

FIRST CAPITAL Property Group
Commercial Real Estate Services

OFFICE / LIGHT MEDICAL FOR LEASE

1300 & 1320 N. Semoran Blvd., Orlando, FL 32807

Contact: Dominique Greco
Sales & Leasing Associate
E: Dominique@FCPG.com
P: 407.872.0177 ext.142

For Lease: $24.00 / SF, MG | Available Immediately

Availability: ± 342 - 16,001 SF

- 1300 - Suite 170: ±342 SF
- 1300 - Suite 210: ±1,149 SF
- 1300 - Suite 211: ±688 SF
- 1300 - Suite 225: ±1,477 SF
- 1320 - Suite 102: ±1,145 SF
- 1320 - Suite 109: ±1,197 SF
- 1320 - Suite 202: ±868 SF
- 1320 - Suite 205: ±3,007 SF
- 1320 - Suite 214: ±1,606 SF

FRESH FINISHES INCLUDED: SELECT YOUR PAINT, FLOORING & TRIM



- Suites available now range from 342 to 3,007 SF, with larger configurations possible
- New tenants can select their wall paint, flooring and baseboards, included with move-in (see page 4)
- Prominent N. Semoran Blvd. frontage with monument signage opportunities
- Convenient access to SR 408, SR 417 and Colonial Dr. / SR 50, with wraparound parking at ±4 spaces per 1,000 SF
- Current building mix includes healthcare, legal, nonprofit, education and professional service tenants. Select suites support light medical or clinical use, and Suite 205 already has a medical-style layout

DEMOGRAPHICS

2026	Total Population	Total Households	Average HH Income
5 Min	17,103	7,952	$126,012
10 Mins	143,541	65,252	$110,697
15 Mins	410,545	183,495	$113,959

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IMAGES

= Building 1300
= Building 1320


Building 1320 Suite 205


Building 1320 Suite 205



TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: https://fcpg.com/Baldwin-1320-205


Building 1320 Suite 102


Building 1300 Suite 210


Building 1300 Suite 225

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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TENANT IMPROVEMENT SELECTIONS

BASE BOARD COLOR





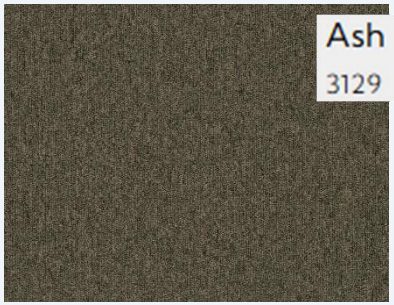


TRIM PAINT COLOR

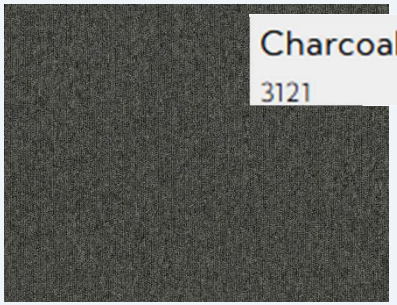
SW 7005
Pure White

Designer
Color
Collection

CARPET SELECTION







WALL PAINT COLORS

SW 6072
Versatile Gray

SW 7029
Agreeable Gray

SW 6001
Grayish

SW 7071
Gray Screen

SW 6002
Essential Gray

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THE NEIGHBORHOOD



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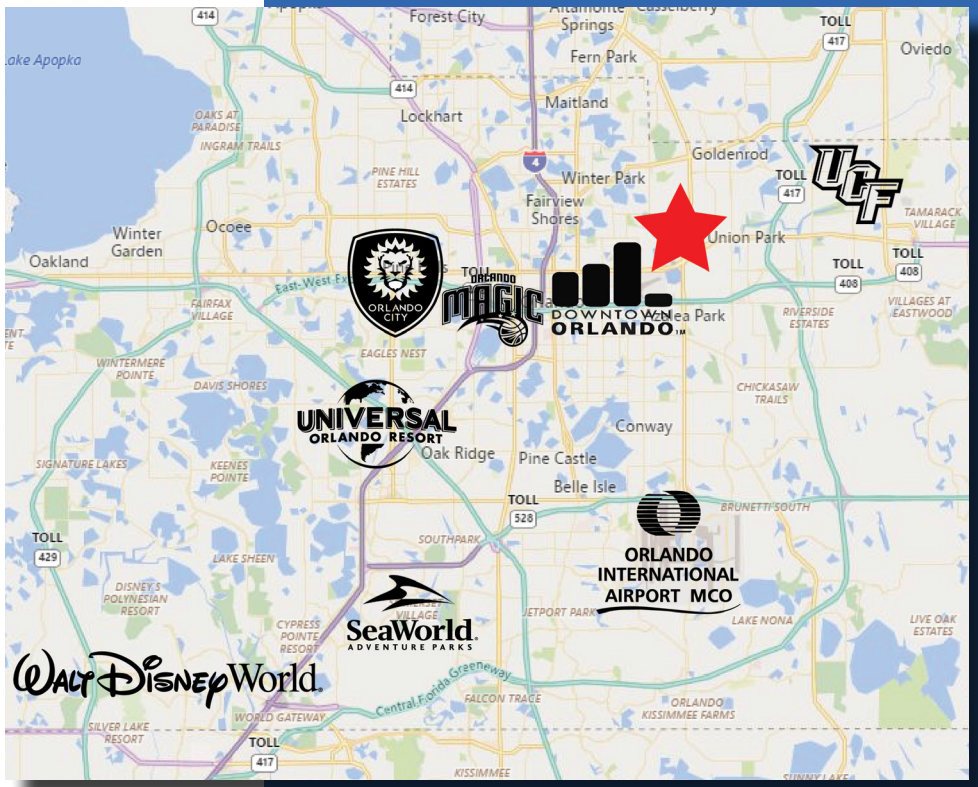
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LOCATION

Drive Times & Traffic Counts

50	TOLL 408	426	TOLL 417	INTERSTATE 4
1 minute (0.5 miles)	5 minutes (1.6 miles)	6 minutes (3.3 miles)	8 minutes (3.4 miles)	9 minutes (4.7 miles)





Average Annual Daily Trips

2025	
N Semoran	57,500
Colonial Dr (SR 50)	63,000
State Road 417	101,500

Surrounding Businesses

2026	5 Mins	10 Mins	15 Mins
Retail Businesses	208	851	2,409
Food & Drink Businesses	72	429	1,424

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