

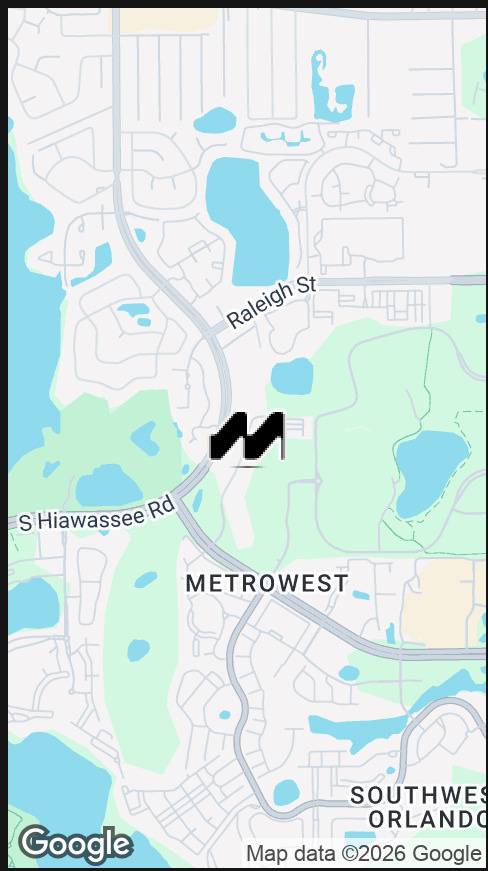


# 1743 Park Center Dr

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 - 5,783 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 - 5,783 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 401 - 2,565 SF +/- Includes 8 exam rooms, 1 procedure room with a sink, break room, nurses station, storage, reception, and check-in/check-out.

Suite 403 - 2,000-5,783 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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## For Lease



SUITE 401

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SUITE 401

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LEASED



AVAILABLE



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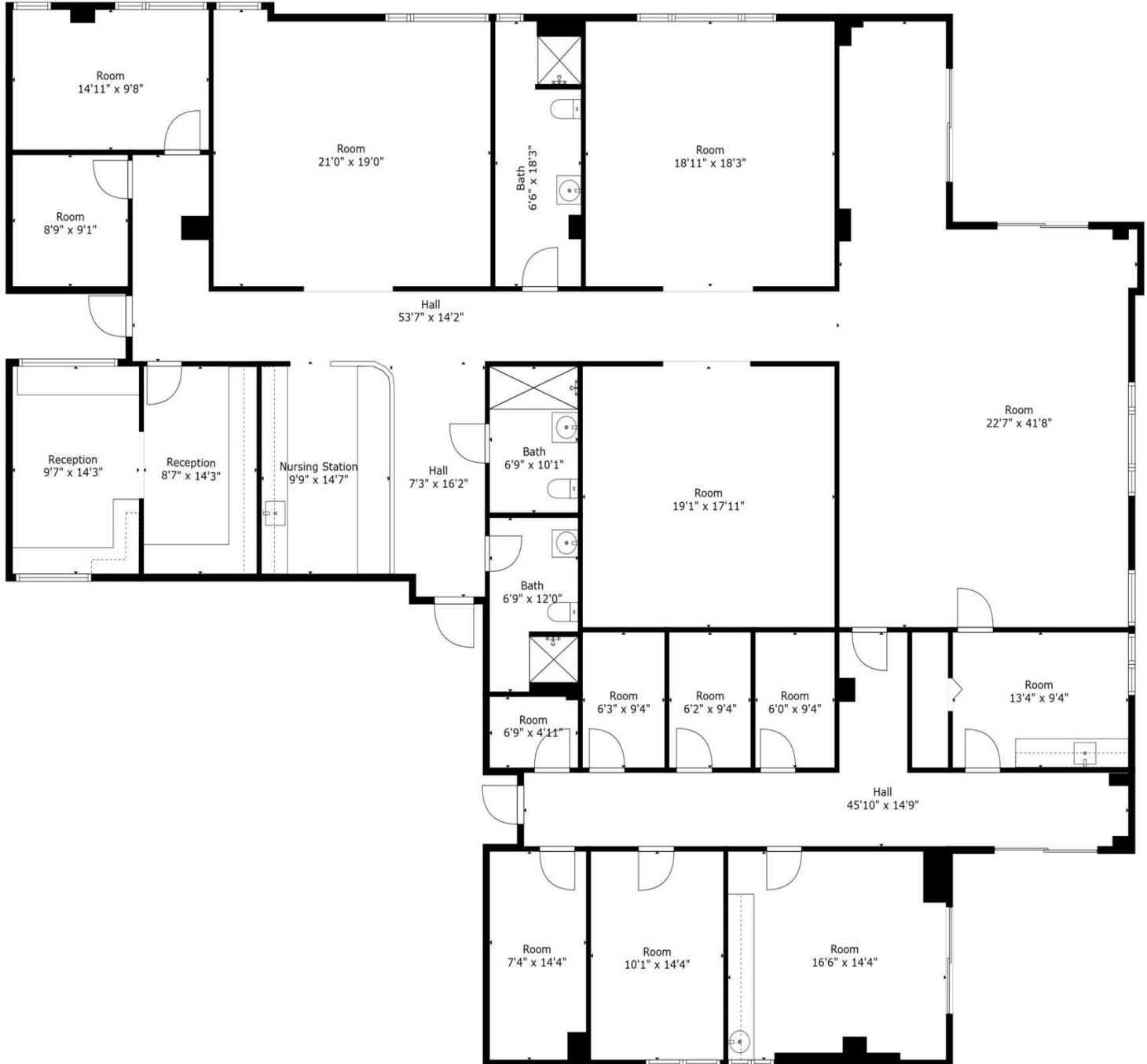
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SUITE 403

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## LOCATION MAP

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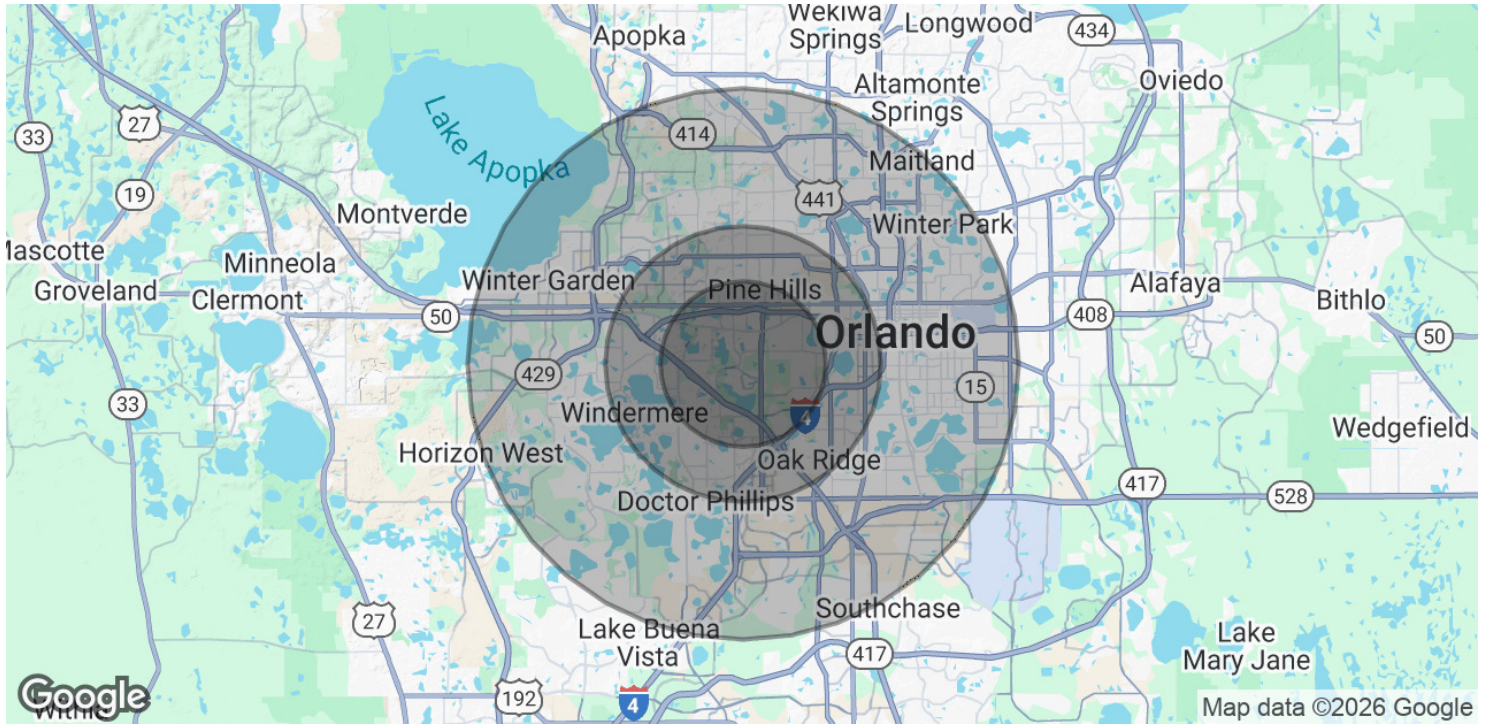
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## DEMOGRAPHICS MAP & REPORT

ORLANDO, FL 32835

# 1743 Park Center Dr



### 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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