



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 | MILLENIAPARTNERS.COM

PRESENTED BY

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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 Hiawassee 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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LEASED



AVAILABLE



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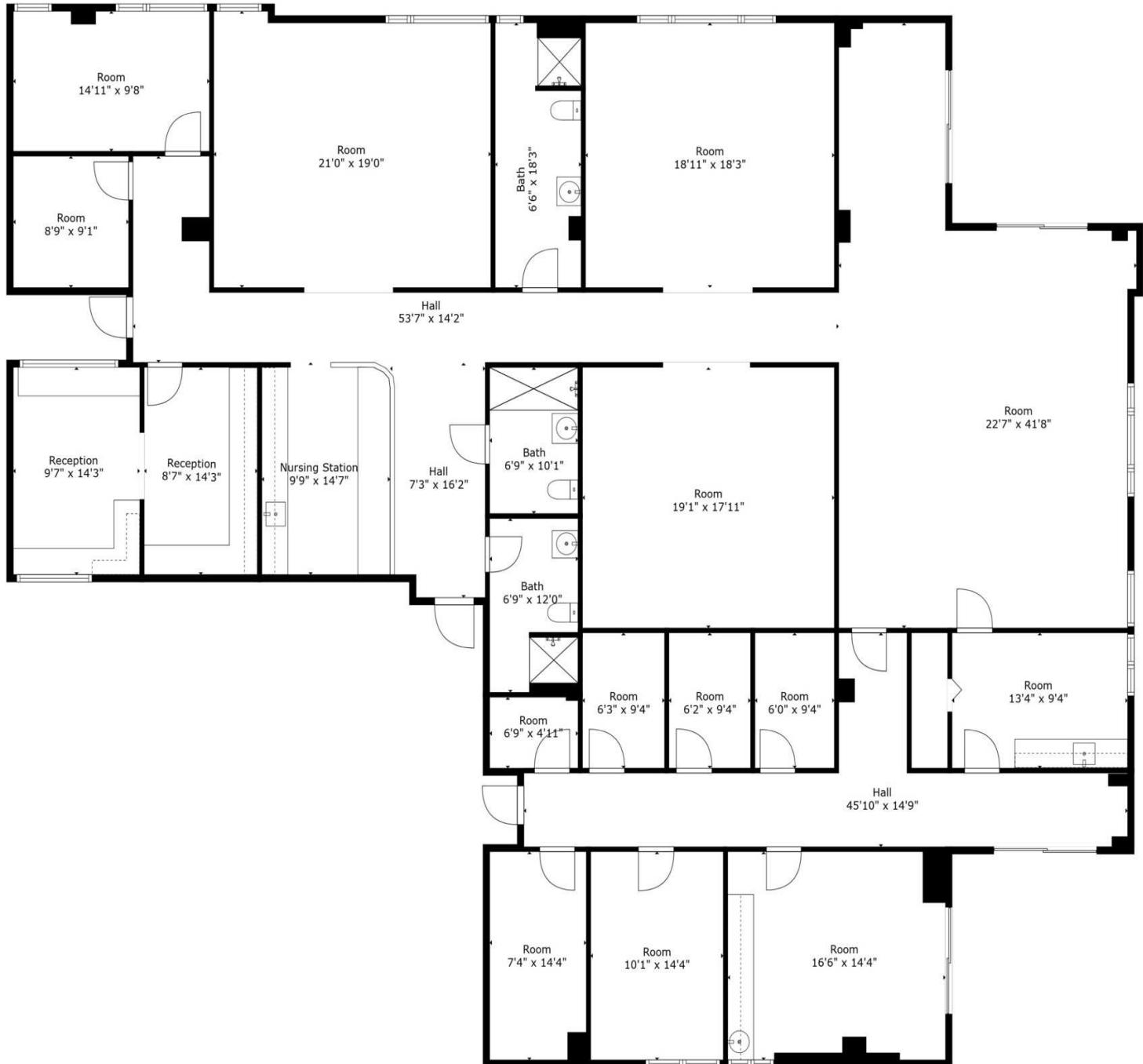
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SUITE 403

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LOCATION MAP

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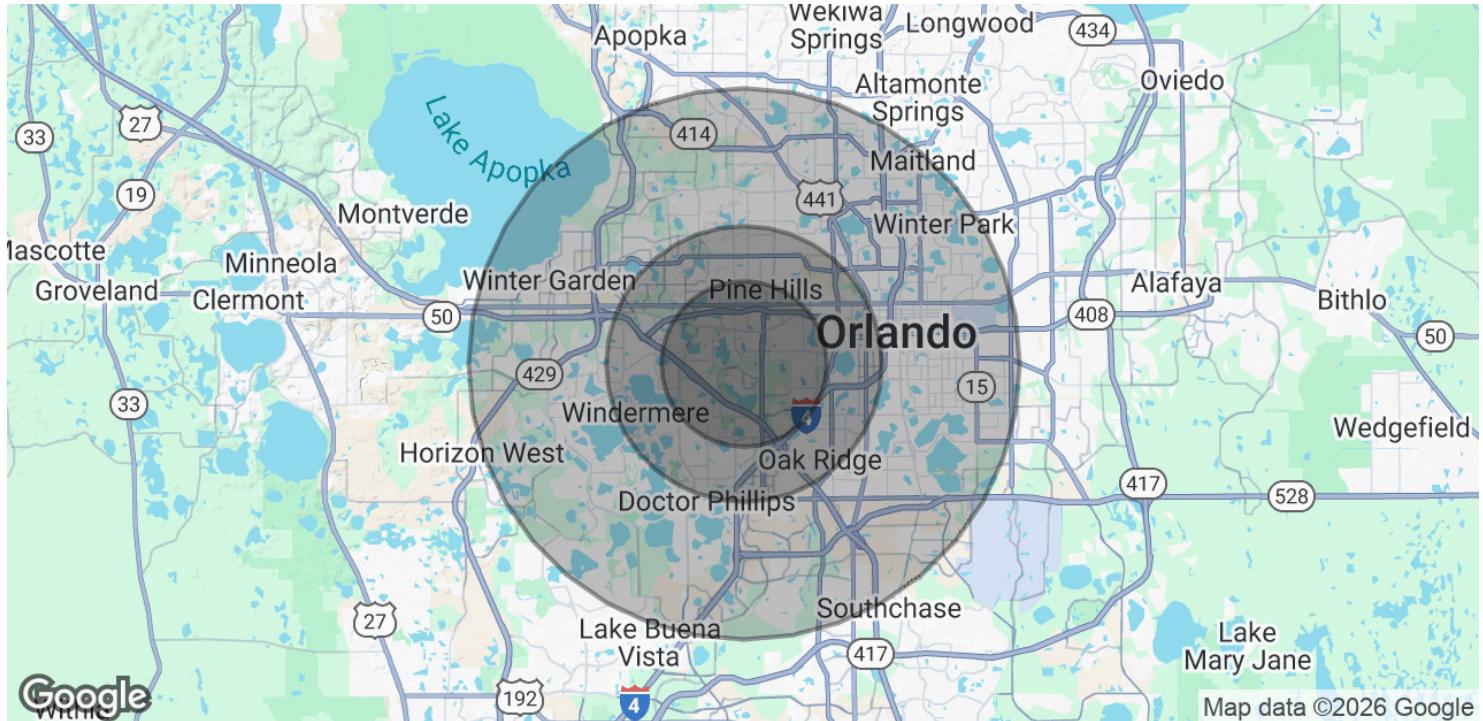
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DEMOGRAPHICS MAP & REPORT

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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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