



2306 Lee Rd

2306 Lee Rd, Winter Park, FL 32789



Ahmed Elkomy

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2306 Lee Rd

\$53.00 /SF/YR

The property is located at 2306 Lee Road in Winter Park, Florida, within the Shores of Lake Killarney subdivision. It consists of a single-story building with approximately 11,613 square feet on a 0.27-acre lot. The property is zoned O-1 and offers two available suites totaling $\pm 2,289$ square feet. It is positioned along a major thoroughfare with an estimated daily traffic count of 37,500 vehicles and is in proximity to Interstate 4 and central Orlando business districts....

- Two available suites: ± 456 SF and $\pm 1,800$ SF with flexible layouts.
- Previously built out for medical use with exam rooms and plumbing.
- Excellent visibility on Lee Road with traffic counts of $\pm 37,500$ vehicles per day.
- Convenient access to I-4 and major Orlando business districts.
- Ideal for medical, wellness, or professional office users.
- Ample on-site parking and signage opportunities.



Rental Rate:	\$53.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	2,289 SF
Year Built:	1984
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$4.42 /SF/MO

1st Floor Ste 1

Space Available	456 SF
Rental Rate	\$53.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

2306 Lee Road offers a well-positioned medical and professional office opportunity in the heart of Winter Park's active commercial corridor. This single-story building provides two flexible suites—±456 SF and ±1,800 SF—ideal for medical, wellness, or professional office users. Previously operated as a successful medical office, the property includes multiple exam rooms with plumbing, private offices, reception areas, waiting space, and support areas, making it well-suited for medical, chiropractic, aesthetics, therapy, or specialty practices.

1

1st Floor Ste 2

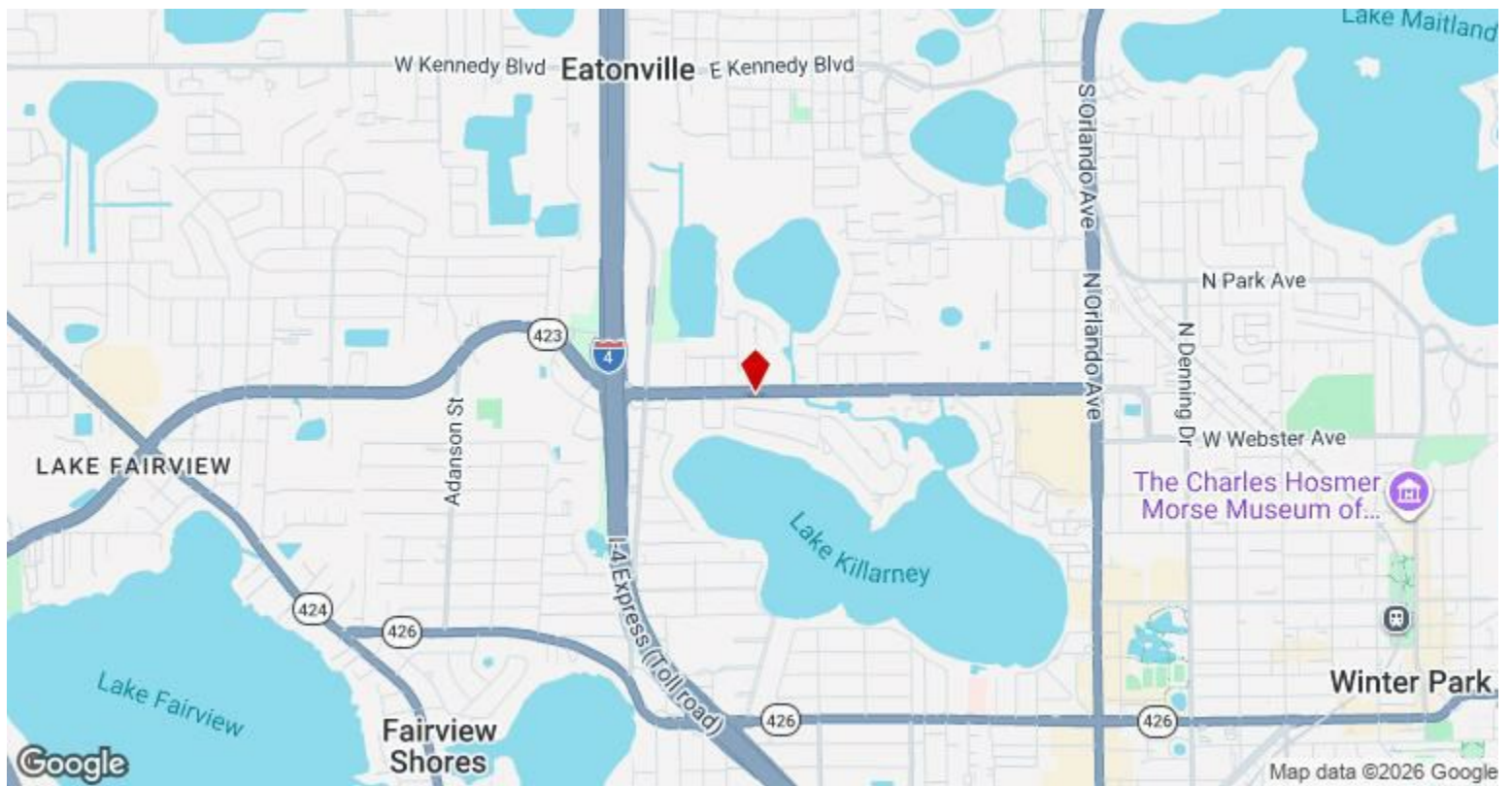
Space Available	1,800 SF
Rental Rate	\$53.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Latif Naseem MD	-	
The Nast Law Firm	-	



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