

# Medical Office Space

**DEMETREE**  
GLOBAL

**FOR LEASE**



**1118 SOUTH ORANGE AVE, ORLANDO, FL 32806**

Introducing Suite 205 at 1118 South Orange Avenue, a ready-to-use medical office strategically located next to Orlando Health's Downtown Campus, which includes ORMC, Arnold Palmer Children's Hospital, and Winnie Palmer Hospital for Women & Babies. This suite offers a spacious reception area, exam rooms with large windows and scenic views of downtown, and a generously sized waiting room, all filled with abundant natural light that creates a welcoming environment for patients and staff.

## PROPERTY HIGHLIGHTS:

- 2,508 SF medical office space.
- Located next to Orlando Health's downtown campus.
- Surface and underground covered parking options.
- Equipped with existing security features.
- Close to full-service hotels, restaurants, and coffee shops.
- Convenient access via major roadways and public transit, minutes from I-4 and SR 408.
- Ideal for sleep study centers, medical practices, outpatient surgery centers, or professional offices.

2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,179	115,161	308,359
Total Daytime Employees	43,648	161,467	325,917
Median Age	39.0	39.1	37.4
Average HH Income	\$111,033	\$92,117	\$85,380



**161,467 Employees**

in 3 miles



**\$92,117 HH Income**

in 3 miles

**Contact us now for more information**

**SARESKA BATISTA**  
BROKER/ASSOCIATE  
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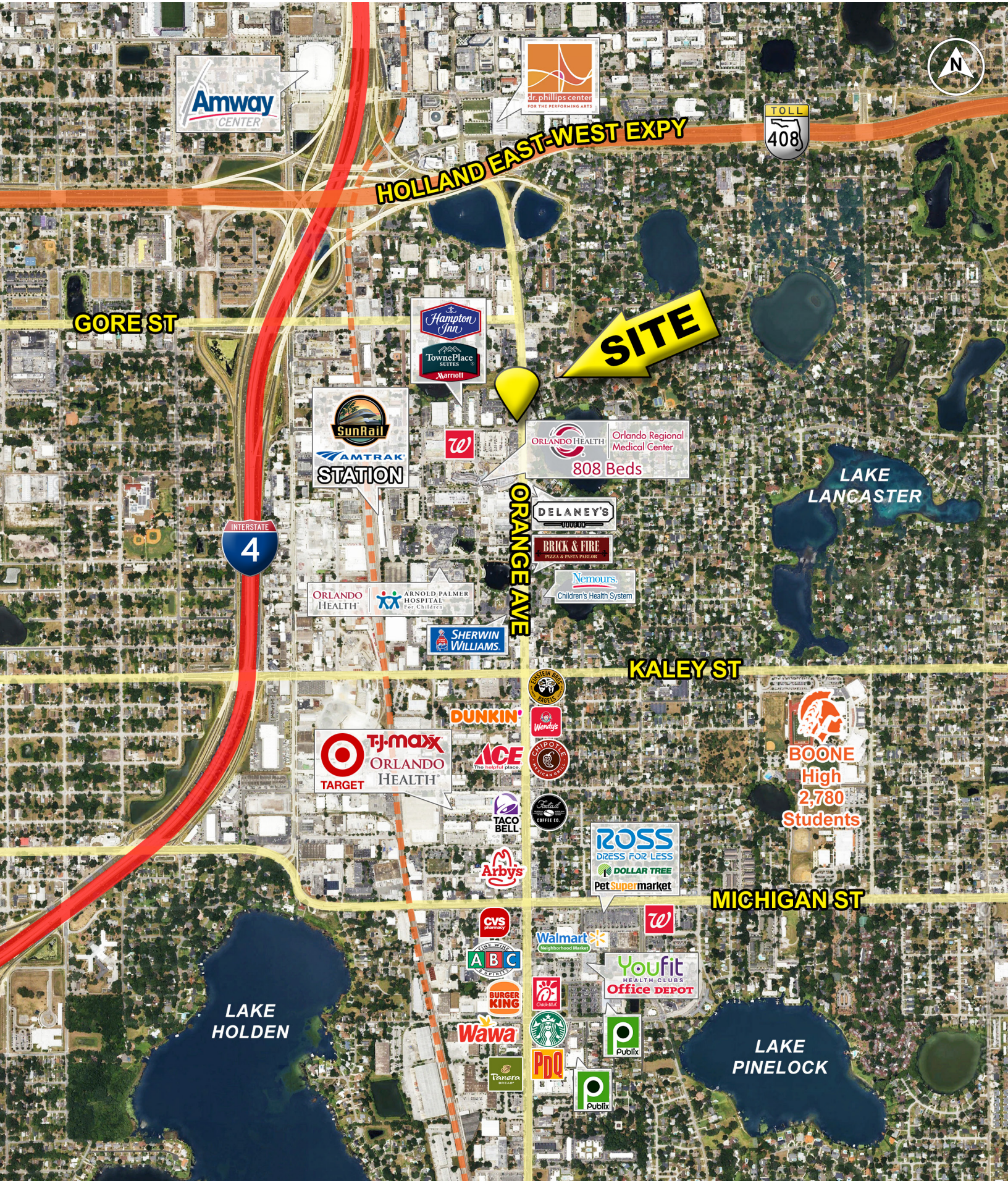
Demetree Global

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# Trade Area Aerial



Amway  
CENTER

dr. phillips center  
FOR THE PERFORMING ARTS

TOLL  
408

HOLLAND EAST-WEST EXPY

GORE ST

**SITE**

Hampton Inn  
TownePlace  
SUITES  
Marriott

SunRail  
AMTRAK  
STATION

W

ORLANDO HEALTH  
Orlando Regional  
Medical Center  
808 Beds

LAKE  
LANCASTER

INTERSTATE  
4

ORANGE AVE

DELANEY'S  
SUVS

BRICK & FIRE  
PIZZA & PASTA PARLOR

Nemours  
Children's Health System

ORLANDO HEALTH  
ARNOLD PALMER HOSPITAL  
For Children

SHERWIN  
WILLIAMS

KALEY ST

TARGET  
TJ-maxx  
ORLANDO HEALTH

DUNKIN'

ACE  
The helpful place.

Wendy's

CHIP OTLES  
RESTAURANT

BOONE  
High  
2,780  
Students

TACO BELL

Arbys

ROSS  
DRESS FOR LESS  
DOLLAR TREE  
Pet Supermarket

MICHIGAN ST

CVS  
pharmacy

Walmart  
Neighborhood Market

ABC  
SERIES

BURGER KING

Wawa

Starbucks

Youfit  
HEALTH CLUBS  
Office DEPOT

LAKE  
HOLDEN

Tanera  
BREAD

PDQ

Publix

Publix

LAKE  
PINELOCK

# Building Aerial / Exterior Photos



# Interior Photos / Suite 205



# Floor Plan / Suite 205 / 2,508 SF

