



Winter Park Medical Building

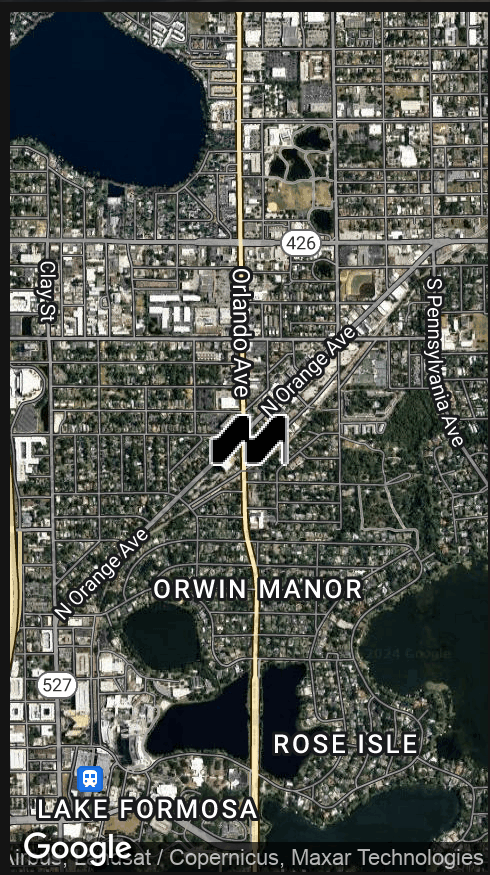
1400 S ORLANDO AVE, WINTER PARK, FL 32789

Location Overview

The Winter Park Professional Building is close to all major highways, Downtown Orlando, and Park Avenue, and offers fantastic office space, great for any business looking to be in the Winter Park MSA and close by to Downtown simultaneously.

A wealth of medical and professional services occupy the building to serve the immediate area creating a synergistic environment.

Tenants benefit from ample parking and on-site property management with maintenance tech available when needed.



FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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PROPERTY SUMMARY

1400 S ORLANDO AVE, WINTER PARK, FL 32789

Winter Park Medical Building



PROPERTY DESCRIPTION

Fully built-out 1st-floor medical office suite with multiple private exam rooms, suitable for any medical business looking to serve the local community. Winter Park Professional Building offers synergistic co-tenancy, close proximity to Winter Park and Downtown Orlando, monument signage along with an interior tenant board.

PROPERTY HIGHLIGHTS

- 24-Hour access
- Monument signage
- Bus line

OFFERING SUMMARY

Lease Rate:	\$20.00 - 28.00 SF/yr (NNN)
Available SF:	737 - 2,004 SF
Lot Size:	0.85 Acres
Building Size:	21,903 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 102 & 105	\$22.00 - 28.00 SF/yr	2,004 SF
Suite 310	\$20.00 SF/yr	737 SF

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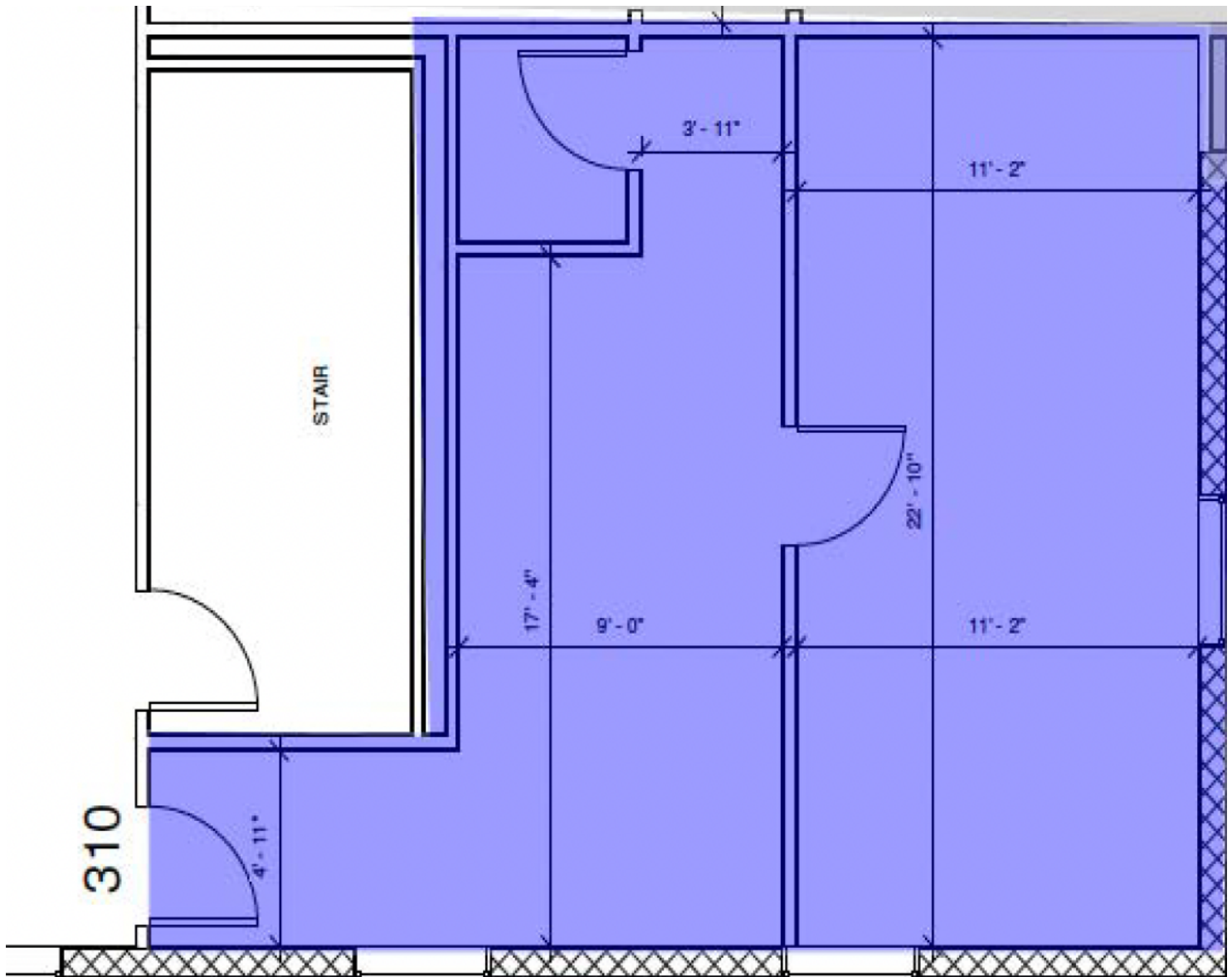
OFFICE BUILDING

For Lease

SUITE 310 FLOOR PLAN

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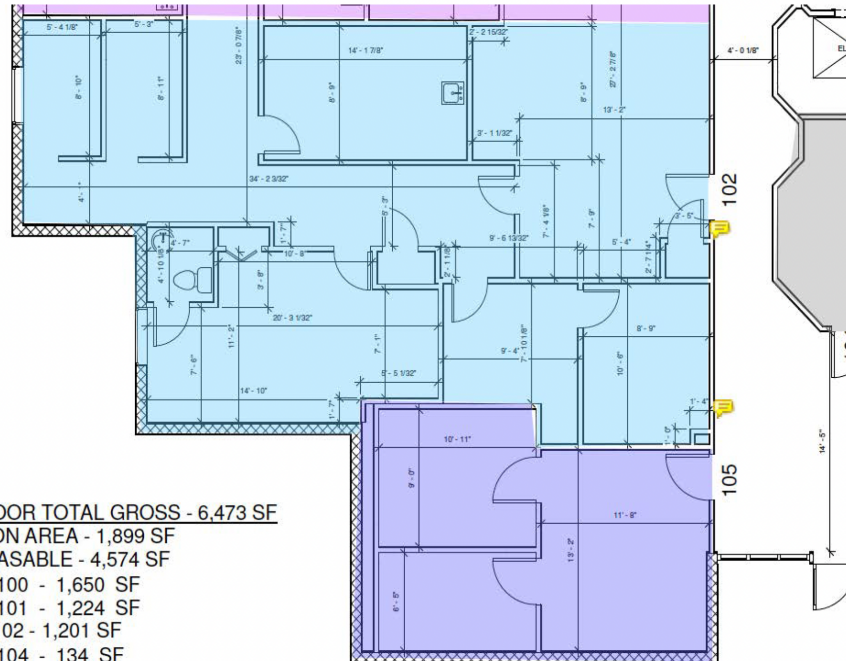
OFFICE BUILDING

For Lease

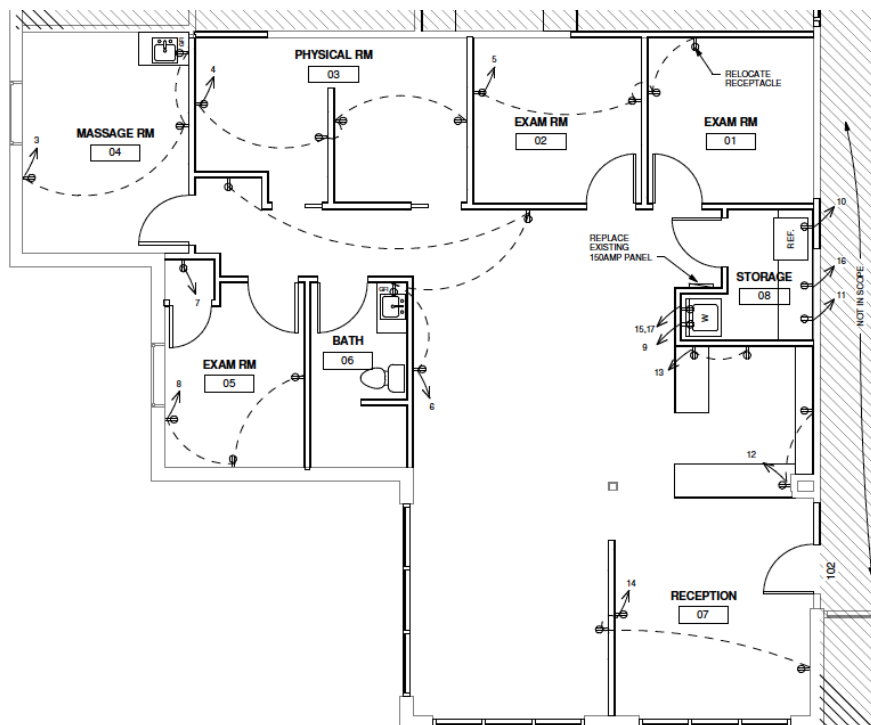
SUITE 102 & 105 AS IS & CONCEPTUAL FLOORPLAN

1400 S ORLANDO AVE, WINTER PARK, FL 32789

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1ST FLOOR TOTAL GROSS - 6,473 SF
COMMON AREA - 1,899 SF
NET LEASABLE - 4,574 SF
SUITE 100 - 1,650 SF
SUITE 101 - 1,224 SF
SUITE 102 - 1,201 SF
SUITE 104 - 134 SF
SUITE 105 - 365 SF



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OFFICE BUILDING

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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

1400 S ORLANDO AVE, WINTER PARK, FL 32789

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,847	80,943	235,550
Average age	41.7	39.0	37.6
Average age (Male)	39.7	38.3	36.1
Average age (Female)	44.9	40.2	39.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,782	35,892	101,732
# of persons per HH	2.1	2.3	2.3
Average HH income	\$93,861	\$91,857	\$73,700
Average house value	\$474,856	\$409,334	\$341,326

* Demographic data derived from 2020 ACS - US Census

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