

MEDICAL OFFICE FOR LEASE

13838 TILDEN ROAD

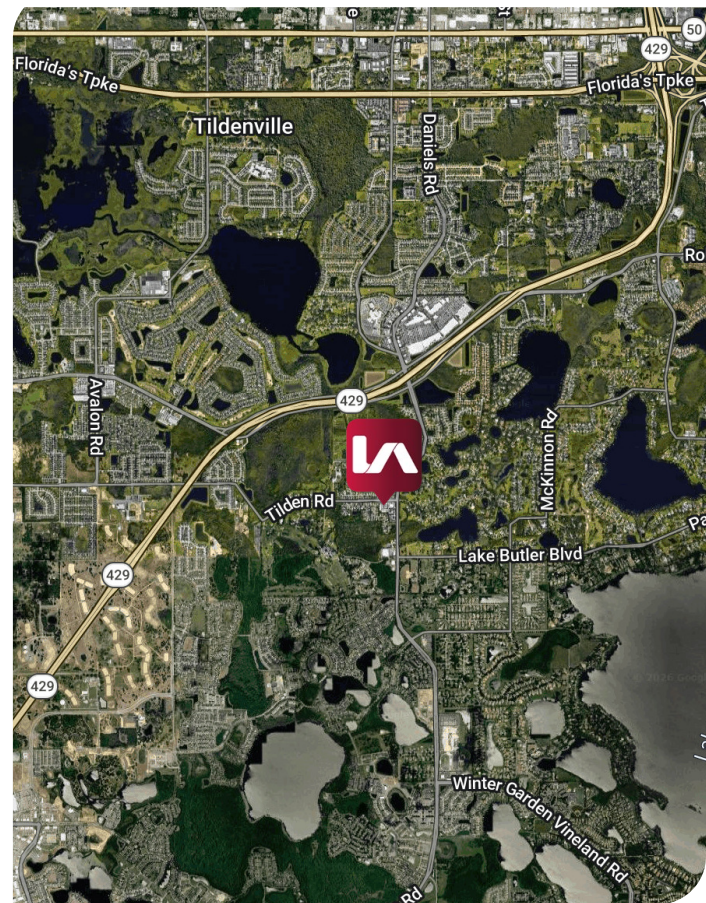
WINTER GARDEN, FL 34787



PROPERTY OVERVIEW

AVAILABLE:	6,000 SF
PARKING RATIO:	6/1,000
	Direct Parking Access
SIGNAGE:	Fascia & Monument Available
AVAILABLE:	September 1, 2027
ASKING RATE:	\$38.00/SF NNN
CAM:	\$7.50/SF

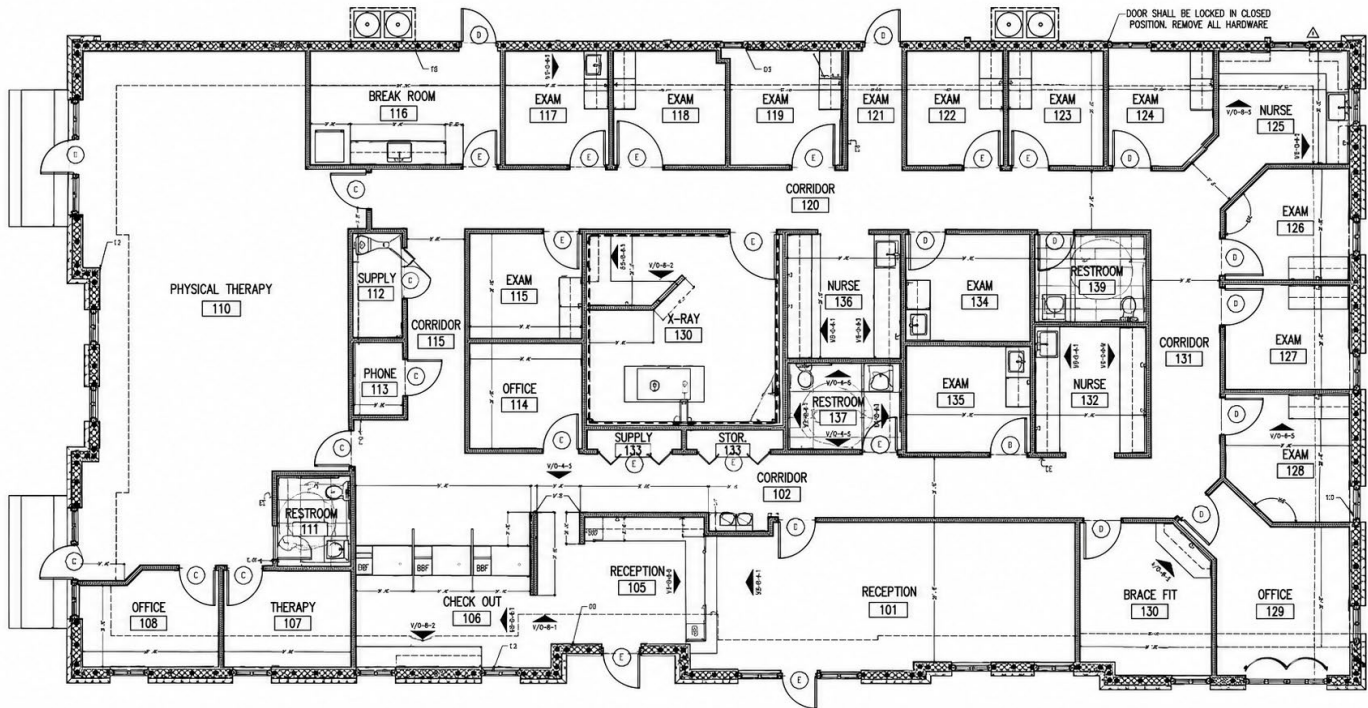
Single Tenant, free standing medical facility located within the Windward Cay Office Park, a mixed-use development for medical, office, retail, pharmacy and restaurant uses. Located at the southwest corner of Tilden Rd and Winter Garden Vineland Rd (SR 535), this medical office offers high visibility with building fascia and monument signage, a lighted intersection for ease of ingress/egress and sits on a well-traveled corridor with high barriers to entry and surrounded by dense residential communities. Currently occupied by Orlando Orthopedic who will vacate 3rd qtr. 2027



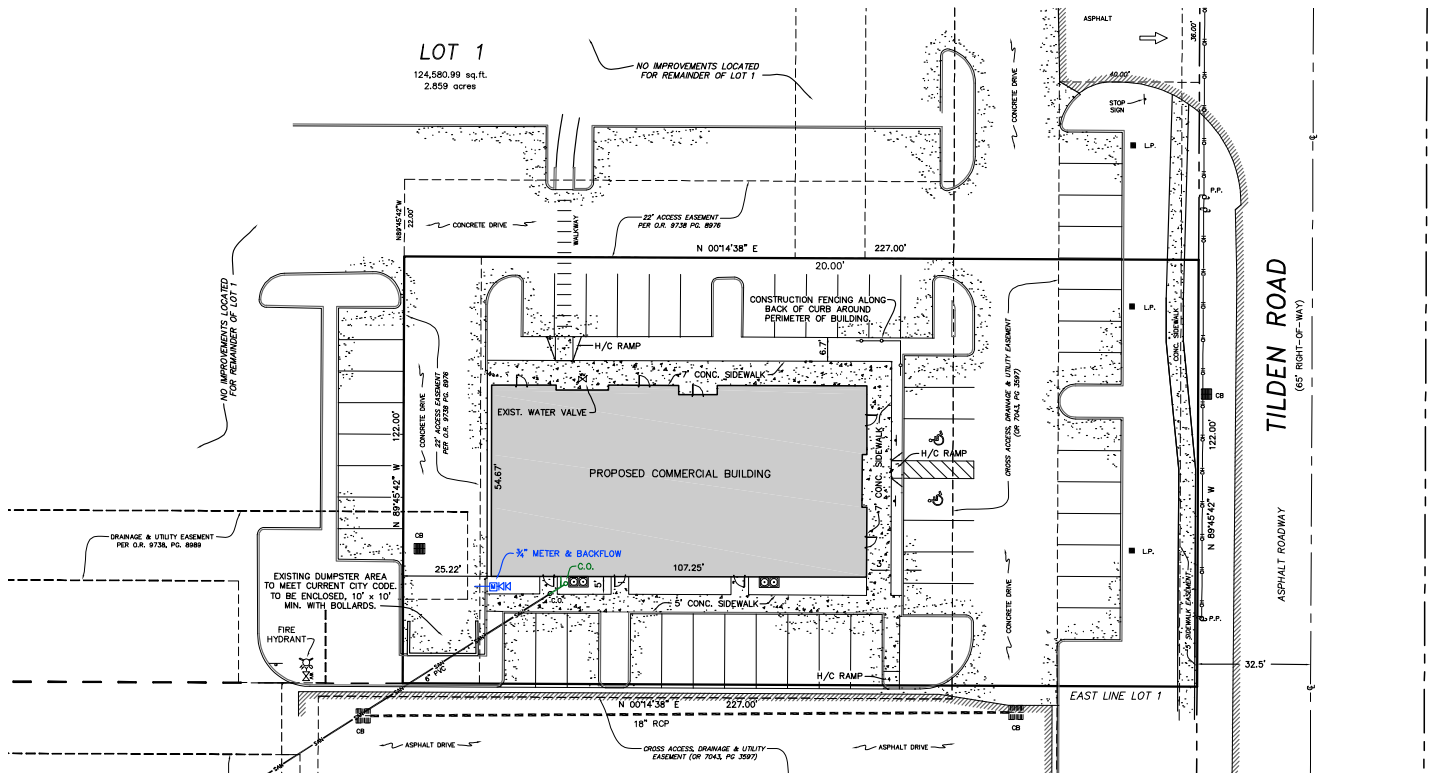
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AS-BUILT PLAN



SITE PLAN



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