

# MEDICAL / PROFESSIONAL OFFICE FOR SALE / LEASE

SOUTHWEST ORLANDO AREA

SALE PRICE \$ 250,000  
LEASE \$ 18.75 NNN + CAM  
1,104 SF

8751 COMMODITY CIR # 10, ORLANDO, FL 32819



SPACE FOR SALE / LEASE

## PROPERTY HIGHLIGHTS

**Available date:** This unit will be available upon lease or sale purchase.

**Uses:** Office, Medical Office, or Professional Services

**Location:** Head southwest on FL-528 W/FL-528 Toll W. Take exit 3 for County Rd 423/John Young Pkwy. Keep right at the fork and merge onto County Rd 423 N/S John Young Pkwy. Use the 2nd from the left lane to turn left onto Commodity Cir. Turn right at the 1st cross street to stay on Commodity Cir. Turn right. Destination will be on the left.

**Sale Price:** \$250,000

**Lease Rate:** \$18.75 NNN + CAM **Terms:** Min 2-5 yrs

**Summary:** Professional Medical Office Condo in South West Orlando. We have 2 units that are currently combined for Medical Office use. They can be sold together or sold individually. Completely built out with a Reception Waiting Room area, several offices, Exam rooms, restrooms, shower, and kitchen. Suitable for any medical/professional business. Its currently occupied, the occupant will move prior to close.



8865 Commodity Cir. #12  
Orlando, FL 32819  
www.CFLRG.com

**Yvette Iturrino**  
Real Estate Broker  
O:(407) 392-2201  
M:(407) 731-5552  
yvette@cflrg.com

**Jesette Iturrino**  
Sales Associate  
O:(407) 392-2201  
M:(407) 706-4999  
jesette@cflrg.com



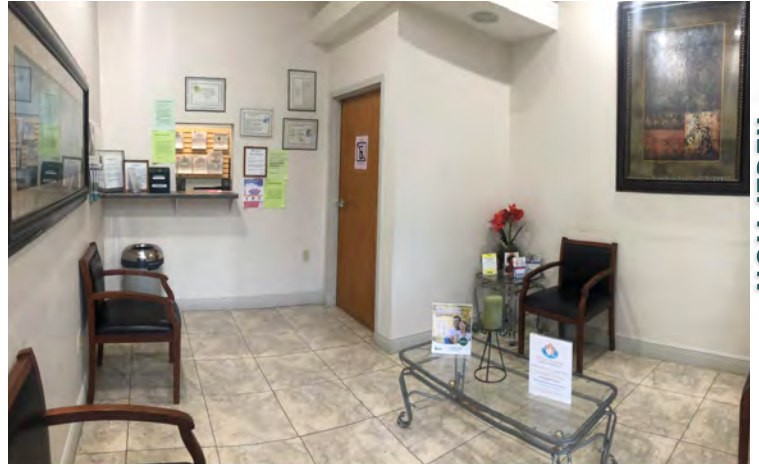
# PROFESSIONAL/FLEX OFFICE SPACE FOR LEASE

## PROPERTY PHOTOS

FRONT ENTRANCE



RECEPTION



CHECKOUT



HALLWAY TO EXAM ROOMS



RESTROOM



RESTROOM



8865 Commodity Cir. #12  
Orlando, FL 32819  
www.CFLRG.com

**Yvette Iturrino**  
Real Estate Broker  
O:(407) 392-2201  
M:(407) 731-5552  
yvette@cflrg.com

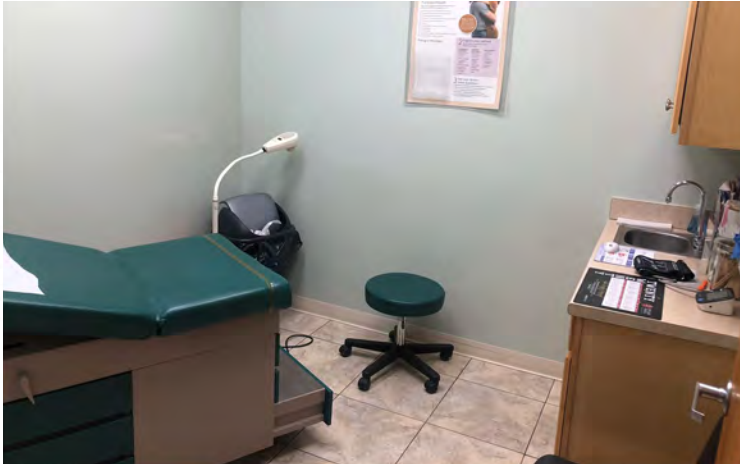
**Jesette Iturrino**  
Sales Associate  
O:(407) 392-2201  
M:(407) 706-4999  
jesette@cflrg.com



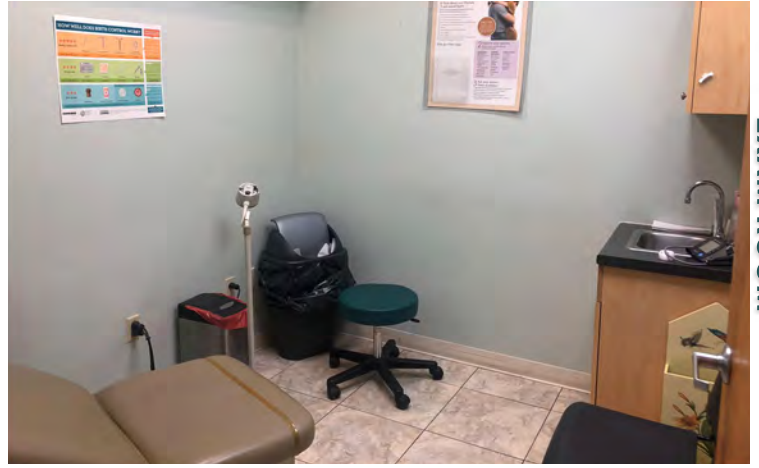
# PROFESSIONAL/FLEX OFFICE SPACE FOR LEASE

## PROPERTY PHOTOS

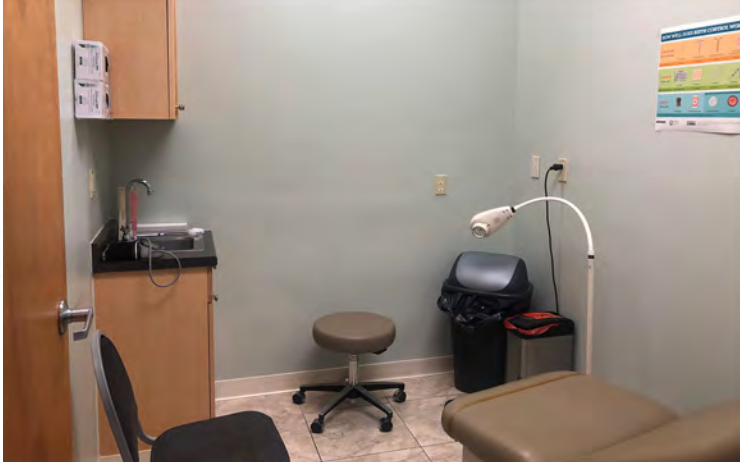
EXAM ROOM



EXAM ROOM



KITCHEN



EXAM ROOM



EXAM ROOM



EXAM ROOM



8865 Commodity Cir. #12  
Orlando, FL 32819  
www.CFLRG.com

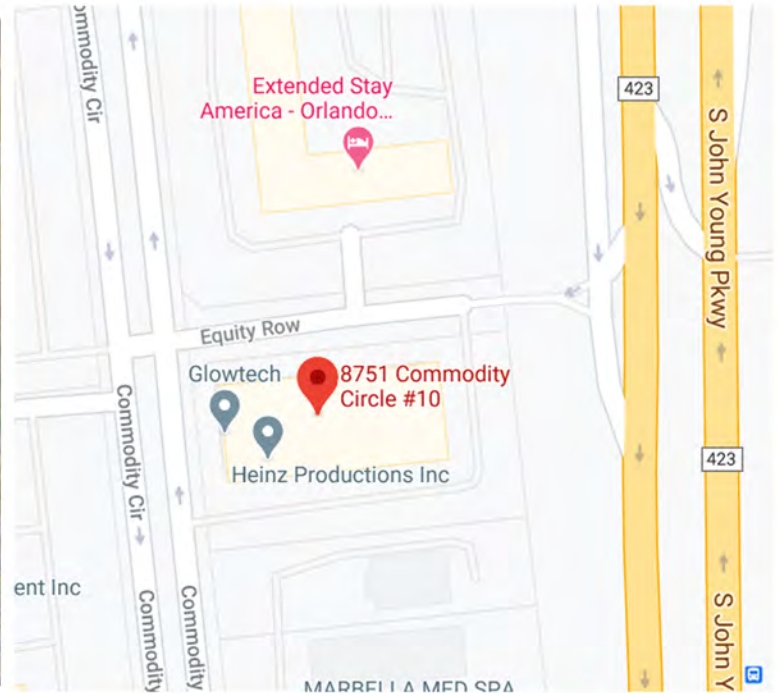
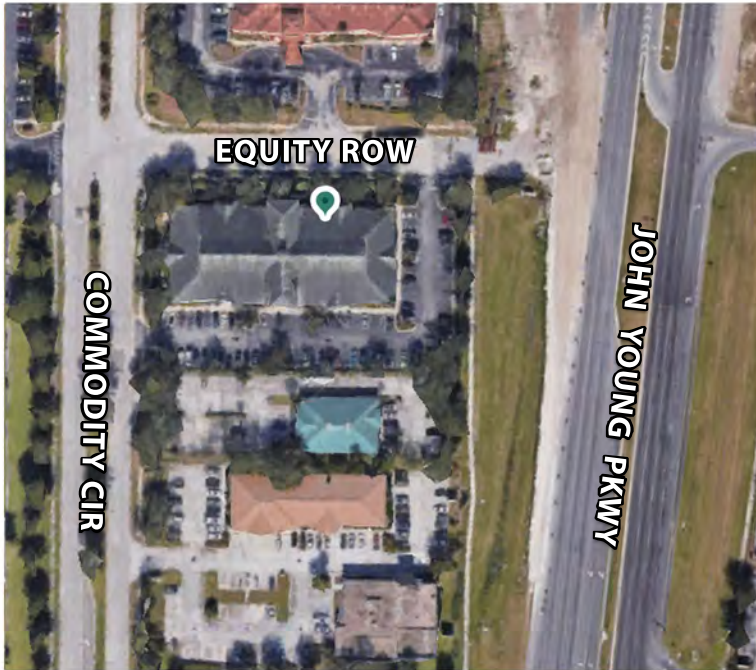
**Yvette Iturrino**  
Real Estate Broker  
O:(407) 392-2201  
M:(407) 731-5552  
yvette@cflrg.com

**Jesette Iturrino**  
Sales Associate  
O:(407) 392-2201  
M:(407) 706-4999  
jesette@cflrg.com



# PROFESSIONAL/FLEX OFFICE SPACE FOR LEASE

## AERIAL VIEW & STREET MAP



8865 Commodity Cir. #12  
Orlando, FL 32819  
www.CFLRG.com

**Yvette Iturrino**  
Real Estate Broker  
O:(407) 392-2201  
M:(407) 731-5552  
yvette@cflrg.com

**Jesette Iturrino**  
Sales Associate  
O:(407) 392-2201  
M:(407) 706-4999  
jesette@cflrg.com