



Greater Vision Enterprises, Inc.

788 Montgomery Ave Ocoee, FL 34761
407-GREATER (407-473-2837)
Established in 2019

Greater Vision Building

788 MONTGOMRY AVE , OCOEE, FL 34761

Property Highlights

- Walking distance to Orlando Health Hospital
- Minutes to SR 408, SR 429 and the Florida Turnpike
- Located in Ocoee in large Medical Services Area
- Multiple Restaurants perfect for Lunch Options
- Customizable First Floor Plan
- Furnished with new carpets throughout & cubicles in place



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

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EXECUTIVE SUMMARY

788 MONTGOMRY AVE , OCOEE, FL 34761

Greater Vision Building



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	16,012 SF
Available SF:	240SF - 5,871
Number of Units:	3
Year Built:	2011

PROPERTY OVERVIEW

Both open floor concept and multiple private offices are for lease in this beautiful two story building, located in the heart of Ocoee. Each upstairs office space is 120SF net usable SF and includes the break-room, copy room, reception, restrooms and the conference room upon reservation. The downstairs space has multiple private offices and an open floor concept

Rent includes water & electric and the majority of the building is owner-occupied.

LOCATION OVERVIEW

Located off W. Colonial Drive in Ocoee, this Class A office space is ideally located for both your patrons and your employees. The first floor suite is surrounded by medical, retail and residential properties, allowing your company to be within minutes of your future customers.

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OFFICE

For Lease

LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG; NNN	Lease Term:	Negotiable
Total Space:	120 - 5,538 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Executive 120SF Office w/Conference and Break Room SUITE 1	Available	120 - 240 SF	Modified Gross	Negotiable	-
Executive 120SF Office w/Conference and Breakroom SUITE 2	Available	120 - 240 SF	Modified Gross	Negotiable	-
First Floor Office Space	Available	5,538 SF	NNN	Negotiable	This premium office space consists of 3,792SF of open floor space in addition to 3 large private offices, a server/conference room, break-room and copy area. With abundant parking, outside lunch area and an option for a receptionist. This first floor office space is customizable to fit your company's desired use.

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ADDITIONAL PHOTOS

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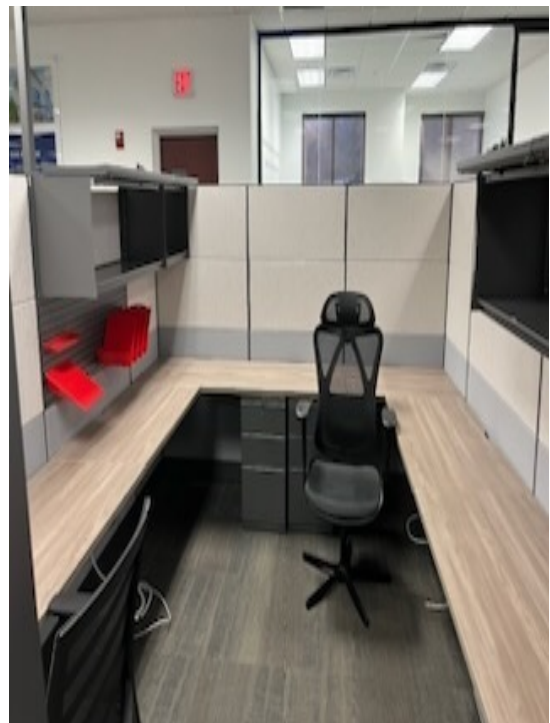
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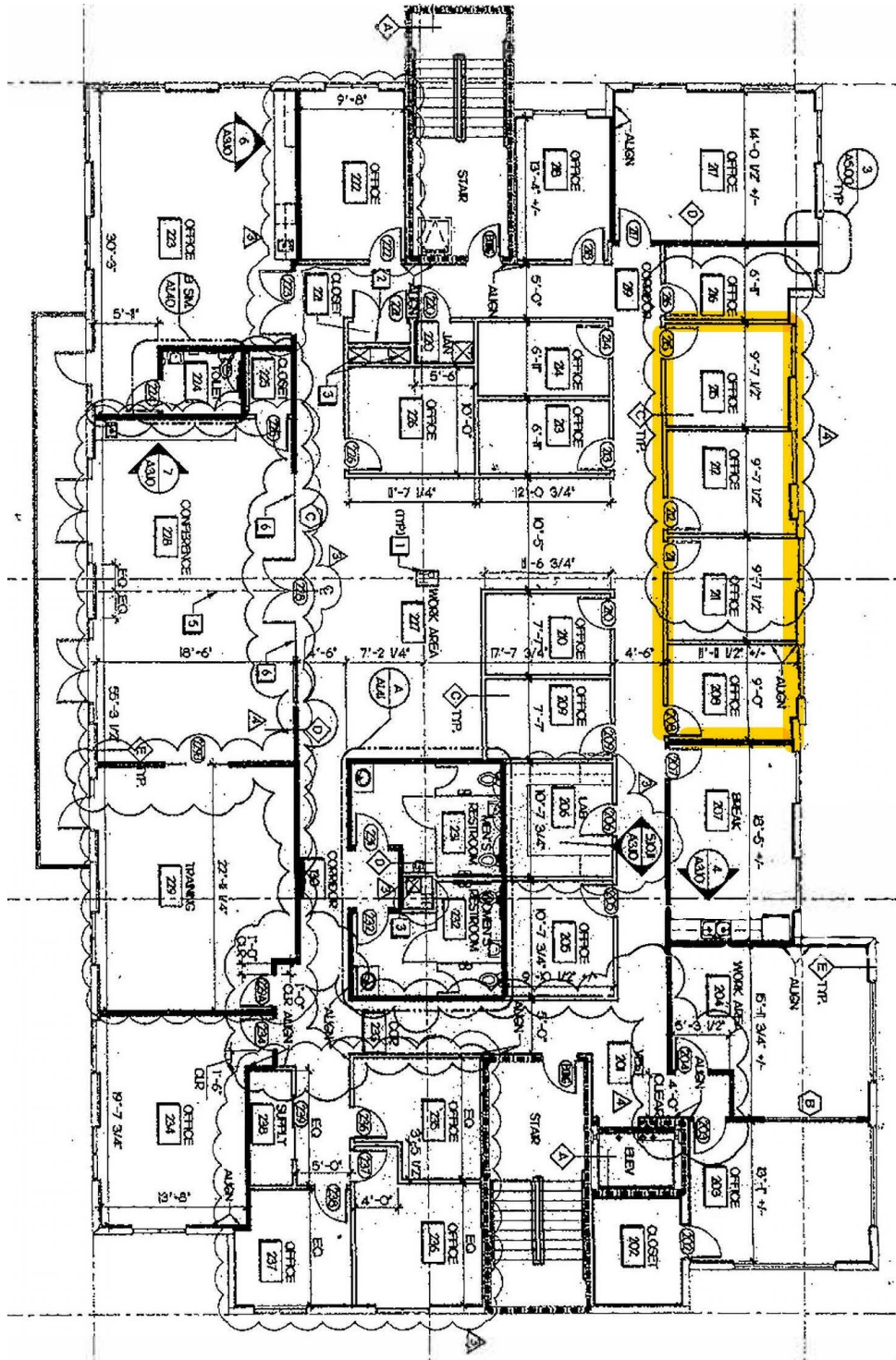
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FLOOR PLANS

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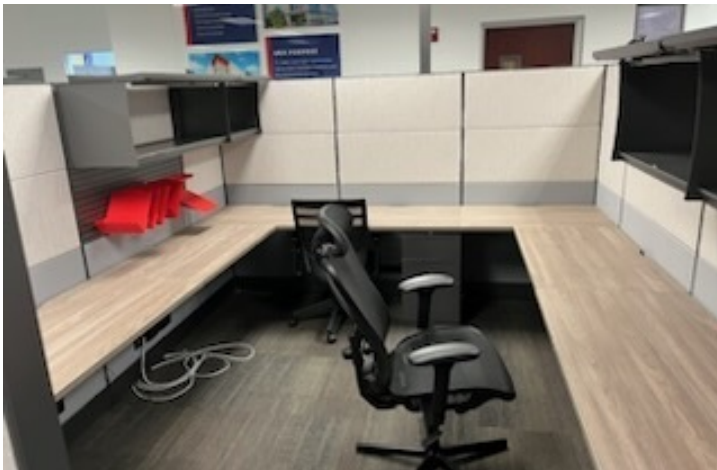
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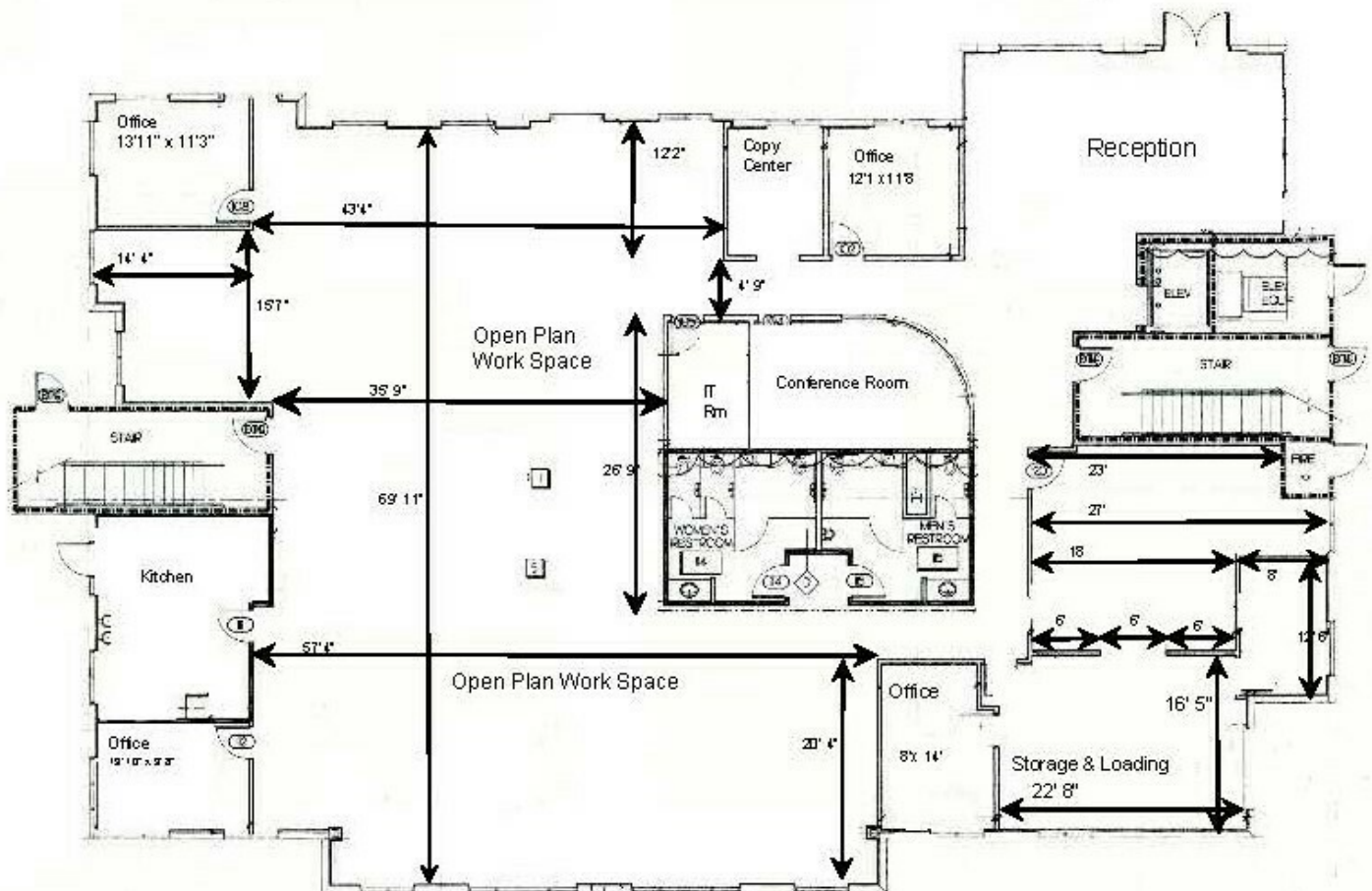
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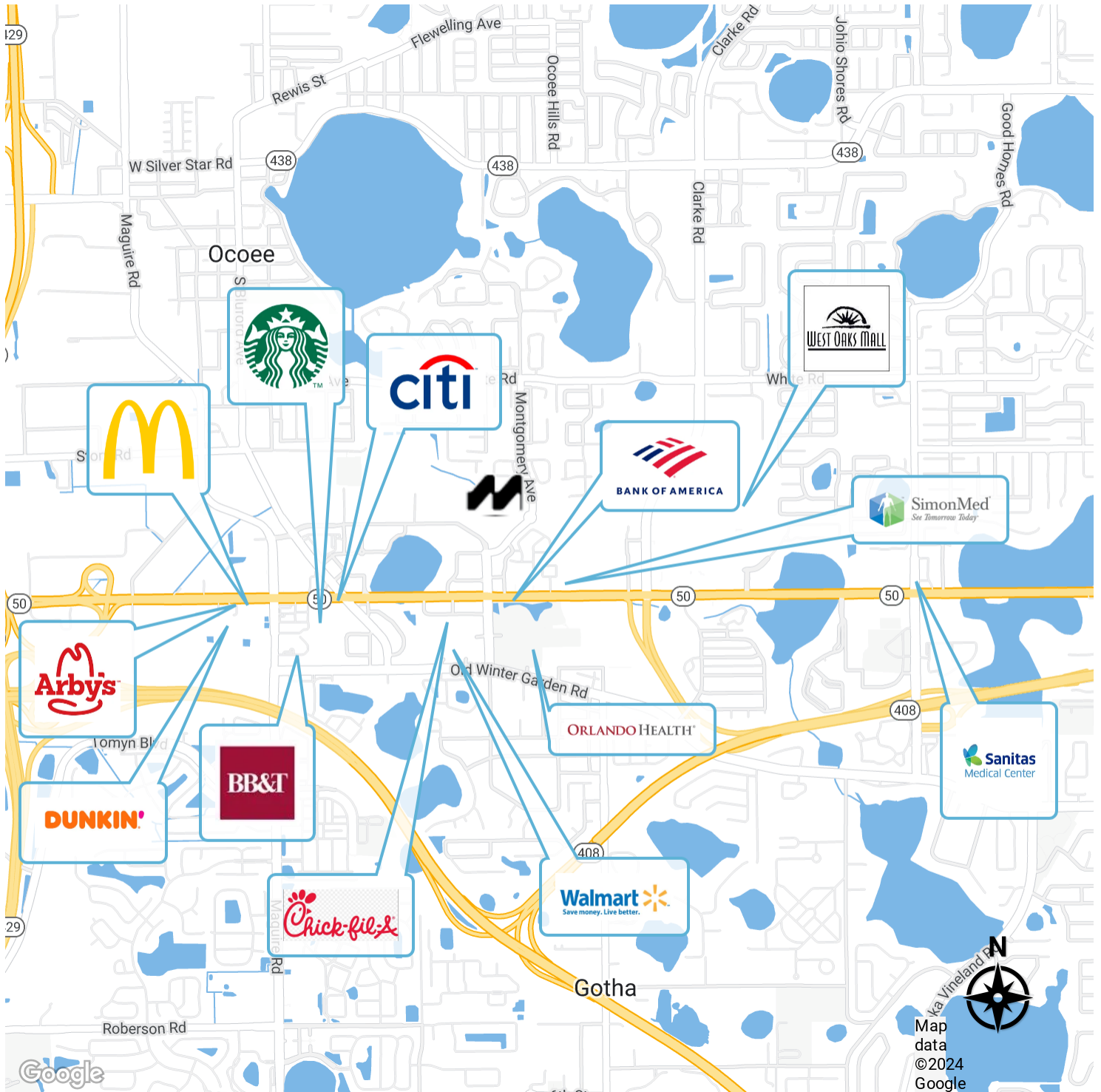
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RETAILER MAP

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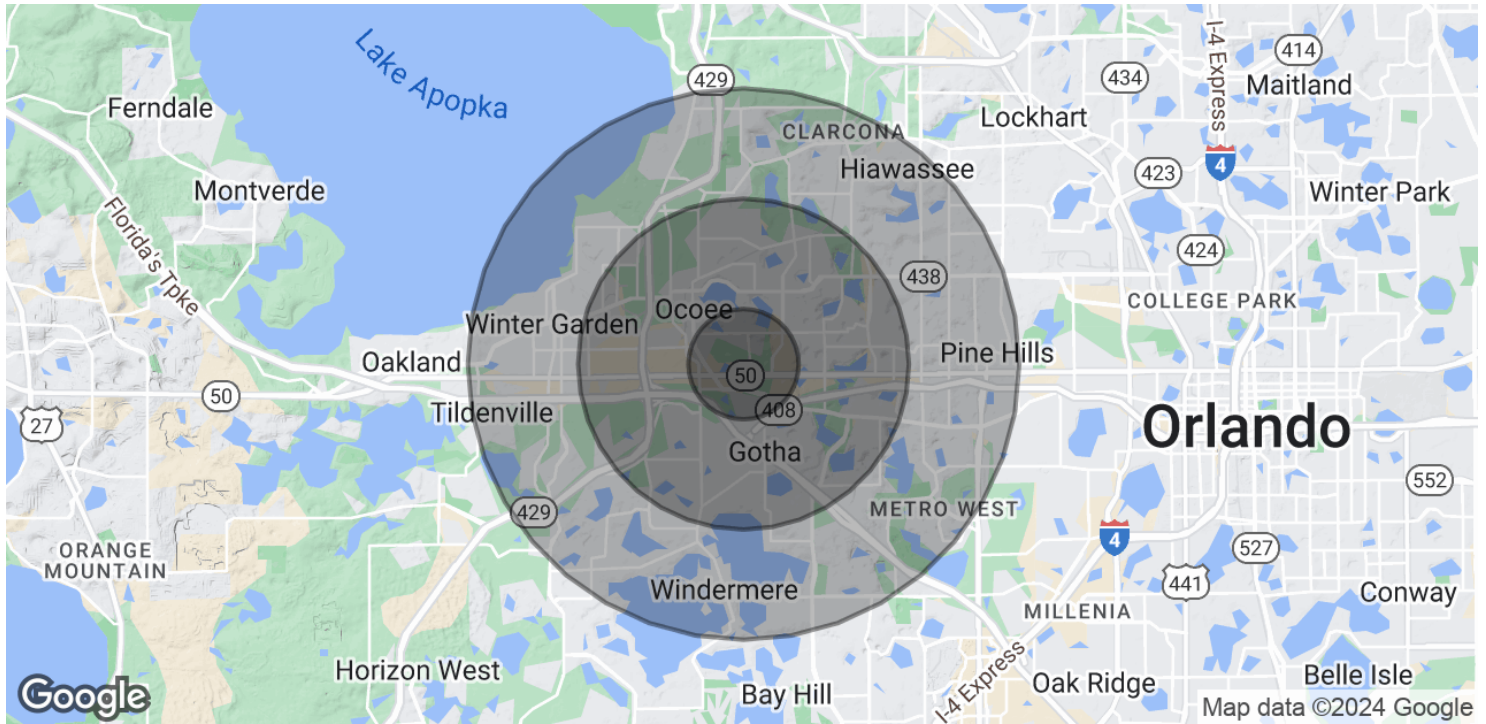
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DEMOGRAPHICS MAP & REPORT

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,355	81,827	229,325
Average age	39.3	37.1	36.5
Average age (Male)	39.6	36.8	35.6
Average age (Female)	39.2	36.7	36.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,315	27,336	79,504
# of persons per HH	2.7	3.0	2.9
Average HH income	\$75,229	\$80,480	\$77,379
Average house value	\$251,365	\$266,630	\$249,060

* Demographic data derived from 2020 ACS - US Census

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