



OFFICE/MEDICAL CONDO SUBLEASE

6900 Turkey Lake Road, Orlando, FL 32819

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Vice President of Brokerage Services

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For Lease: \$28.00 / 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)
305,404

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)

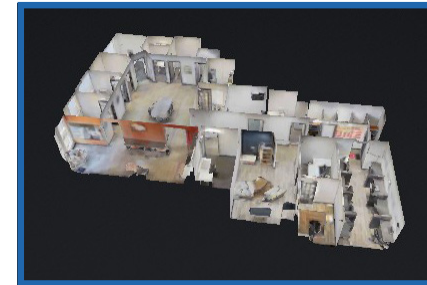
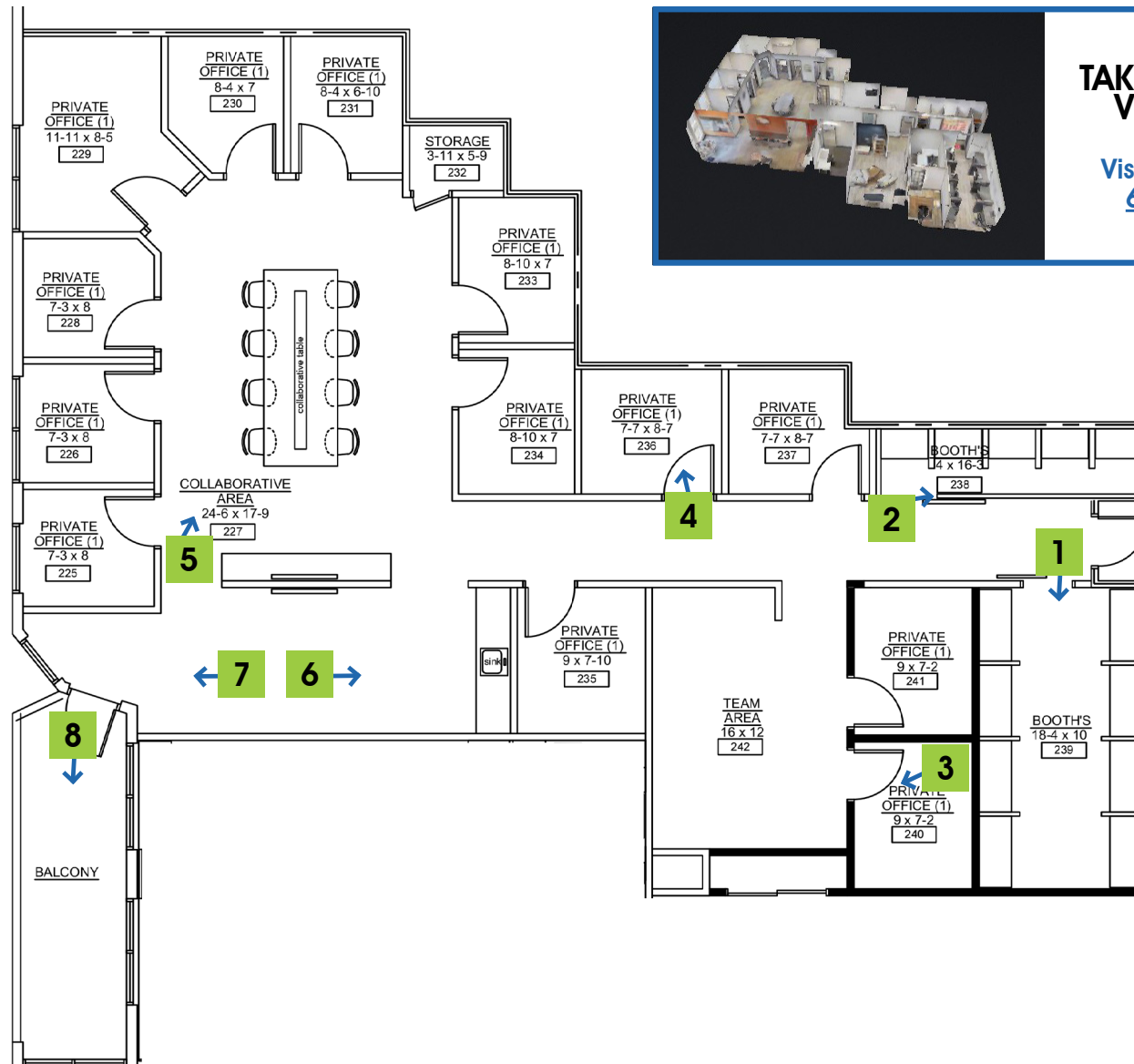


6 MINS
(3.8 Miles)



16 MINS
(10.7 Miles)

SUITE 2-1: ± 2,831 RSF



**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

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

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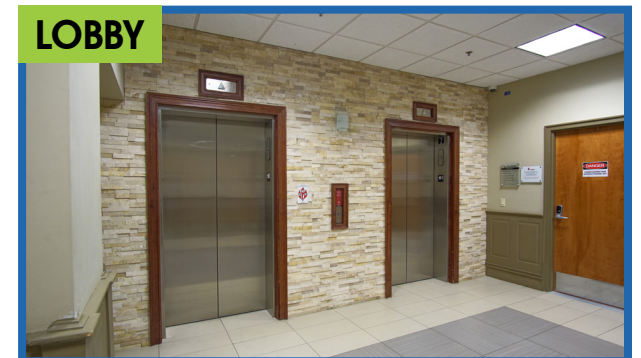
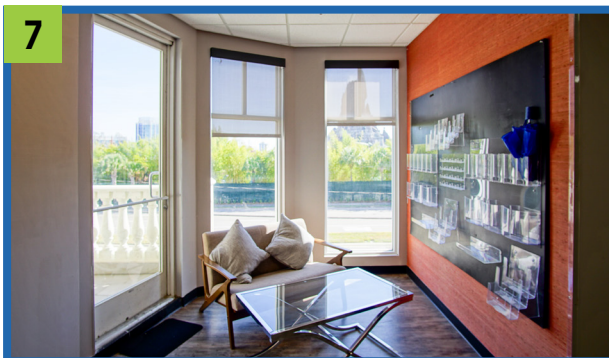
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Commercial Real Estate Services

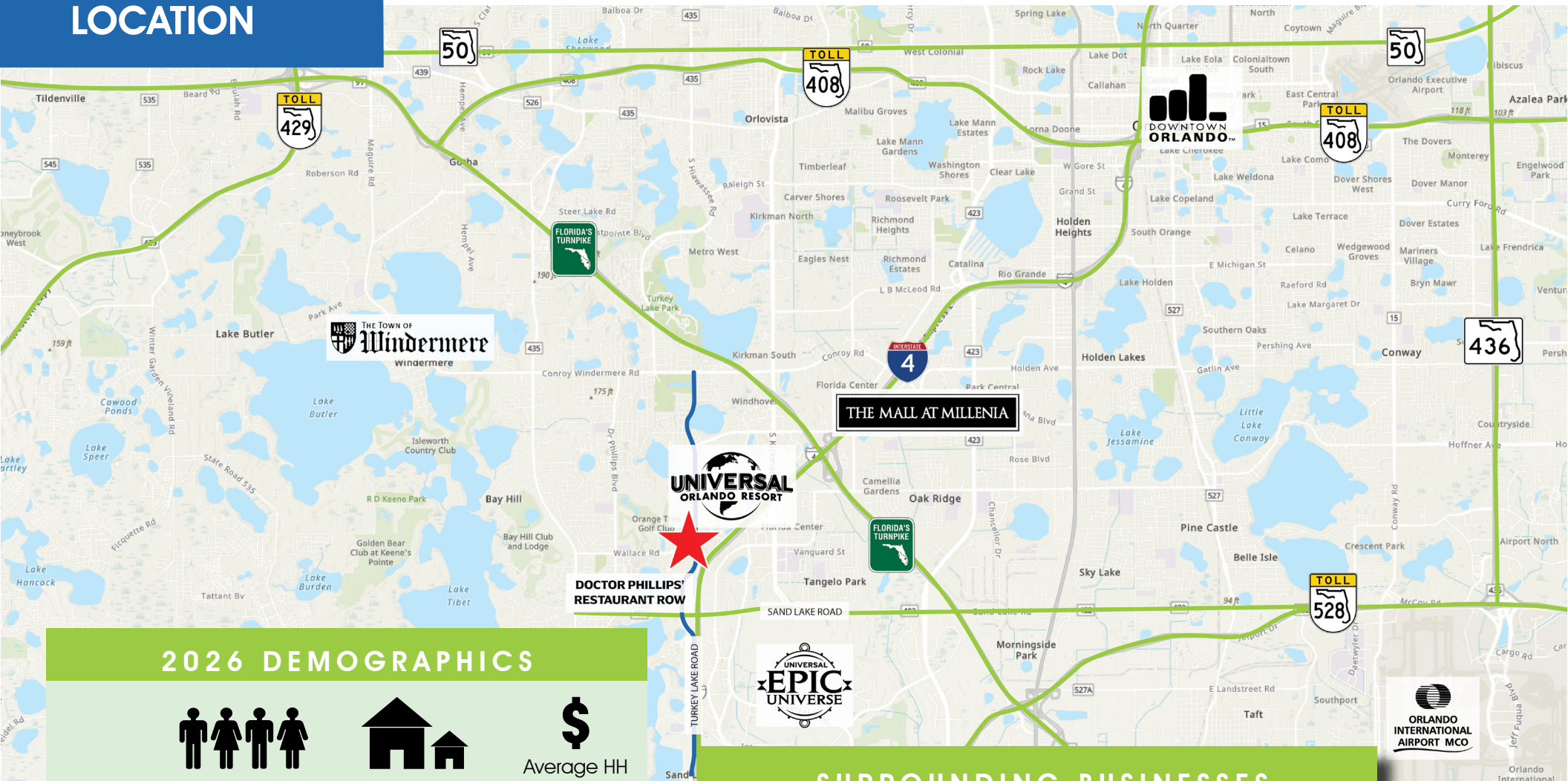
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LOCATION



2026 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

	Total Population	Total Households	Average HH Income
5 Mins	6,964	3,049	\$153,639
10 Mins	49,524	19,779	\$160,976
15 Mins	207,026	79,637	\$114,043

SURROUNDING BUSINESSES

2026	5 Mins	10 Mins	15 Mins
Retail Businesses	99	492	1,719
Food & Drink Businesses	128	479	1,168

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THE NEIGHBORHOOD



ORLANDO INTERNATIONAL
PREMIUM OUTLETS
A SIMON CENTER

ORLANDO
OUTLET MARKETPLACE™
A SIMON CENTER



I-DRIVE
DISTRICT
— INTERNATIONAL DRIVE —

LOCKHEED MARTIN



UNIVERSAL
ORLANDO RESORT

UNIVERSAL
VOLCANO BAY

TURKEY LAKE ROAD

WALLACE ROAD

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