

EXECUTIVE SUMMARY

OVIEDO, FL 32765

1300 City View Ctr



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,868 SF
Available SF:	2,929 SF
Lot Size:	7,039 SF
Year Built:	2025
Zoning:	PUD

PROPERTY OVERVIEW

Discover an exceptional opportunity to lease a move-in ready, 2,929 SF medical office in the heart of Oviedo's bustling professional corridor. Thoughtfully designed for efficiency, comfort, and privacy, this fully built-out medical suite is ideal for physicians, specialists, or group practices ready to open with minimal setup.

PROPERTY HIGHLIGHTS

- 2,929 SF of turnkey medical space
- 15 exam rooms
- Large, inviting waiting area for patients
- Check-in and check-out reception stations for smooth flow
- Private doctor's office and administrative work areas
- Dedicated break room for staff
- Rear exit for staff and physicians for added convenience and privacy
- Ample storage throughout
- Abundant on-site parking in a well-maintained professional complex

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

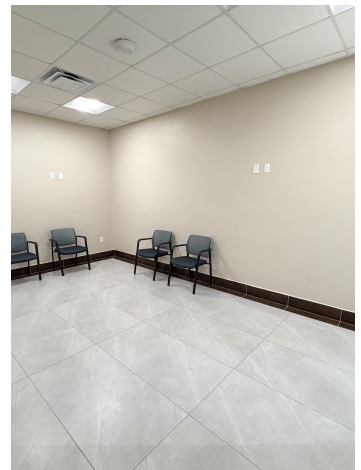
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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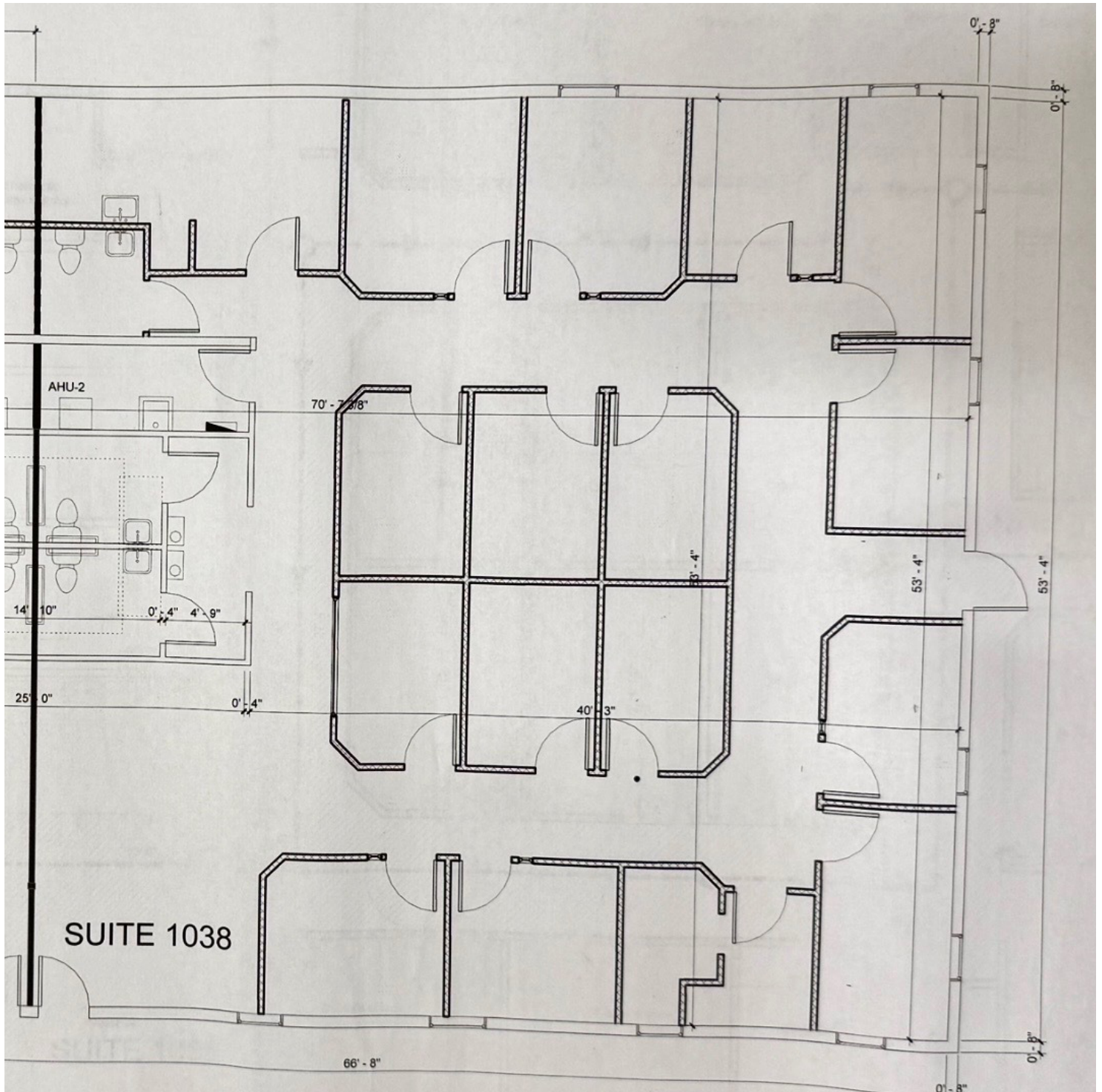
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LOCATION MAP

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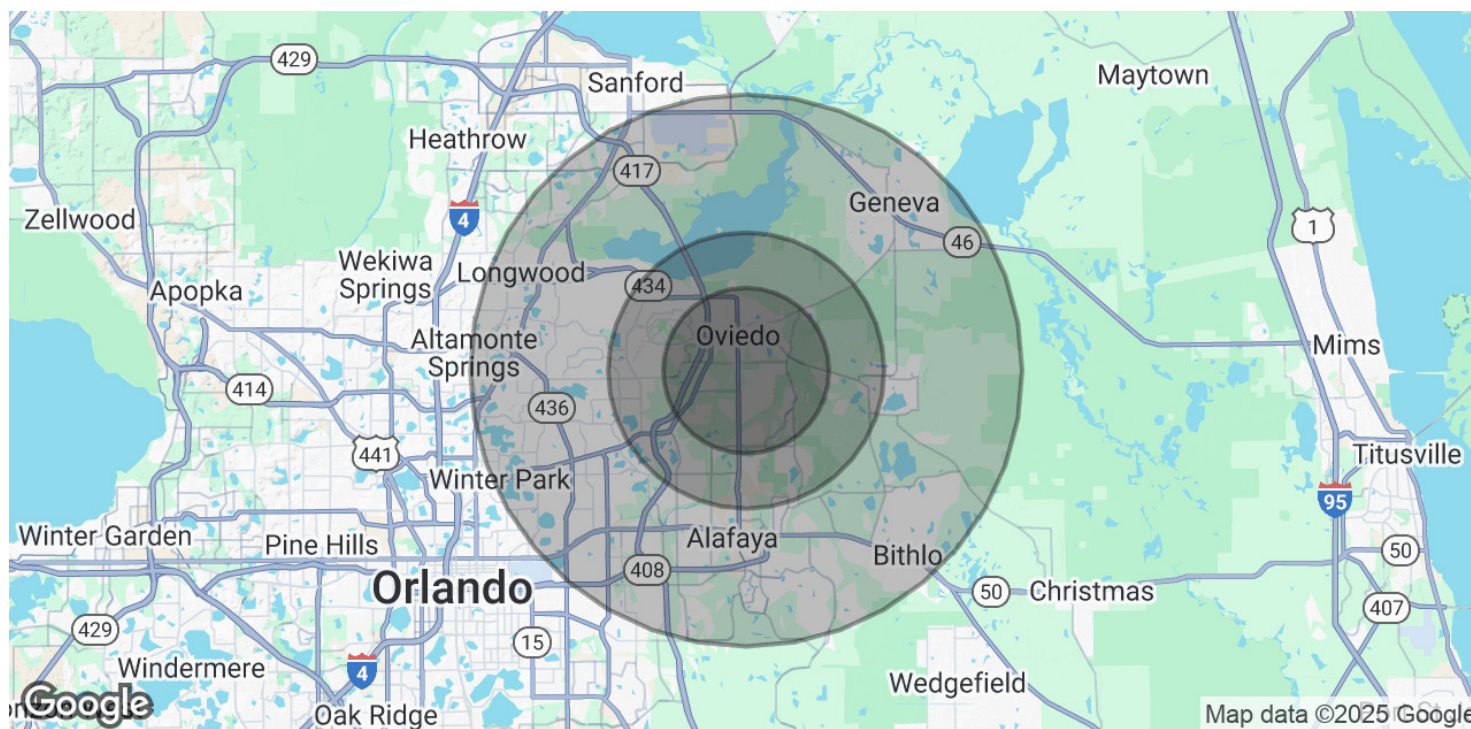
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	69,263	148,579	546,633
Average Age	38	37	39
Average Age (Male)	37	36	38
Average Age (Female)	39	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,714	48,998	202,677
# of Persons per HH	2.9	3	2.7
Average HH Income	\$121,740	\$121,219	\$107,407
Average House Value	\$476,431	\$451,293	\$421,997

Demographics data derived from AlphaMap

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