



PREMIUM MEDICAL OR PROFESSIONAL OFFICE SPACE | 1,692 SF



For Lease

900 North Swallow Tail Drive, Suite G-107
Port Orange, FL 32129

Scott Edwards

scott.edwards@streamrealty.com
407.214.0022

 **STREAM**



Property Overview

Discover the perfect workspace at this beautifully designed professional office located in the heart of Port Orange. Ideal for medical practices or professional businesses, this suite offers a modern, open floor plan with ample natural light and picturesque lake views.

Details:

- Base Rent: \$19.50/NNN
- Available: March 1st, 2025

Functional Layout:

- Open concept with excellent workflow potential.
- Four spacious, private offices thoughtfully arranged around the perimeter for privacy and accessibility.

Prime Location:

- Located in a well-maintained business park with easy access to major highways.
- Located directly adjacent to CVS, Advanced Retina Associates and WaWa
- Adjacent property: Halifax Health Emergency Department, Halifax Health Hospice,
- Advanced Endodontics, My Port Orange Dentist, Preferred Medical Center



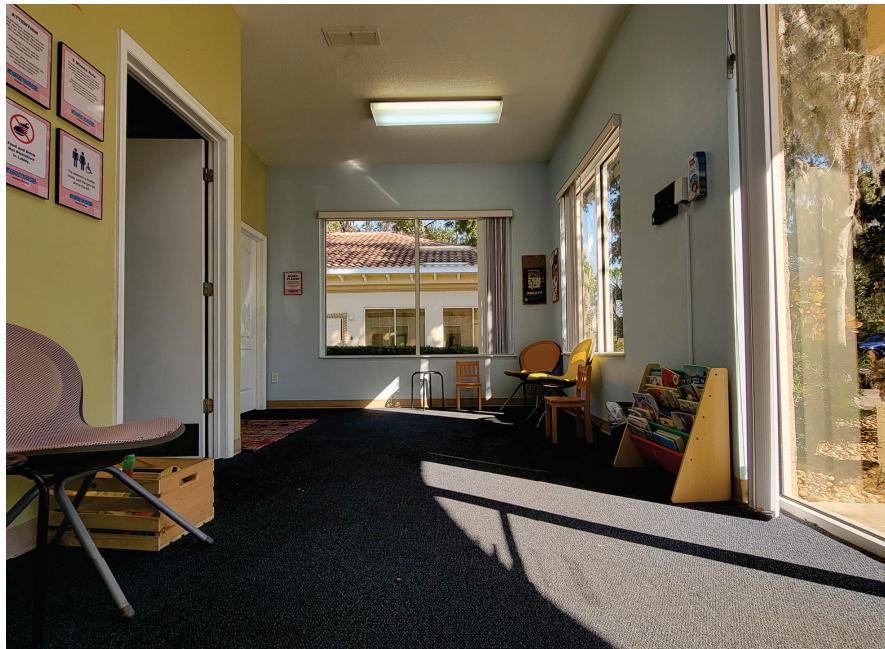
Property Overview

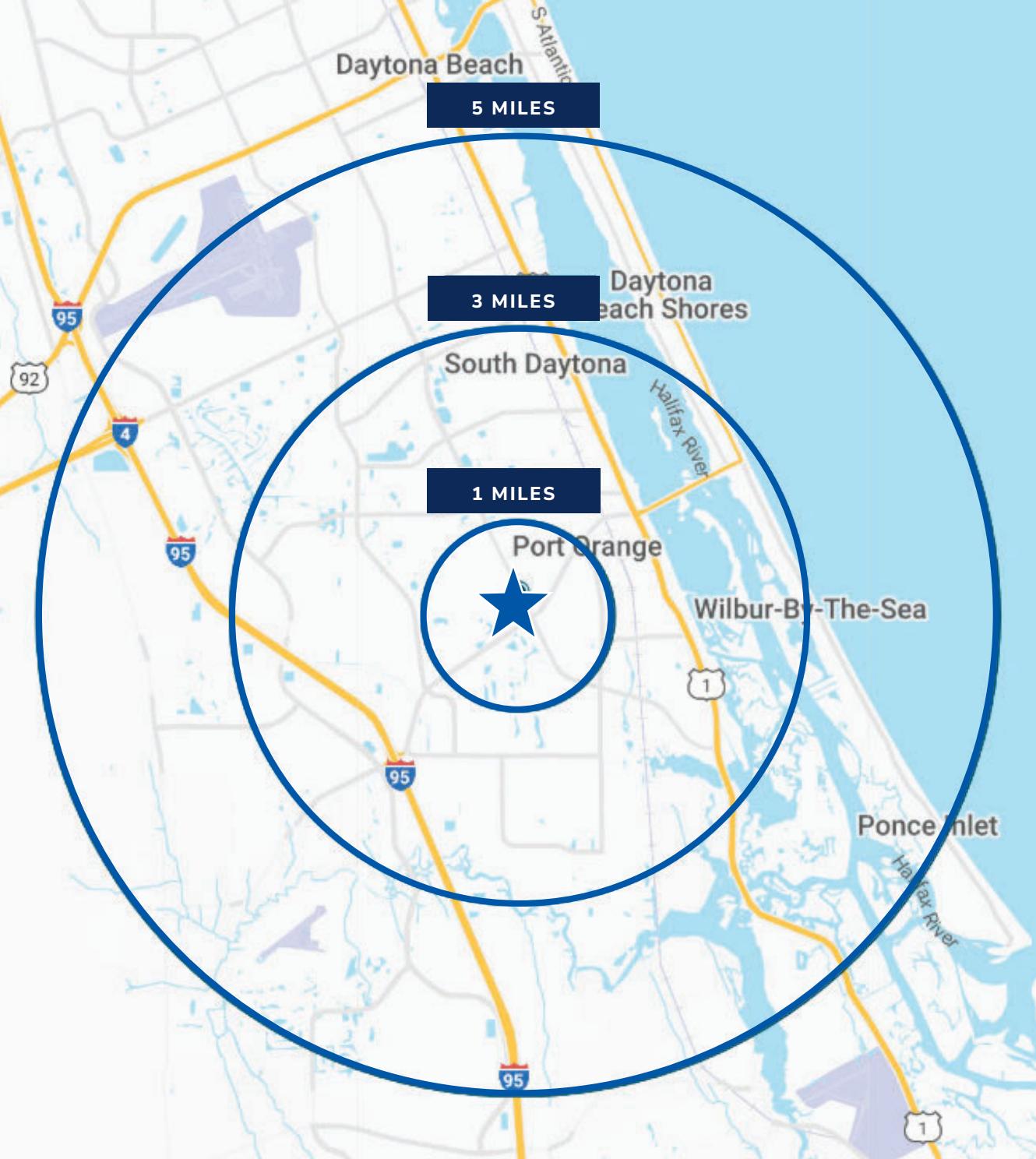
Aesthetic Appeal:

- Large windows showcasing serene lake views, creating a calming environment for staff and visitors alike.
- Neutral finishes that can complement any interior design or branding style.

Versatility:

- Perfectly suited for medical professionals, therapists, attorneys, financial advisors, or other service-based businesses.





Location Overview

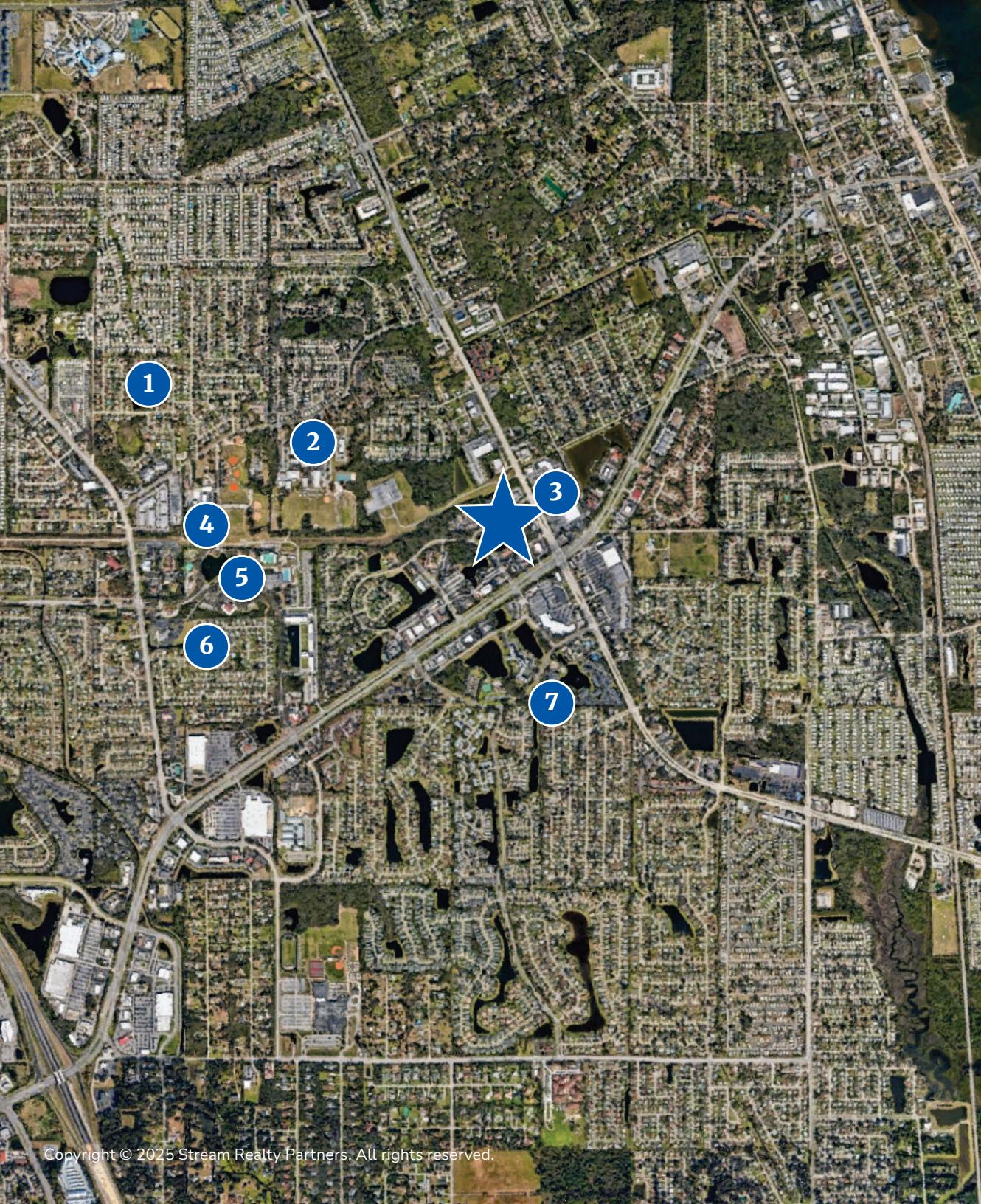
Area Demographics

	1 Miles	3 Miles	5 Miles
Population	8,788	64,464	119,631
Total Households	3,956	29,175	53,897
Average Income	\$62,708	\$65,087	\$69,571
Median Age	45.2	47.6	48.4
Daytime Population	6,935	23,443	40,511

Location Overview

Nearby Amenities:

1. Advanced Medical
2. Evolution Health & Wellness
3. Advanced Retina Associates
4. Halifax Primary Care
5. Halifax Health Medical Center
6. Adventhealth Centra Care Port Orange
7. Health First Primary Care



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Let's Connect

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