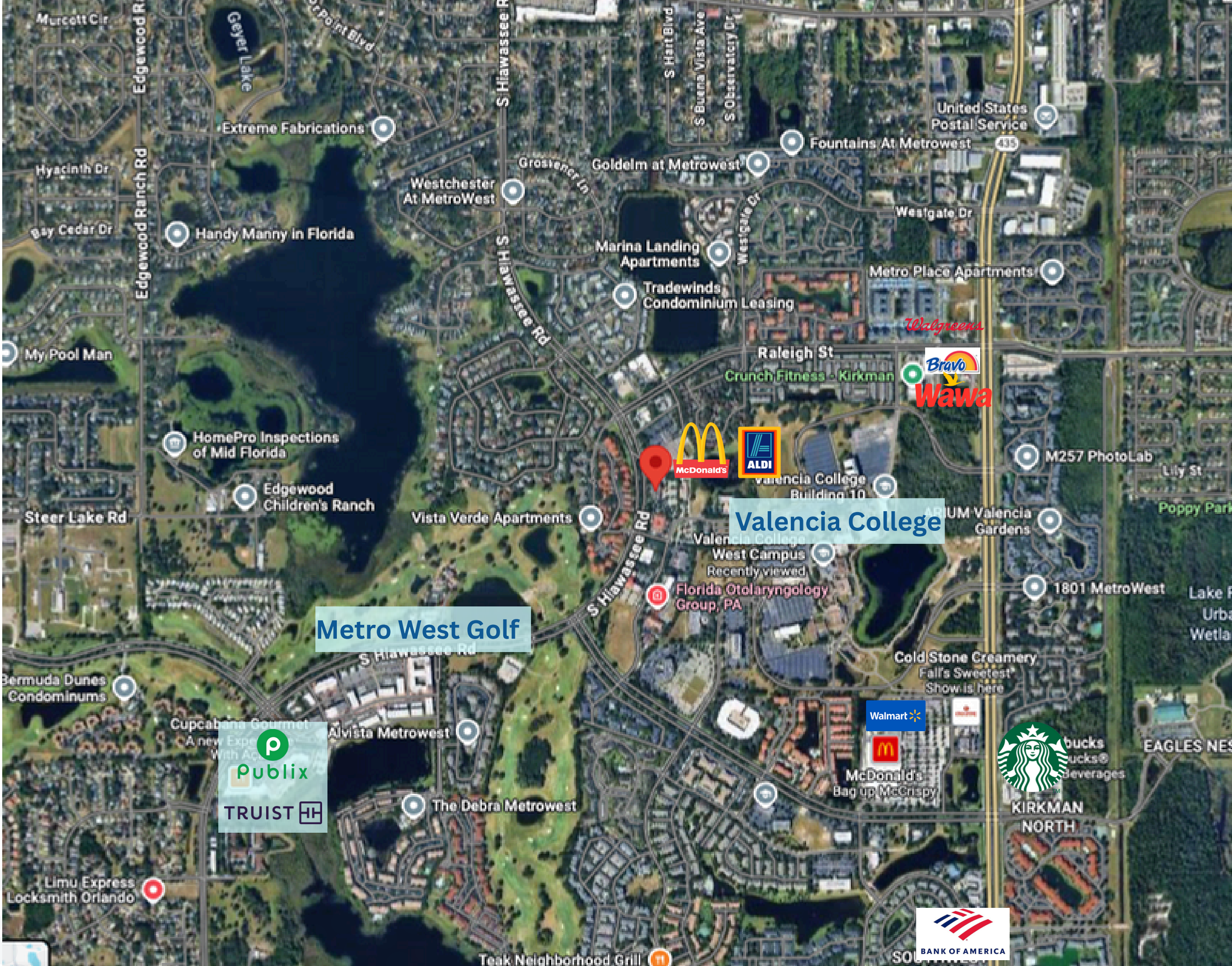


# Florida Overview



# Local Map

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## PROJECT LOCATION

- King's Medical Center is located on S. Hiawassee Rd
- 2 mins to Kirkman Rd
- 5 mins to 408 expressway
- 7 mins to Colonial Dr
- 10 mins to Downtown Orlando
- 15-30 mins to all major theme parks





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## Building Exterior

### Metro West Professional Plaza Condominium

For lease is the King's Health Center, which is part of the Metro West Professional Condominium on the first floor.



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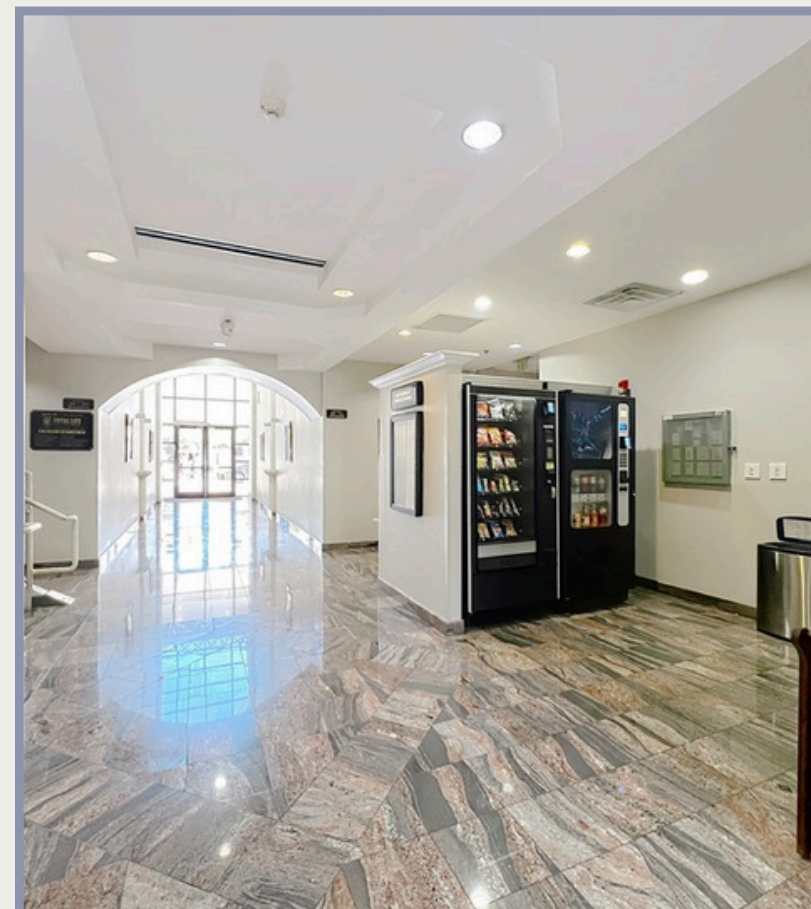
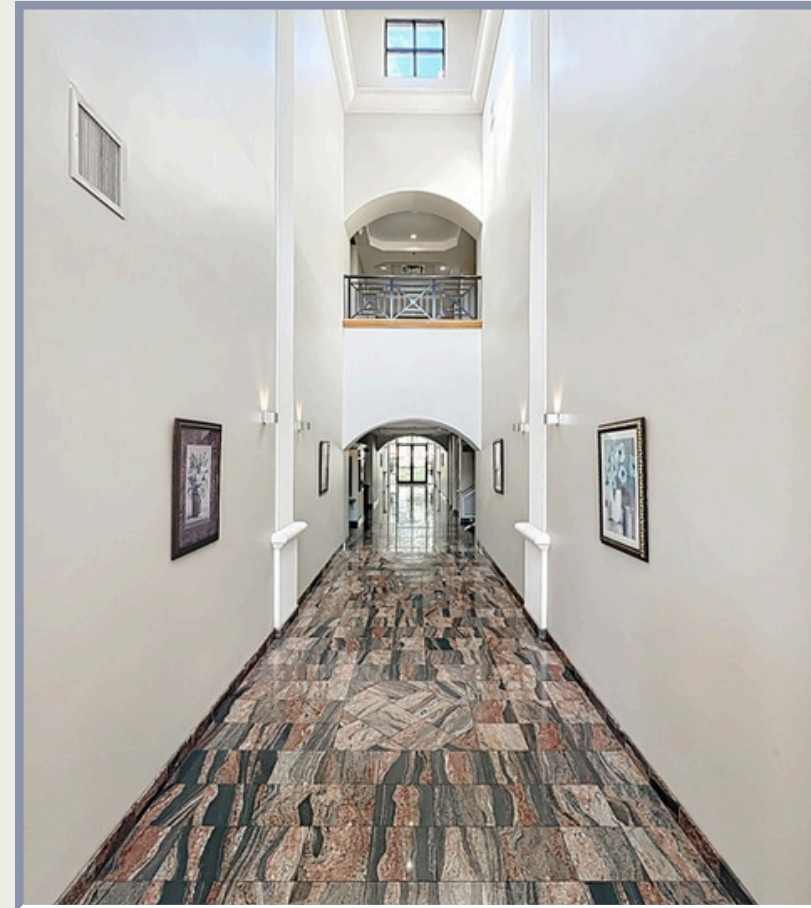


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## Building Interior

### Common Area

- Front entrance hallway
- Mailboxes
- Vending Machines
- Restrooms
- Ample Parking lot



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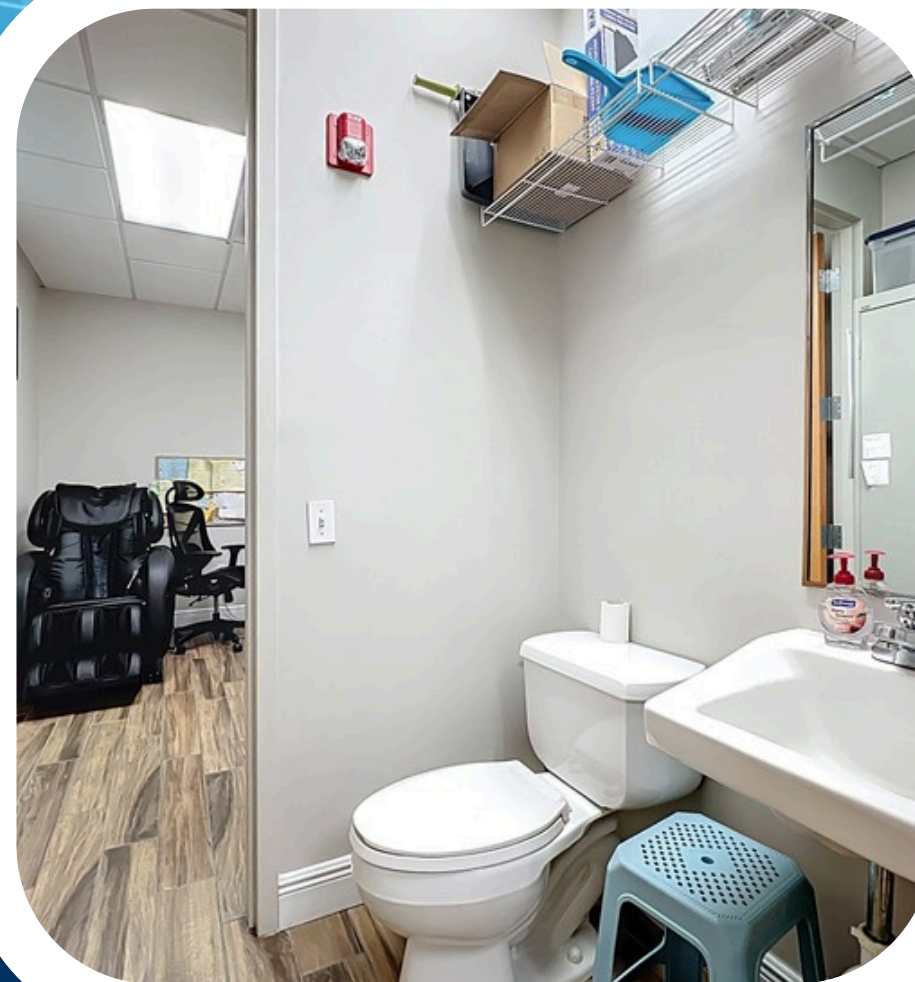
  
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## King's Health Center Interior

- **Premier Medical or Professional Suite:**
  - A spectacular, fully-built-out office space ideally suited for medical practices, therapy groups, or professional services.
- **Turnkey Layout:** Move-in ready configuration featuring:
  - **10** private offices or exam rooms.
  - A spacious **lobby** and reception area to welcome clients.



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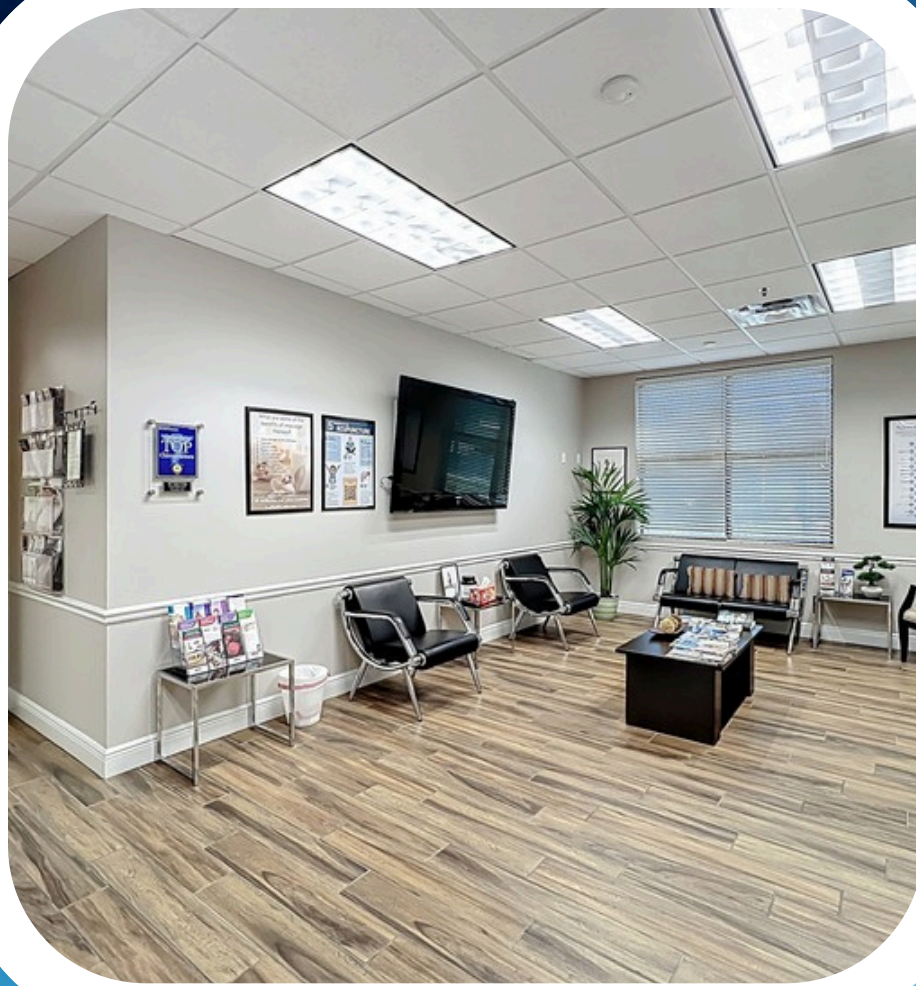
  
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## King's Health Center Interior

- Exceptional Amenities:
  - Includes **3 restrooms** for staff and patient convenience and a **large kitchen** with stylish tile flooring.
- Prime Metrowest Location:
  - Situated on the **first floor** of a beautiful office building in the heart of the desirable **Metrowest neighborhood**.
- Expansive Combined Units:
  - This offering consists of **Units 115 & 116**, currently combined to provide a generous **2,191** total square feet.



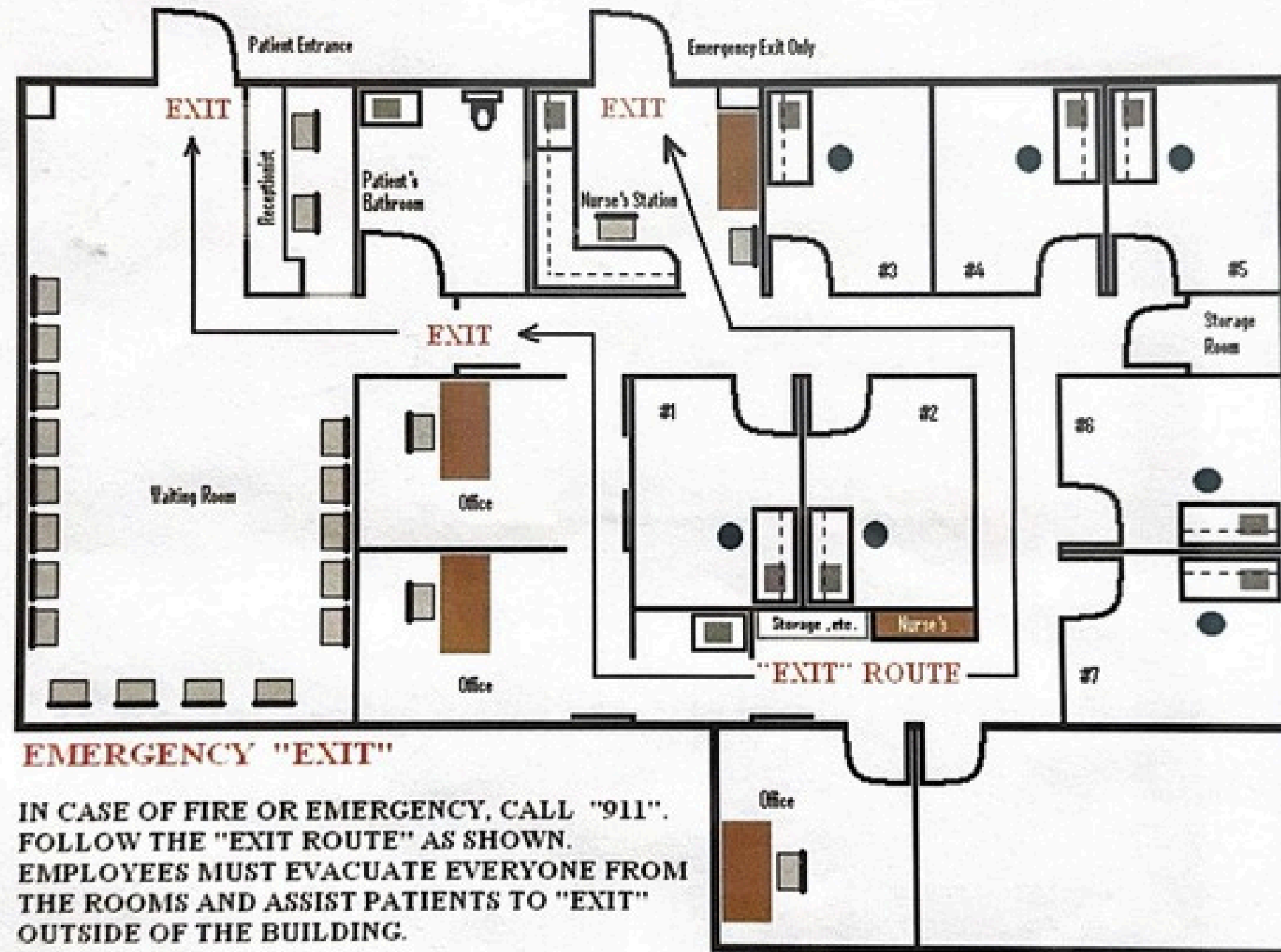
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## Floor Plan



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## Summary

- **2,191** Sq Ft office space for lease
- 10 exam rooms, 3 restrooms, lobby, waiting area, and kitchen
- Built out as a **medical office**, ideal for medical/dental/therapy office, but can be a professional office.
- Located in the heart of Metro West Orlando
- Great Visibility from S. Hiawasse Rd
- Traffic count **28,500**
- Asking **\$6,135** gross monthly rent.

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