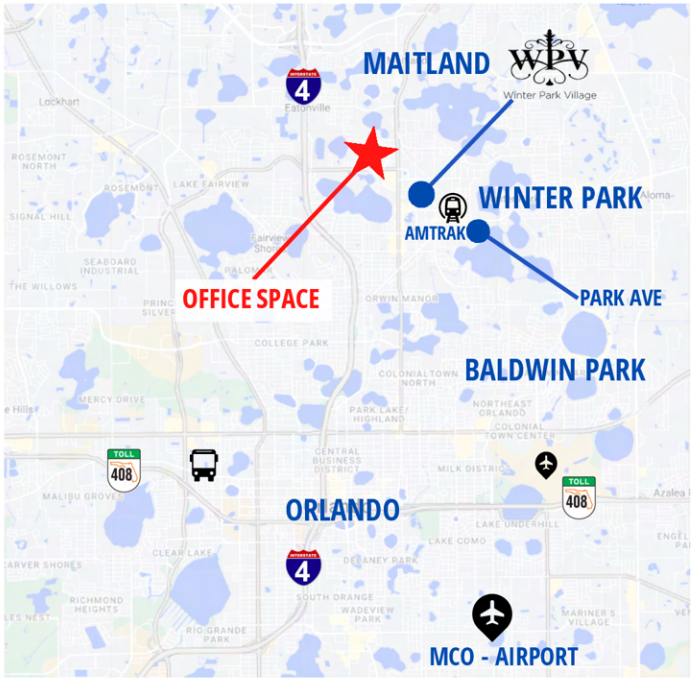
Medical/Professional Suite in Winter Park
3,875 SF 2nd Floor Space Available for Lease
1685 Lee Rd. Winter Park, FL 32789

HIGHLIGHTS

- **3,875 SF AVAILABLE**
- Office spaces, kitchen & conference rooms
- Tenant improvements available & Free on-site parking
- **Lease Rate:** $23/SF, full service
- Signage available -Lobby & Monument sign
- Less than 1 mile from Winter Park Village shopping center & Park Ave
- >8 Miles from Orlando Health Main Hospital & >4 Miles from AdventHealth
- >25 Miles from MCO and Sanford International Airport
- Ideal for healthcare and professional services, including physician groups, specialty practices, and financial or consulting firms.

MAP



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CrossMarc Services, LLC
Licensed Real Estate Broker

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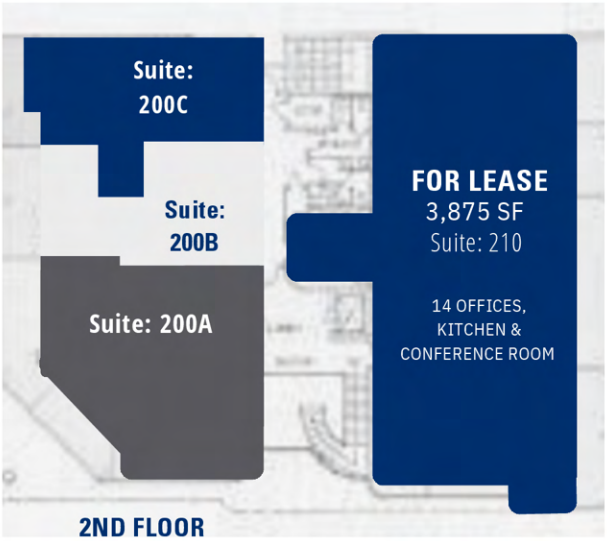
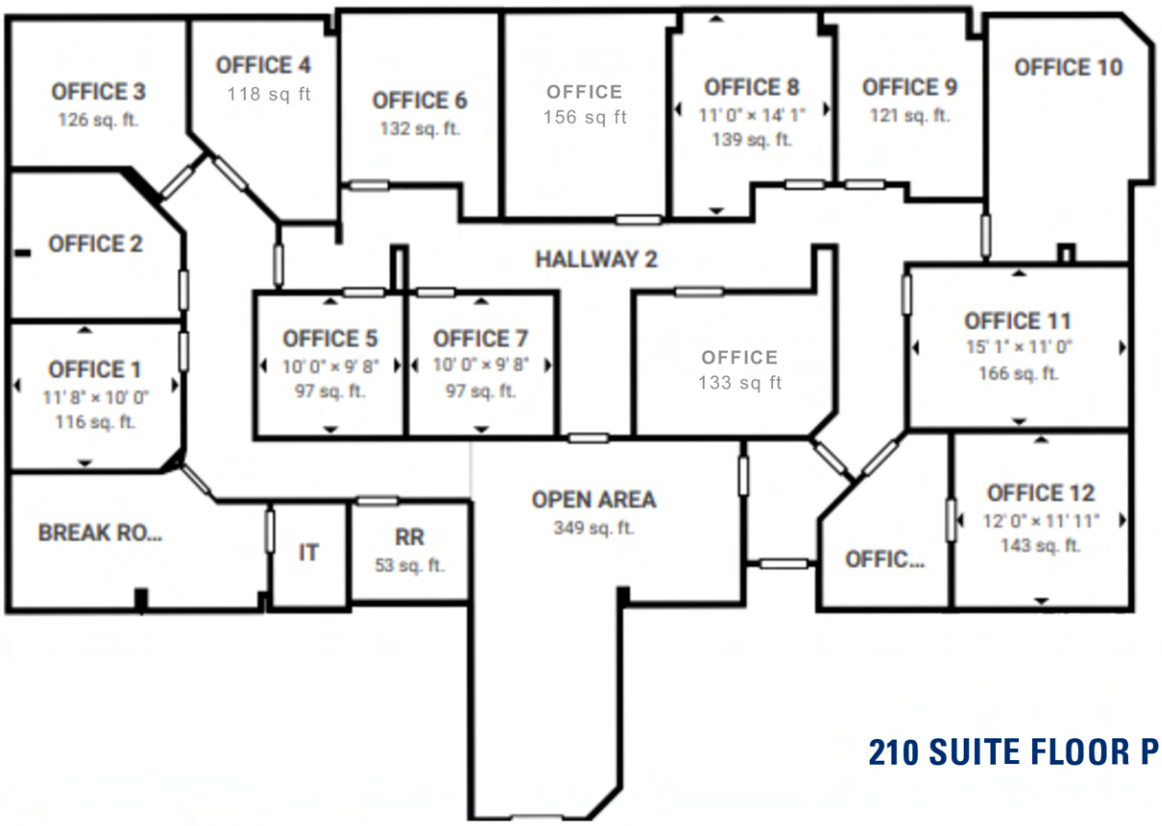


SUITE	TENANT	SF
110 A	KlausMan Law	2,176
110B	Splendid Medical Staffing	1,562
100A/B	Oceans Medical Group Chiropractor/ Neurology	3,622
100A/B/ C	Multicultural Wellness & Prevention	3,400
210	**AVAILABLE**	**3,875**

CLICK HERE FOR A VIRTUAL TOUR!



210 SUITE FLOOR PLAN

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,262	82,420	284,310
HOUSEHOLDS	5,910	36,684	125,174
AVG. HH INCOME	$76,604	$73,812	$64,469
DAYTIME EMPLOYEES	13,548	106,460	

*Source: Costar

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