

FOR LEASE

± 4,778 RSF STANDALONE MEDICAL OFFICE BUILDING

Located in the heart of the Mills District

1215 NEBRASKA STREET
ORLANDO, FL 32803

ADJACENT TO ADVENTHEALTH ORLANDO MAIN HOSPITAL CAMPUS



PROPERTY HIGHLIGHTS

- ± 4,778 SF Standalone Medical Office Building Available
- Ideally positioned to service the Downtown Orlando, College Park, Baldwin Park and Winter Park submarkets
- Building Facade Signage Available facing Mills Avenue & Nebraska Street
- 5/1,000 SF Parking Ratio
- Tenant Improvement Allowance Available
- Asking Rate: \$30.00/SF NNN



1 Mile Radius

11,025

Total Population

37

Median Age

\$164,976

Average Household Income

3 Mile Radius

105,204

Total Population

38.8

Median Age

\$145,910

Average Household Income

5 Mile Radius

288,188

Total Population

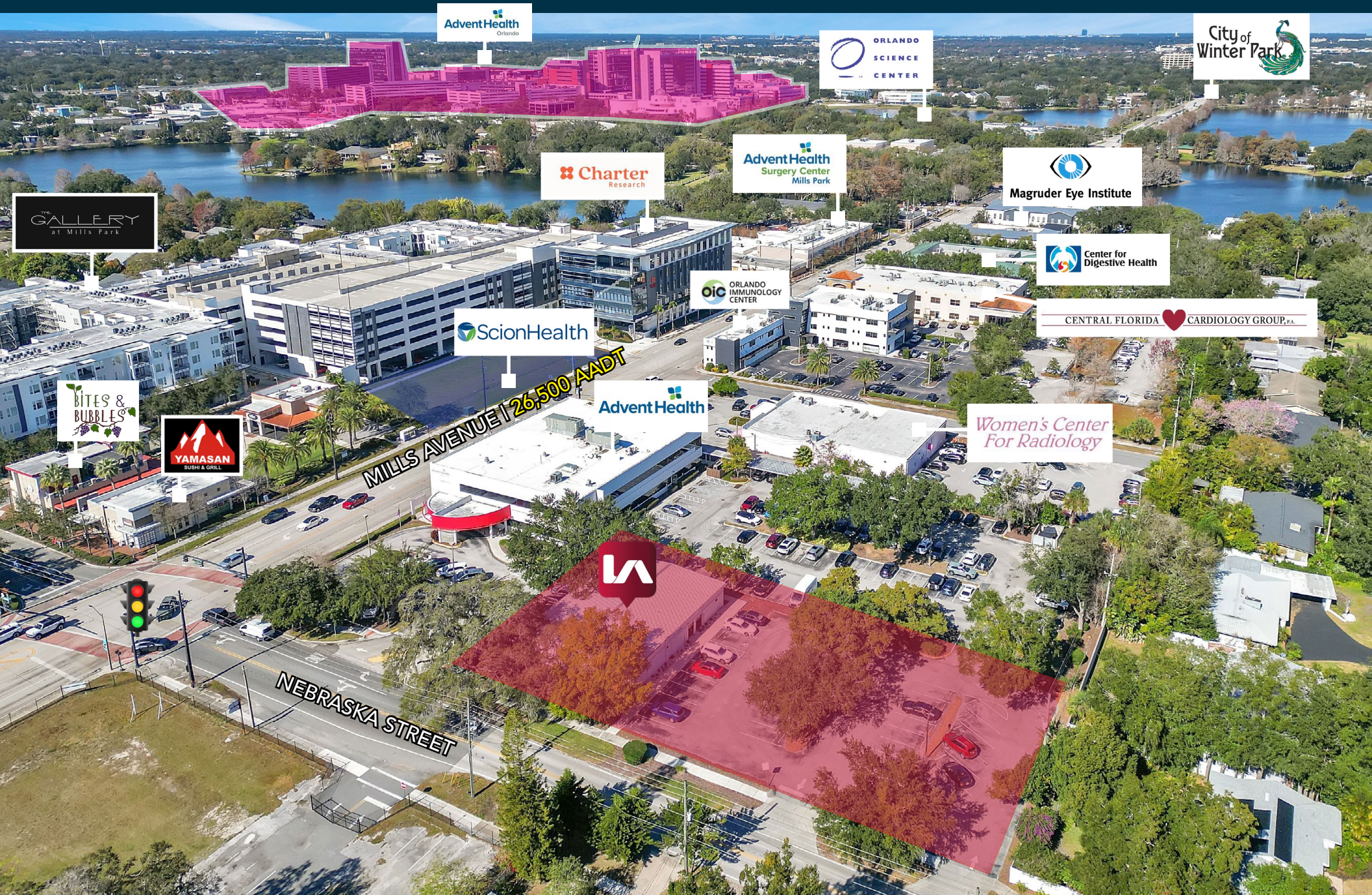
38.3

Median Age

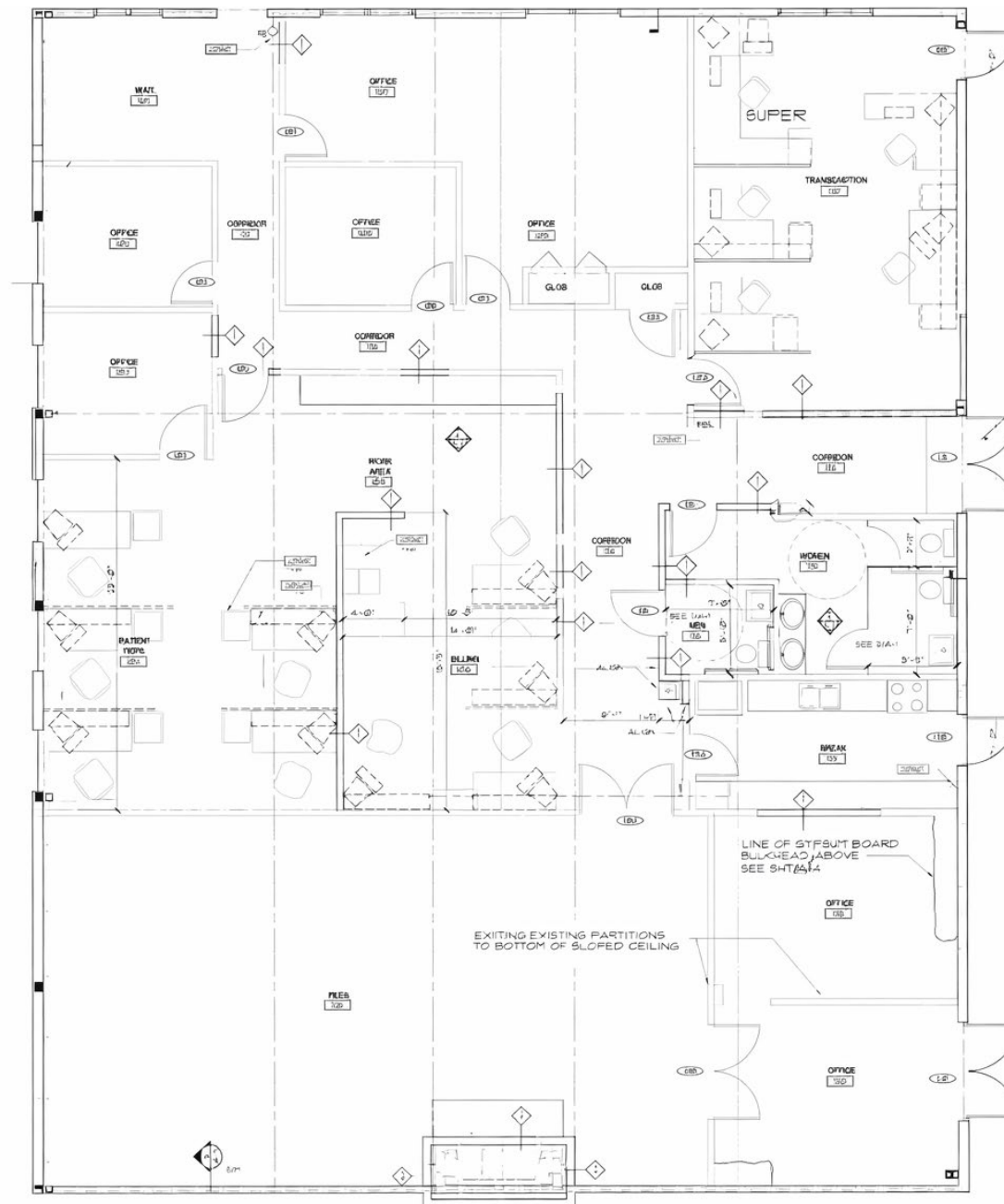
\$118,566

Average Household Income

AREA OVERVIEW



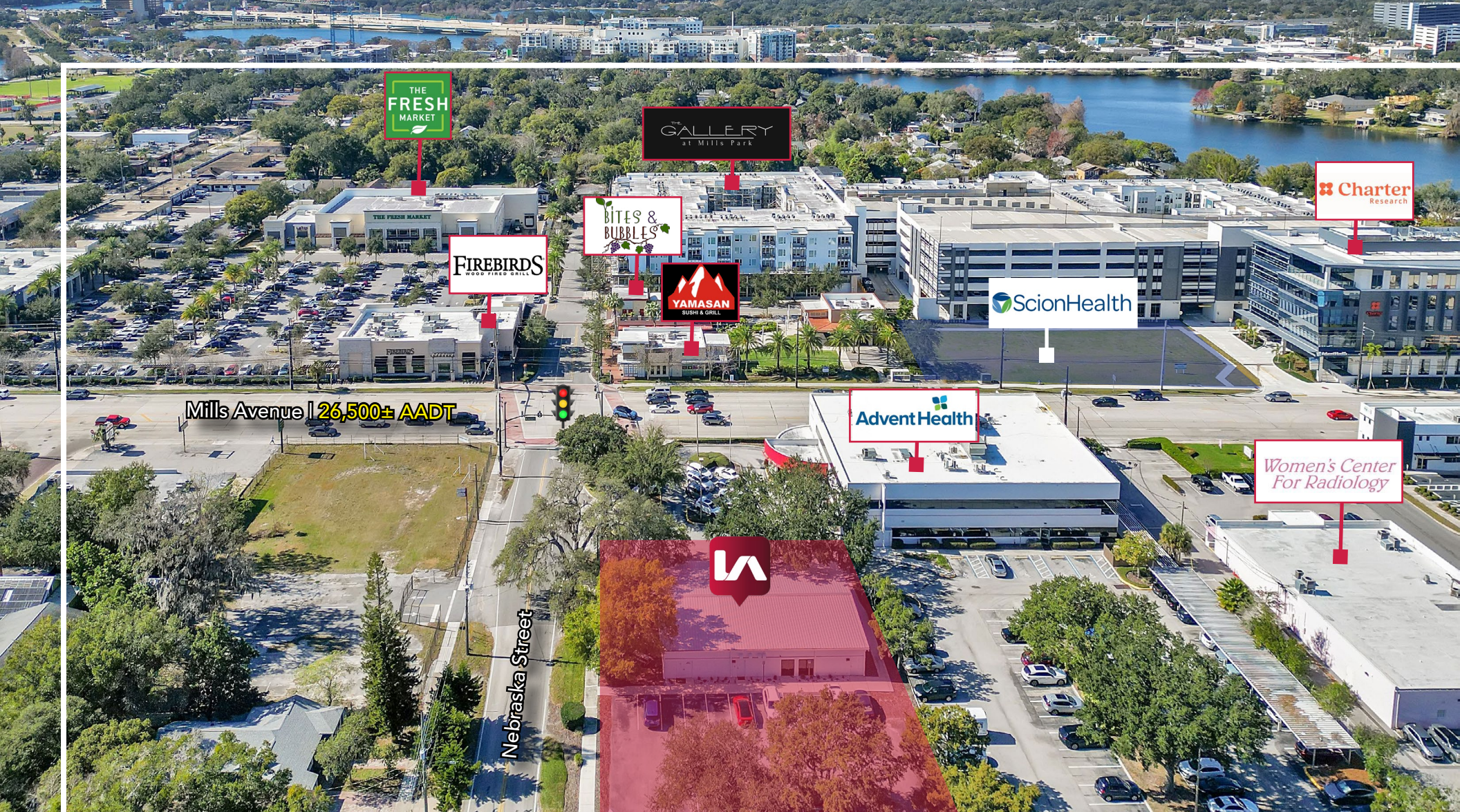
FLOOR PLAN



±4,778 SF AVAILABLE

MAP OVERVIEW





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