



Sienna Gardens

1701 PARK CENTER DR, ORLANDO, FL 32835

Location Overview

The property is located in a highly developed portion of the MetroWest neighborhood in Orlando. The area boasts strong demographics within a 3-mile radius of over 112,000 residents! Along with the projected growth to hit 117,000 shows a clear and positive trend toward future population growth in the immediate area. The main thoroughfare near the property, Kirkman Rd, has a high traffic count of approximately 59,000 vehicles per day. Tenants in the building benefit from great retail establishments in the immediate vicinity, such as fast food, banking, gas stations, grocery stores, fitness centers, and convenience stores that provide invaluable support to office properties and surrounding neighborhoods in MetroWest.



FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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PROPERTY SUMMARY

1701 PARK CENTER DR, ORLANDO, FL 32835

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PROPERTY DESCRIPTION

Sienna Gardens is located within the highly dense residential community of MetroWest which provides office users the ability to serve the immediate area. The available suites are move-in ready on NNN leases and the property offers great co-tenancy with other medical and professional services operating in the building.

PROPERTY HIGHLIGHTS

- Easy access to SR 408, Florida's Turnpike and I-4
- Electric is included in the NNN expense
- The building offers an elevator, common area restrooms on both floors, and a stunning, spacious lobby entrance

OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Available SF:	165 - 3,175 SF
Lot Size:	1.96 Acres
Building Size:	34,449 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 240	Negotiable	165 - 3,264 SF
Suite 202	\$18.00 SF/yr	3,176 SF

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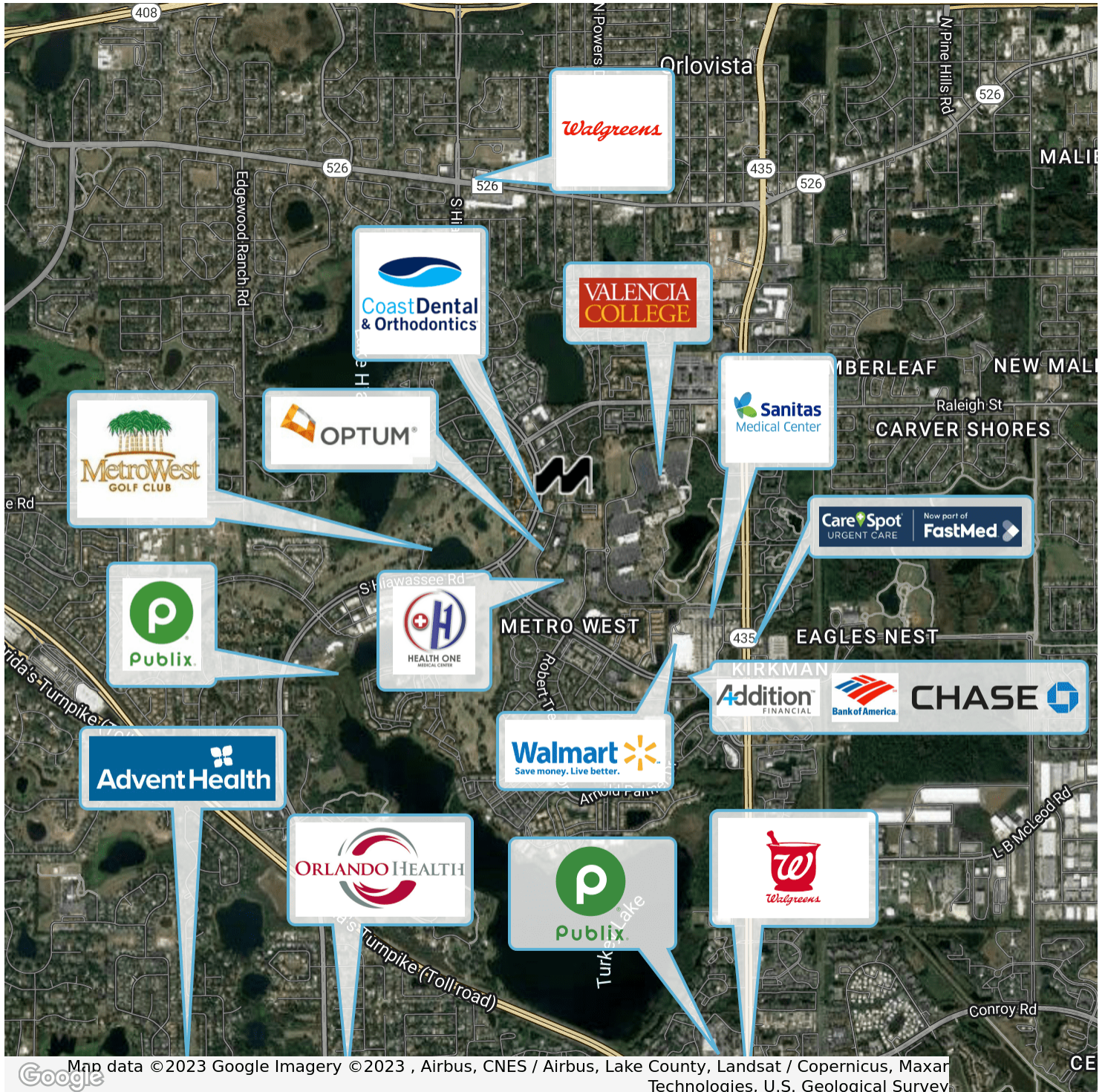
OFFICE BUILDING

For Lease

LOCATION MAP

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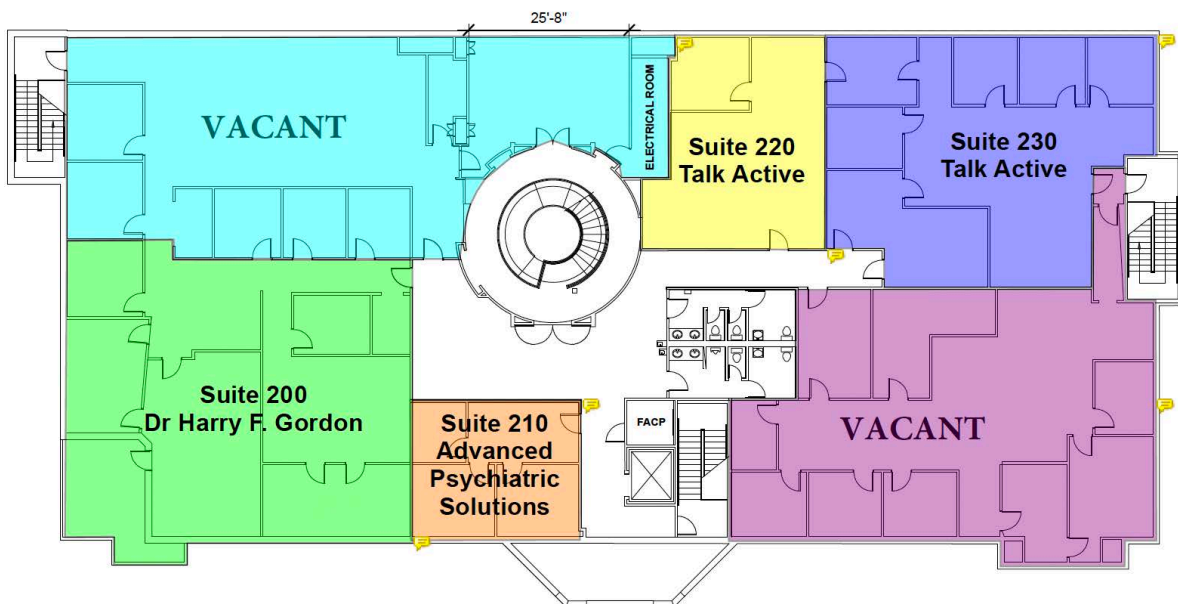
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ADDITIONAL PHOTOS

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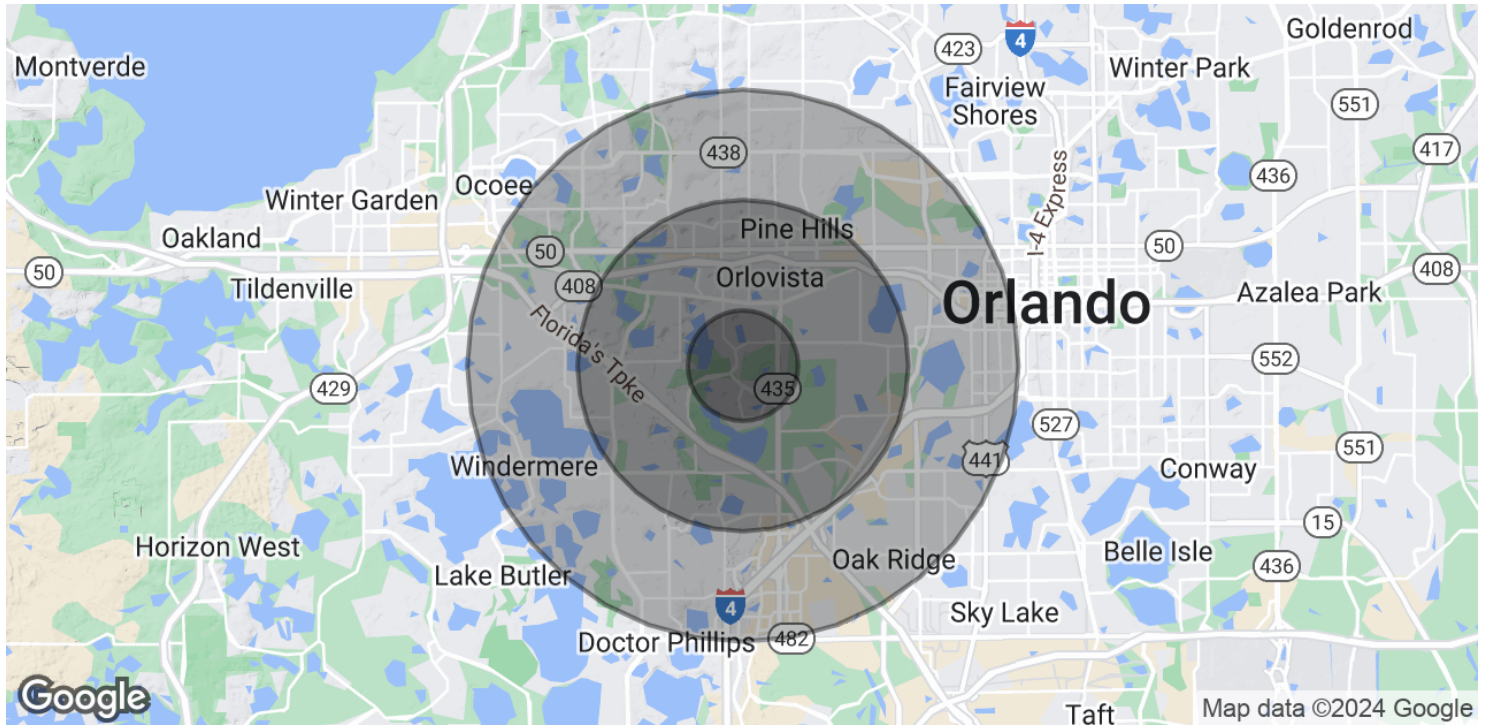
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DEMOGRAPHICS MAP & REPORT

1701 PARK CENTER DR, ORLANDO, FL 32835

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	15,228	112,099	255,780
Average Age	28.6	31.4	32.4
Average Age (Male)	27.8	30.4	31.4
Average Age (Female)	29.2	32.4	33.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	6,092	41,113	90,210
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$56,061	\$57,152	\$59,581
Average House Value	\$288,079	\$270,507	\$289,179

* Demographic data derived from 2020 ACS - US Census

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