

# METROWEST OFFICE

6200 Metrowest Blvd, Orlando, FL 32835



**GO FLORIDA COMMERCIAL**  
REAL ESTATE SERVICES

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## METROWEST OFFICE



## PROPERTY INFORMATION

*Call for Rate*

### PROPERTY ADDRESS

*Suite 205 A B6200 Metrowest Blvd, Orlando, FL 32835*

### RENTABLE AREA

*2,324 Sq. Ft.*

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6200 Metrowest  
Bld Orlando, FL  
32835

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



# PROPERTY OVERVIEW

Suite A offers 1,235 SF of Class A office space designed for professionals, featuring 5 private offices with windows, including a spacious corner office with multiple windows that provide abundant natural light. The layout also includes a large reception area and one interior room, perfect for additional workspace or storage.

Suite B offers 1,089 SF of flexible Class A office space featuring an open-concept layout. The suite has one spacious private office with a large window, a sizable open room that can be easily divided to suit your needs, running water within the suite, and a stylish decorative accent wall.

The building has LOTS OF PARKING and a prime location offering easy access to all of Central Florida.



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS

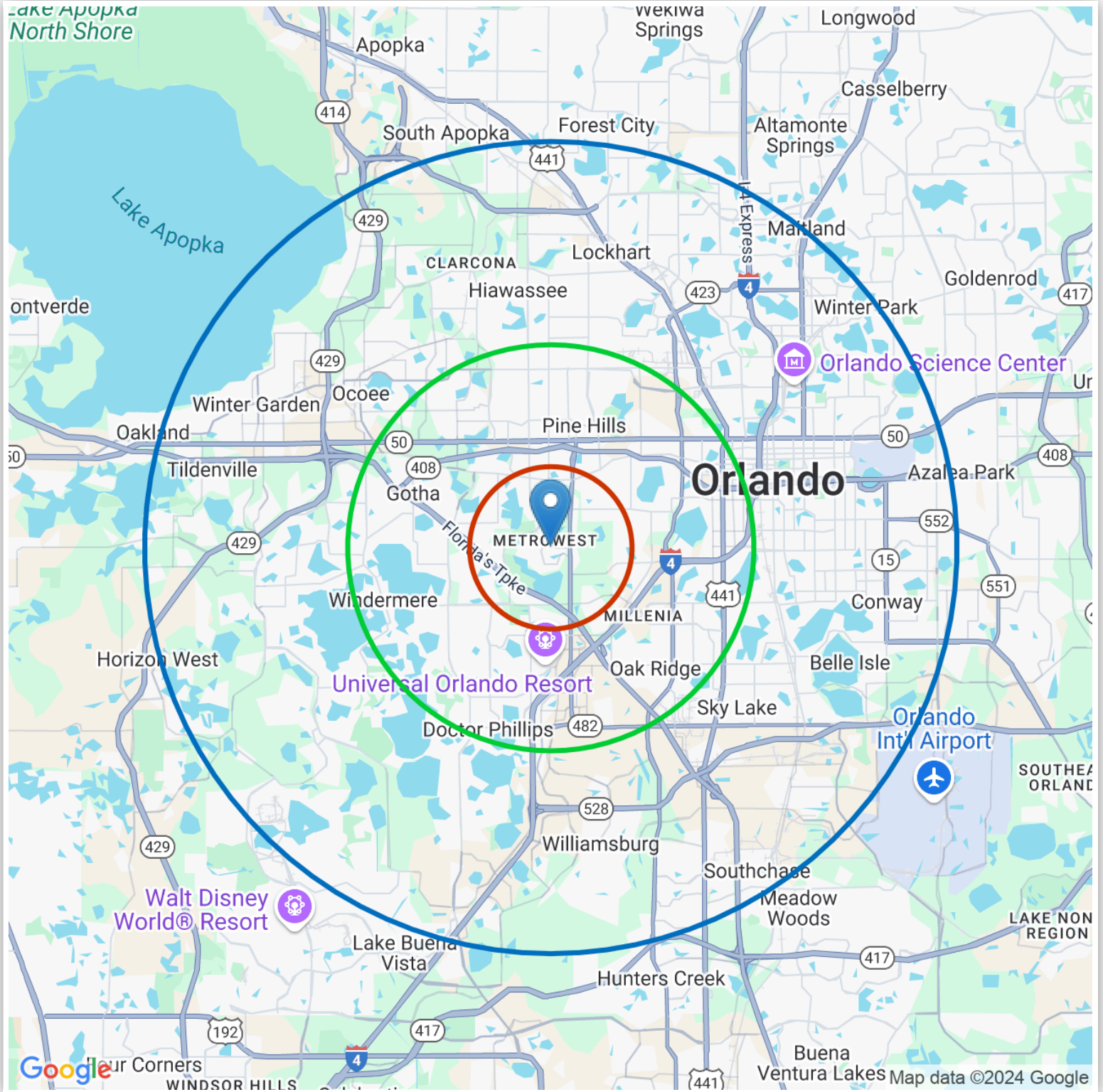


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# LOCATION/STUDY AREA MAP (RINGS: 2, 5, 10 MILE RADIUS)



## METROWEST OFFICE

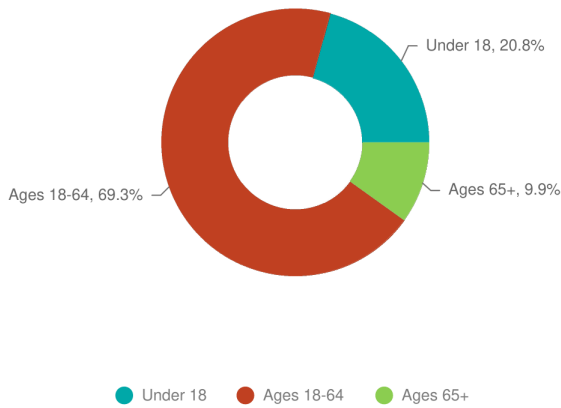
6200 Metrowest Blvd, Orlando, FL, 32835

# INFOGRAPHIC: POPULATION TRENDS (RING: 2 MILE RADIUS)

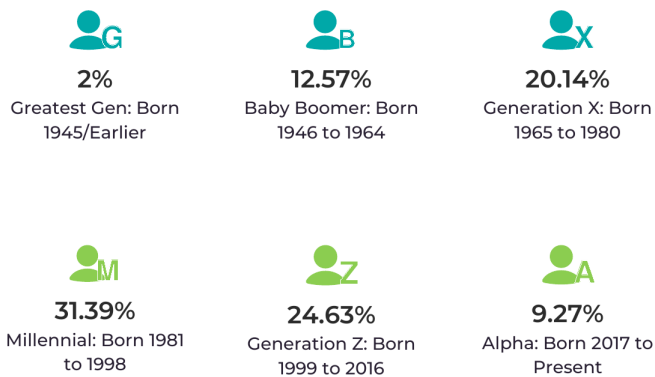
## POPULATION TRENDS AND KEY INDICATORS 2 Miles Ring

<b>67,340</b> Population	<b>25,499</b> Households	<b>34.5</b> Median Age
<b>2.63</b> Avg Size Household	<b>\$59,943</b> Median Household Income	<b>\$348,519</b> Median Home Value
<b>58</b> Wealth Index	<b>67</b> Housing Affordability	<b>85.9</b> Diversity Index

### POPULATION BY AGE



### POPULATION BY GENERATION



## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**0.86%**

2024-2029  
Forecasted  
Growth Rate

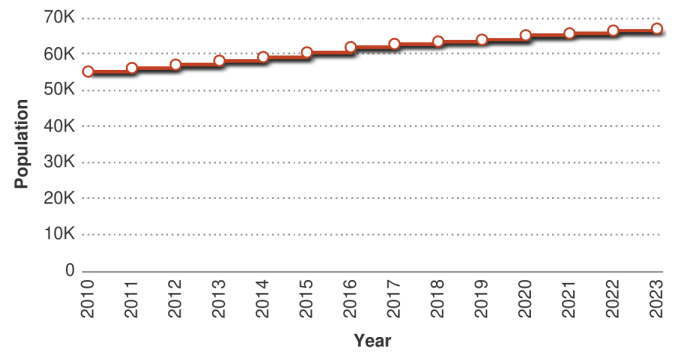
**-0.21%**

Household  
Population

**66,744**

Population  
Density

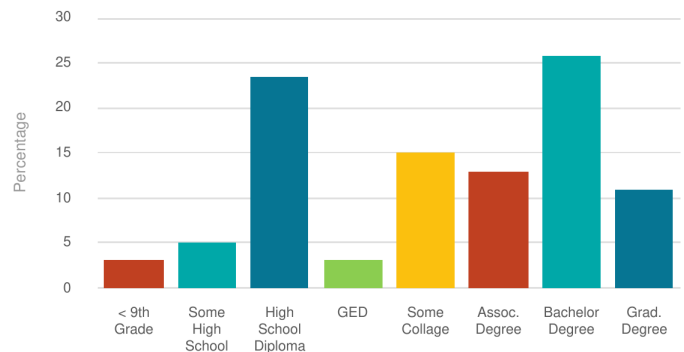
**5,342**



### DAYTIME POPULATION

<b>51,376</b> 2024 Total Daytime Population	<b>27,763</b> 2024 Daytime Pop: Residents
<b>23,613</b> 2024 Daytime Pop: Workers	<b>4,090</b> 2024 Daytime Pop Density

### POPULATION BY EDUCATION



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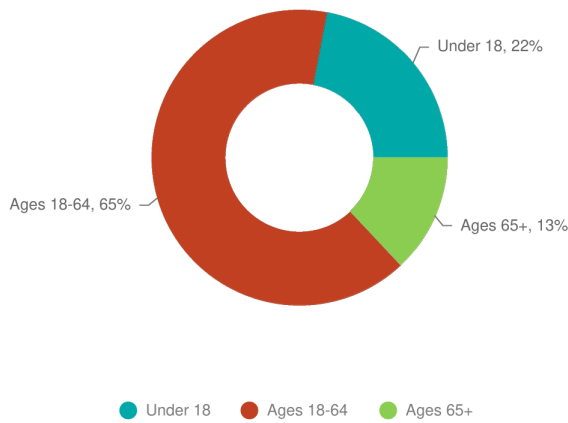


# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

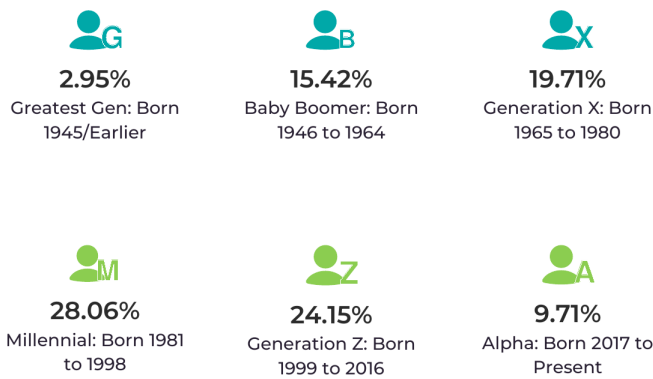
## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>289,417</b> Population	<b>104,577</b> Households	<b>35.8</b> Median Age
<b>2.72</b> Avg Size Household	<b>\$59,466</b> Median Household Income	<b>\$371,409</b> Median Home Value
<b>65</b> Wealth Index	<b>63</b> Housing Affordability	<b>82.7</b> Diversity Index

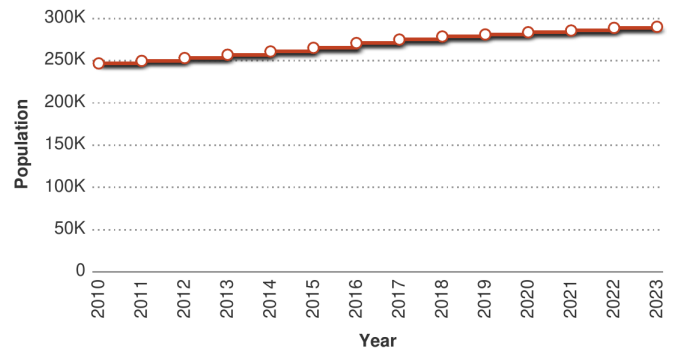
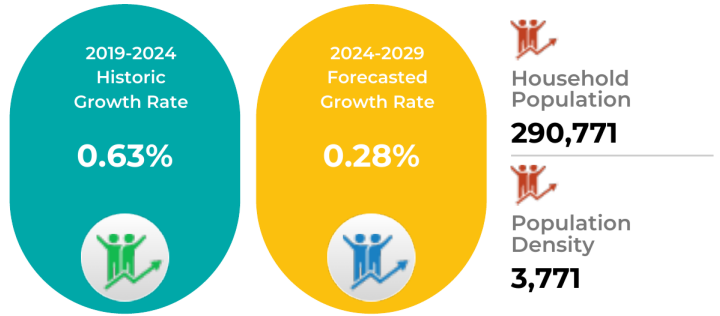
## POPULATION BY AGE



## POPULATION BY GENERATION



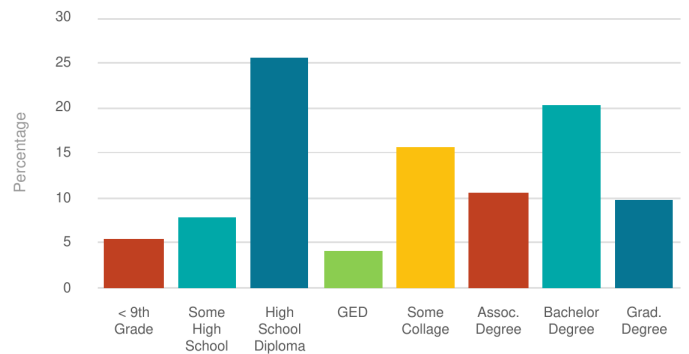
## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



## POPULATION BY EDUCATION



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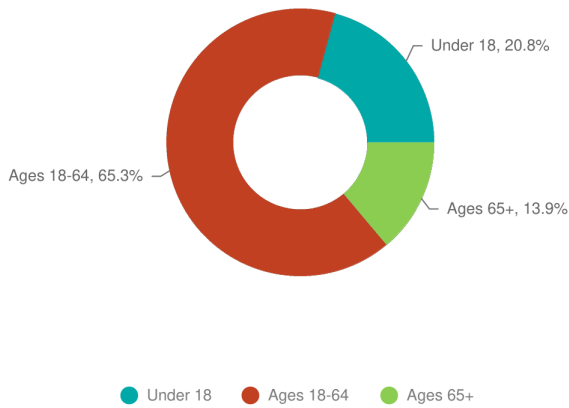


# INFOGRAPHIC: POPULATION TRENDS (RING: 10 MILE RADIUS)

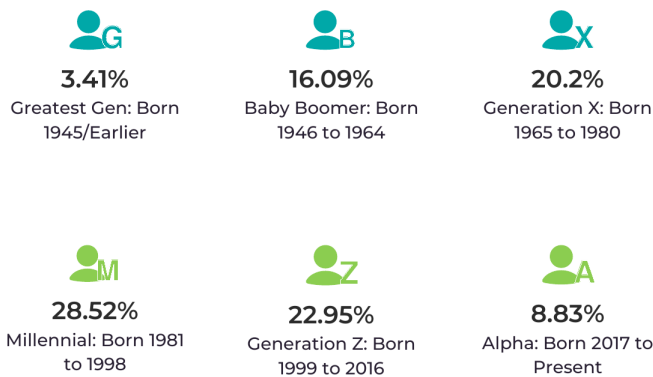
## POPULATION TRENDS AND KEY INDICATORS 10 Miles Ring

<b>851,599</b> Population	<b>323,255</b> Households	<b>37.1</b> Median Age
<b>2.6</b> Avg Size Household	<b>\$71,679</b> Median Household Income	<b>\$430,239</b> Median Home Value
<b>86</b> Wealth Index	<b>65</b> Housing Affordability	<b>83.7</b> Diversity Index

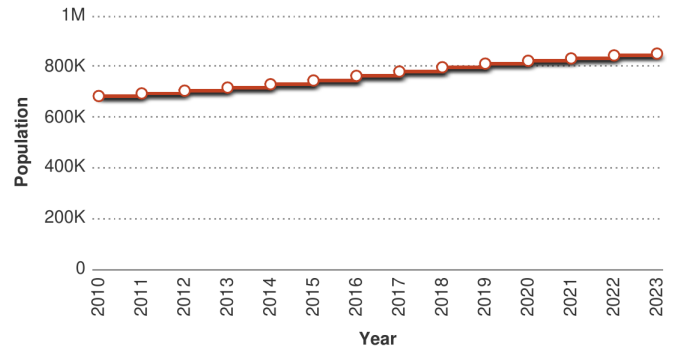
### POPULATION BY AGE



### POPULATION BY GENERATION



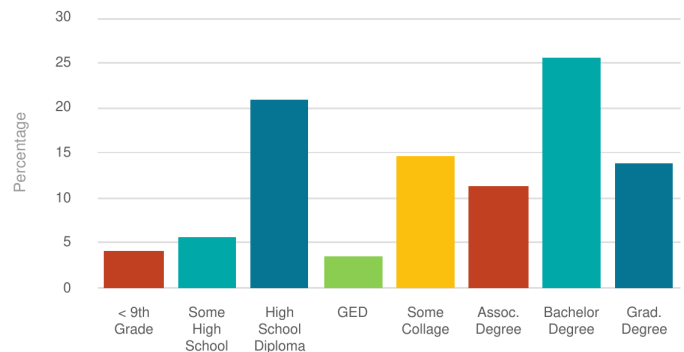
## HISTORICAL & FORECAST POPULATION



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