



Sienna Gardens

1701 PARK CENTER DR, ORLANDO, FL 32835

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



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

PRESENTED BY

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ALEX POOLE

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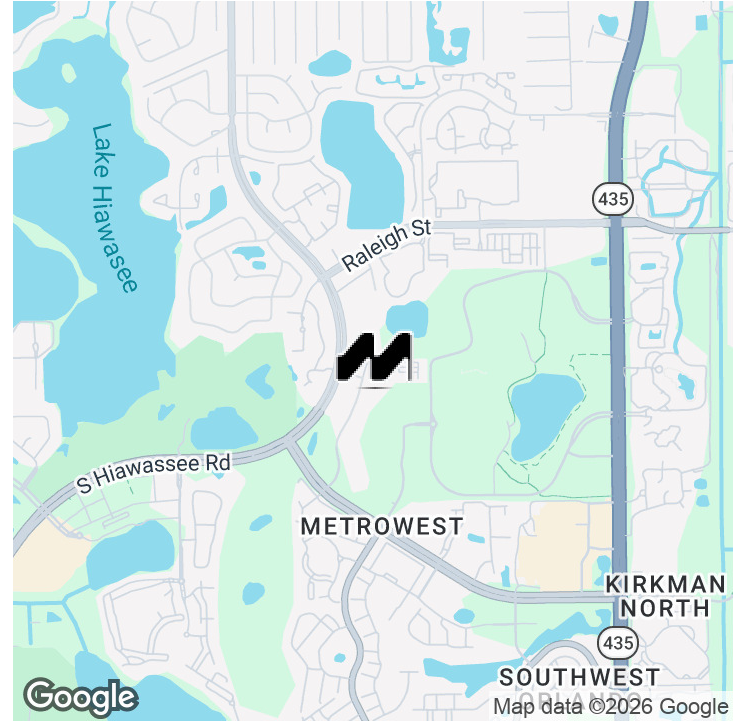
apoole@millenia-partners.com



EXECUTIVE SUMMARY

1701 PARK CENTER DR, ORLANDO, FL 32835

Sienna Gardens



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	34,449 SF
Available SF:	1,378 SF
Lot Size:	1.96 Acres
Renovated:	2022
Zoning:	O-2
Market:	Orlando
Submarket:	Metrowest

PROPERTY OVERVIEW

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.

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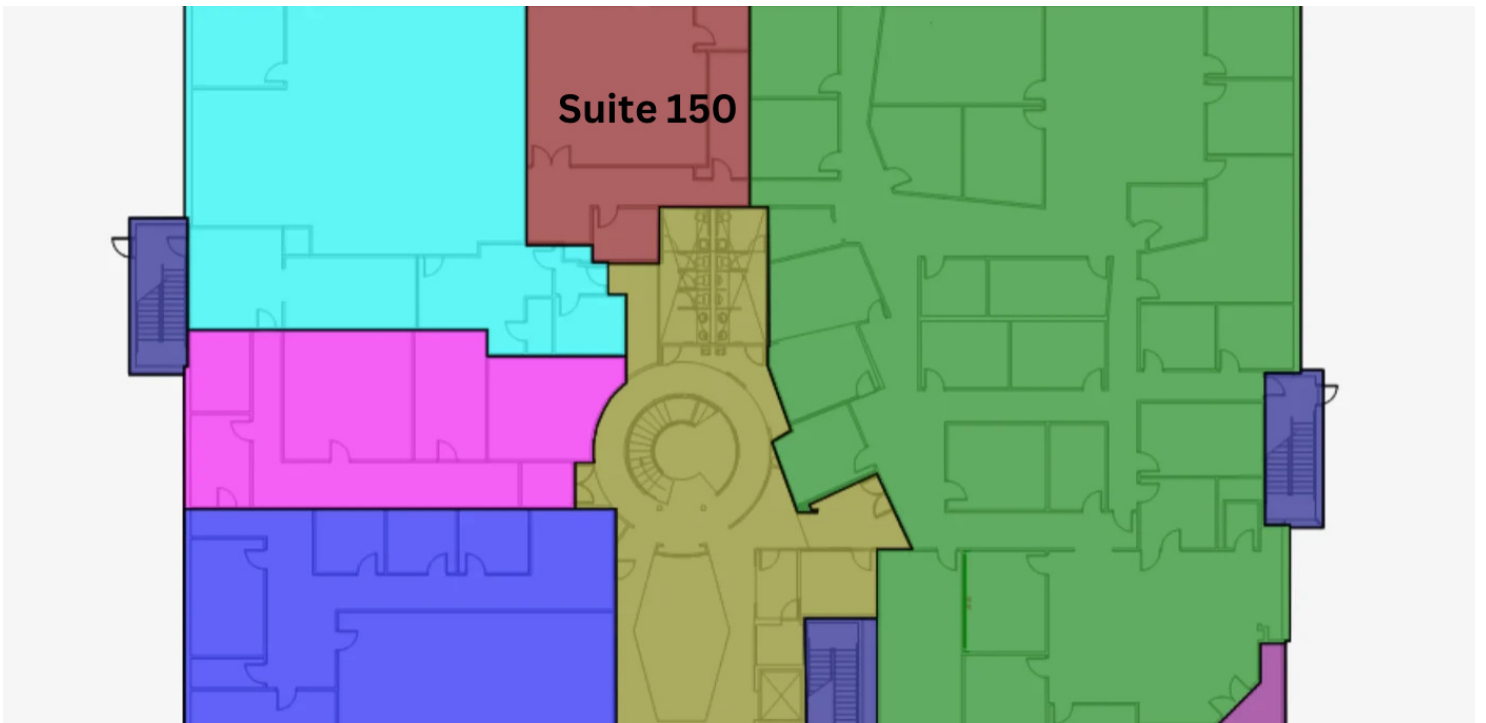
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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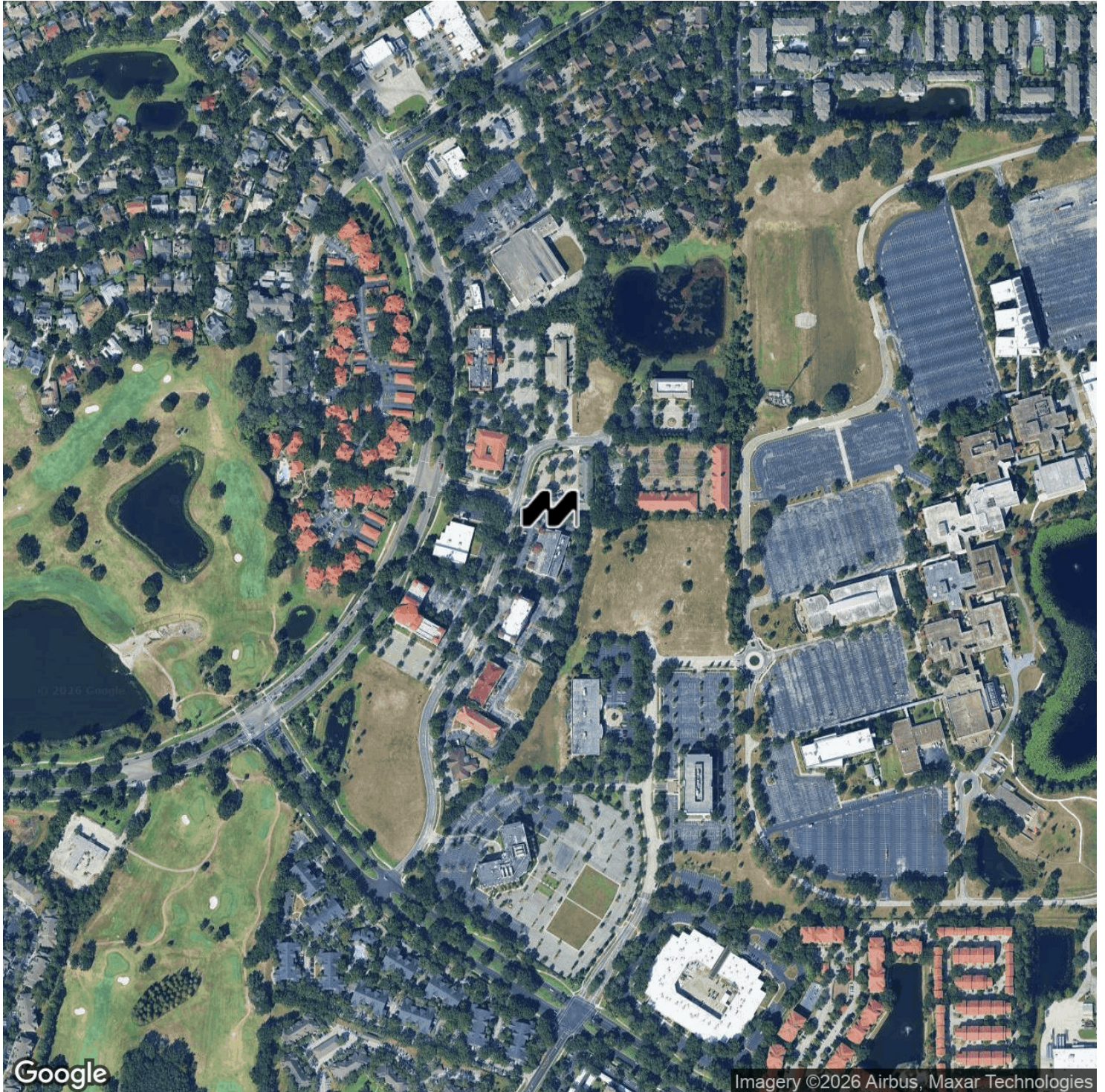
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LOCATION MAP

1701 PARK CENTER DR, ORLANDO, FL 32835

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Google

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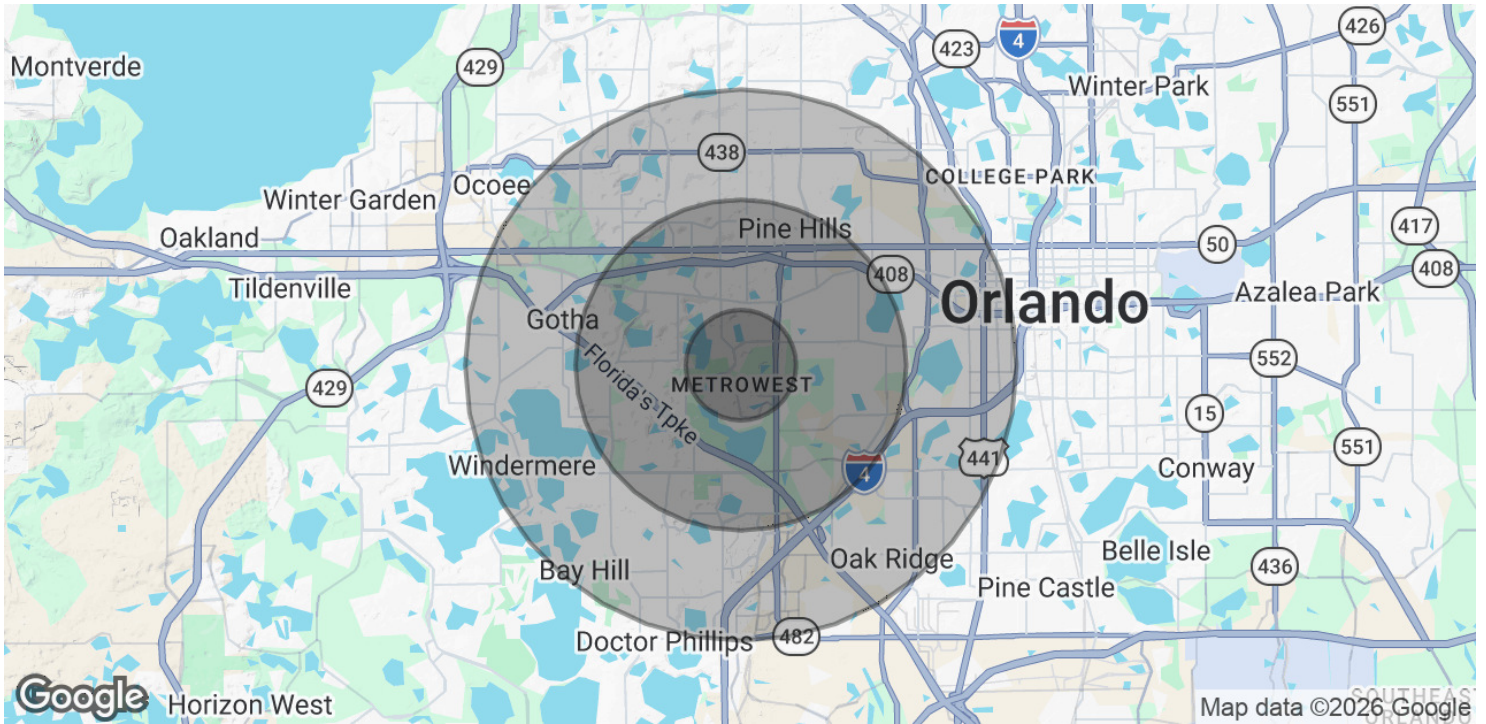
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DEMOGRAPHICS MAP & REPORT

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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

2020 American Community Survey (ACS)

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