



OFFICE/MEDICAL CONDO SUBLEASE

6900 Turkey Lake Road, Orlando, FL 32819

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For Lease: \$32.00 / RSF, Full Service

Suite 2-1: ± 2,831 RSF

(RSF includes an additional 15% core factor)

8 / 1,000 Parking Ratio



**DAYTIME POPULATION
(WITHIN 15 MINS)**
276,762

Suite 2-1 is a second-floor 2,831 SF office condo featuring 13 private offices, phone booth-style private work areas, open collaborative space, break area, and private balcony overlooking Universal's Volcano Bay

Tasteful finishes, commercial-grade flooring, and functional layout ideal for professional users. Ideally situated for a variety of administrative, professional, or medical uses

Excellent Dr. Phillips location with premier access to one of Orlando's most dynamic business and entertainment corridors

Just minutes from I-4, Sand Lake Road, International Drive, the Convention Center, and Restaurant Row

Surrounded by world-class dining, major attractions, and executive housing, the property offers unparalleled convenience for professionals seeking a prestigious and easily accessible address



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



5 MINS
(1 Mile)

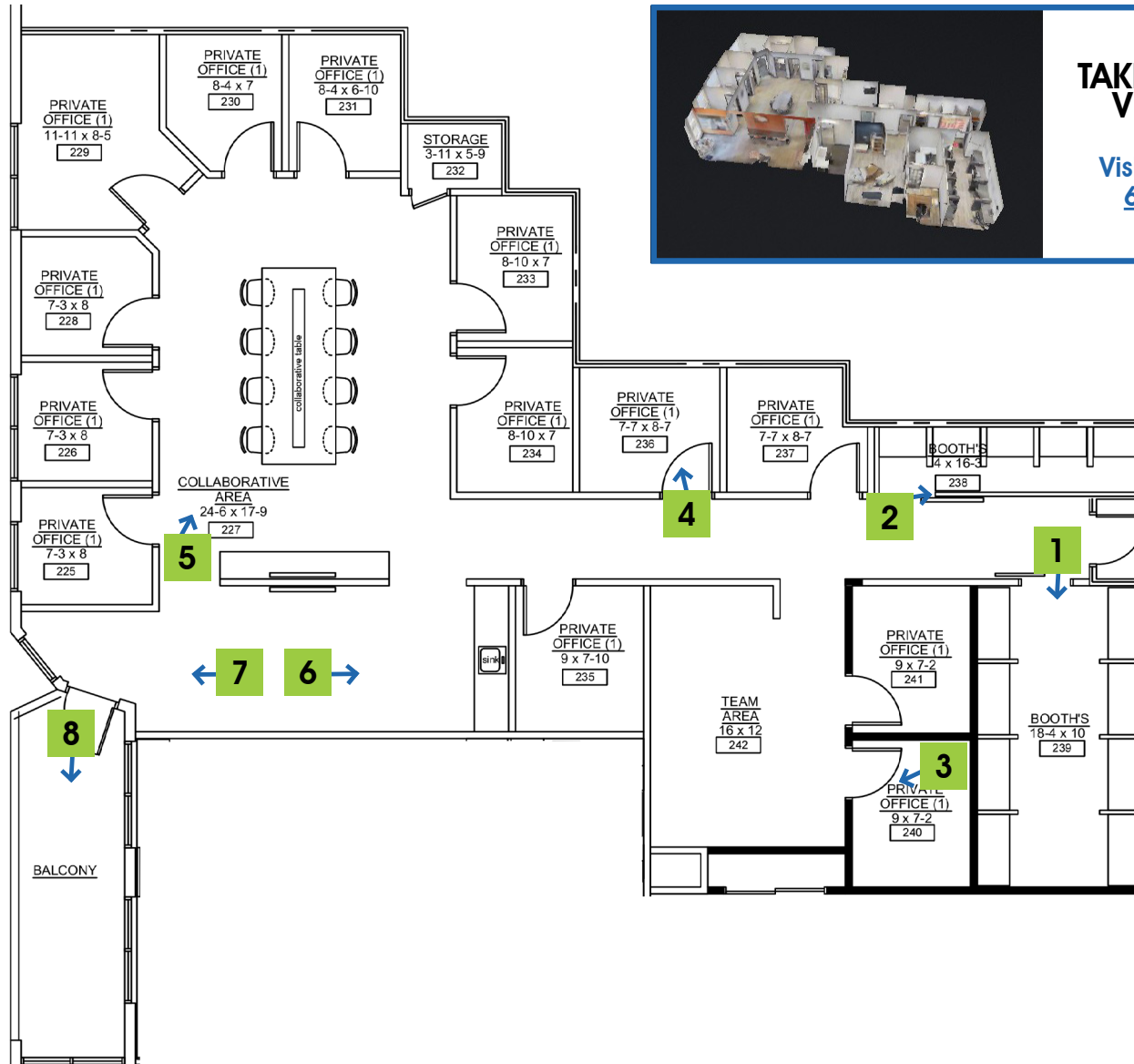


6 MINS
(3.8 Miles)



16 MINS
(10.7 Miles)

SUITE 2-1: ± 2,831 RSF



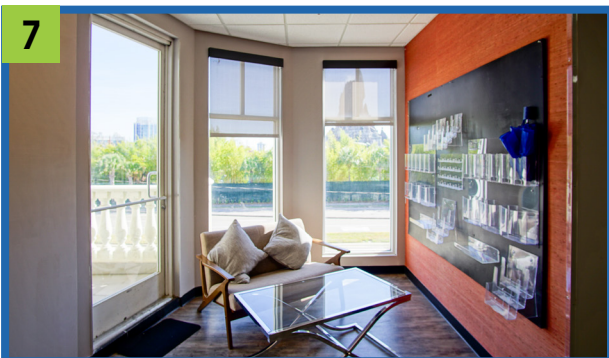
TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: https://fcpq.com/6900_Turkey_Lake/

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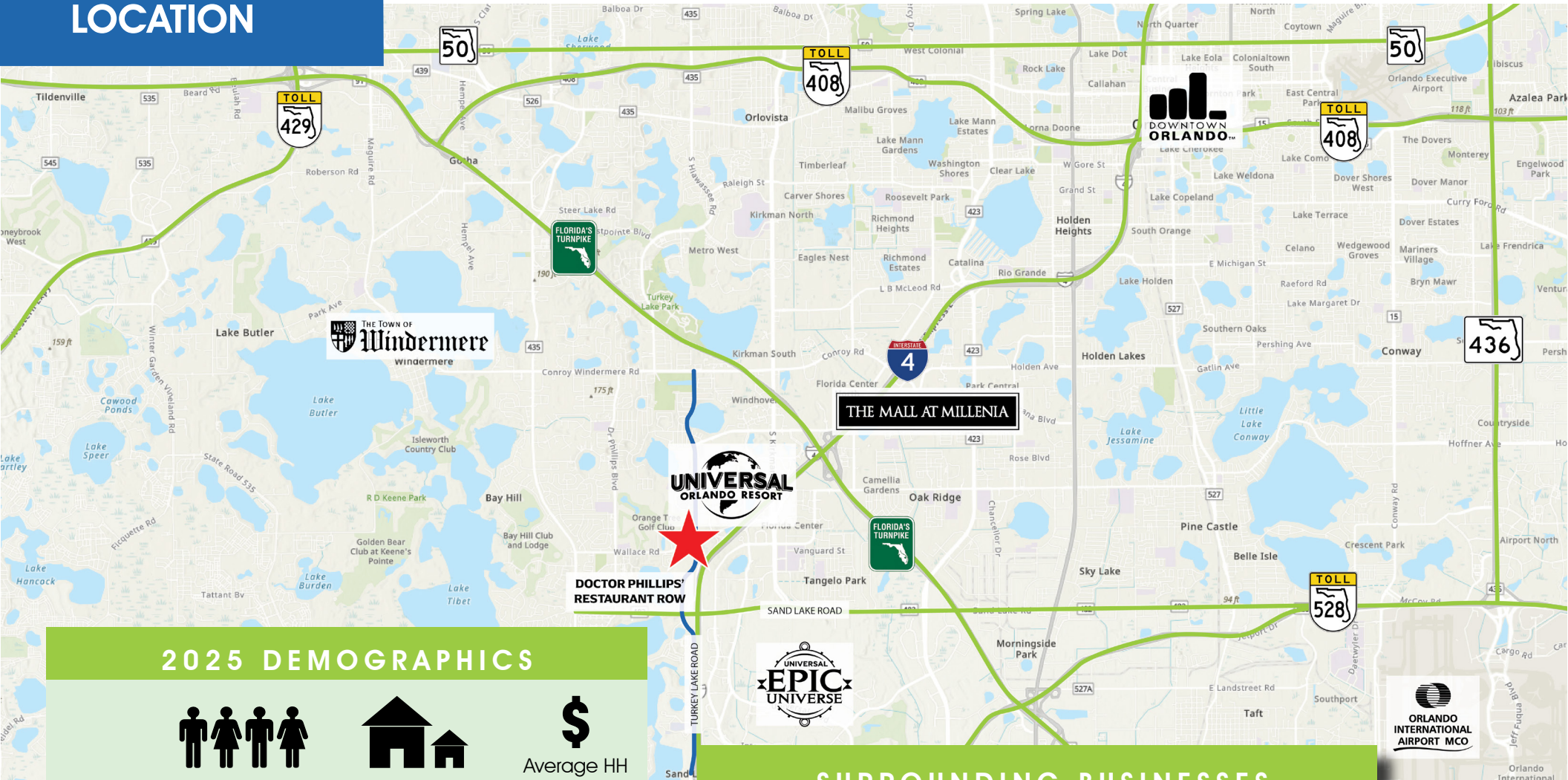
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LOCATION



2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

Distance	Total Population	Total Households	Average HH Income
5 Mins	8,180	3,566	\$150,861
10 Mins	47,151	18,502	\$153,727
15 Mins	185,868	71,292	\$112,921

SURROUNDING BUSINESSES

Year	5 Mins	10 Mins	15 Mins
2025 Retail Businesses	253	985	2,866
2025 Food & Drink Businesses	128	456	1,108

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THE NEIGHBORHOOD



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