



MEDICAL SUITE · SECOND FLOOR · 1,734 SF

670 N. ORLANDO AVE · SUITE 204

FOR SALE

\$606,900

\$350 / SF

FOR LEASE

\$35.64 / SF

1,734 SF AVAILABLE

1,734 SF

2ND FLOOR

32,500 AADT

AMPLE PARKING

SUITE AT A GLANCE

3 EXAM ROOMS

3 PRIVATE OFFICES

LAB

RECEPTION

BREAK ROOM

HIGHLIGHTS

- **Move-in-ready medical build-out** — open or relocate a practice with no construction downtime.
- **New AC and plumbing** — both replaced within the last two years.
- **High-visibility corridor** — 32,500 vehicles per day on N. Orlando Ave (US 17-92) between Maitland and Winter Park.
- **Own or lease** — priced for owners and investors alike.
- **Established campus** — three-story professional building on a 7 acre site with abundant parking.



EXAM ROOM



LOBBY

[SCHEDULE A TOUR](#)
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Floor plan, condo documents & lease terms available on request.

JORDAN FONT

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