



## 737 W Oak Ridge Rd

737 W Oak Ridge Rd, Orlando, FL 32809



### Carlos Ruso

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# 737 W Oak Ridge Rd

\$20.00 /SF/YR

Space features exam rooms, reception, and support areas—ideal for medical users seeking immediate occupancy with minimal renovation. Flexible layout also accommodates general office use. Strong visibility, easy access, and ample parking make this a rare move-in-ready opportunity in the Oak Ridge corridor....

- Turnkey medical suite with full build-out. Space features exam rooms, reception, and support areas—ideal for medical
- Flexible layout also accommodates general office use. Strong visibility, easy access, and ample parking make this a rare move-in-ready opportunity in



Rental Rate:	\$20.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	2,570 SF
Year Built:	1954
Walk Score ®:	52 (Somewhat Walkable)
Taxes:	\$0.11 USD/SF/MO
Operating Expenses:	\$0.27 USD/SF/MO
Rental Rate Mo:	\$1.67 /SF/MO

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1st Floor

Space Available	2,570 SF
Rental Rate	\$20.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Healthcare
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

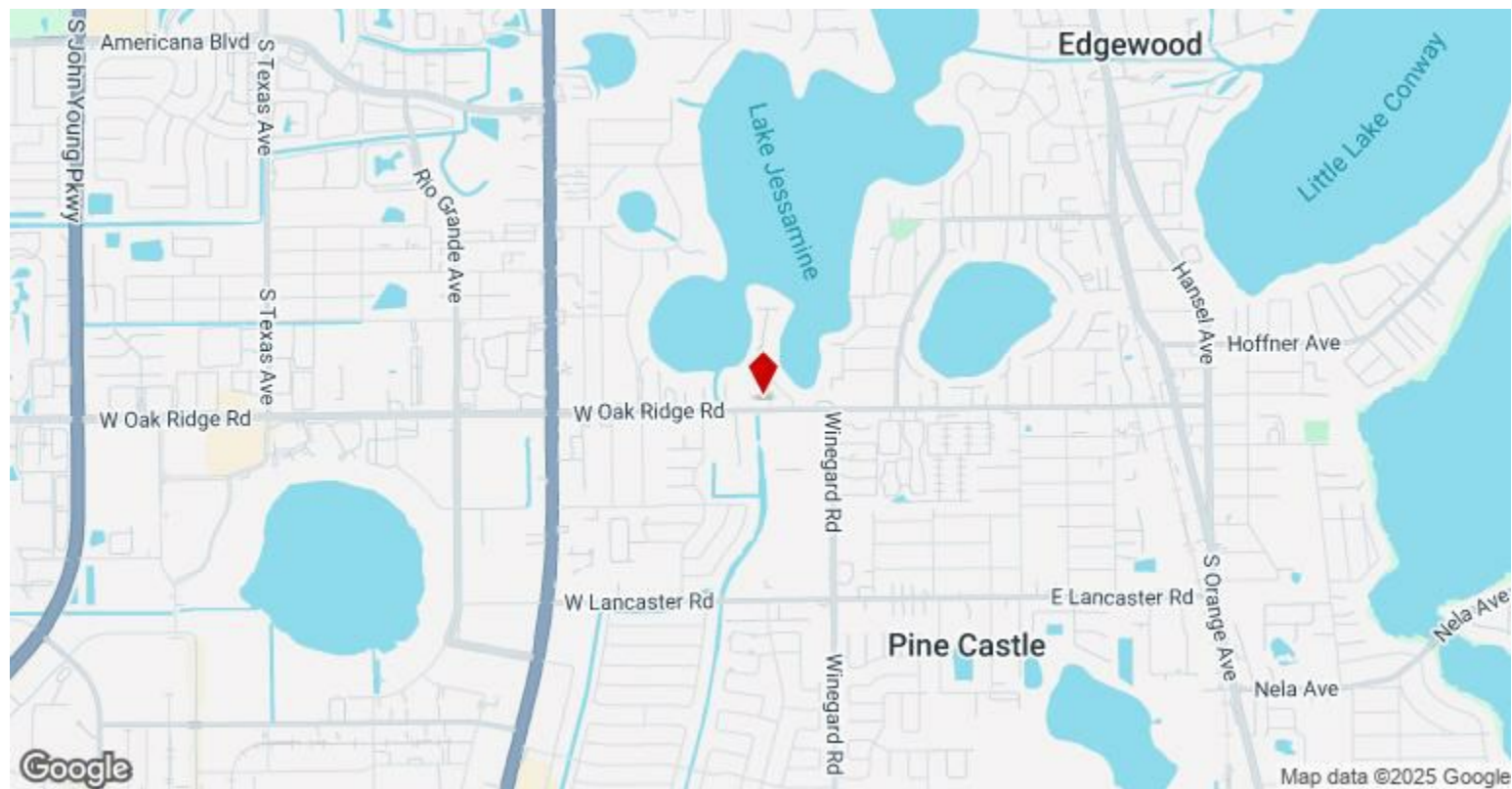
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
OBT-Orange Ave Pet Doc Hospital LLC	-	



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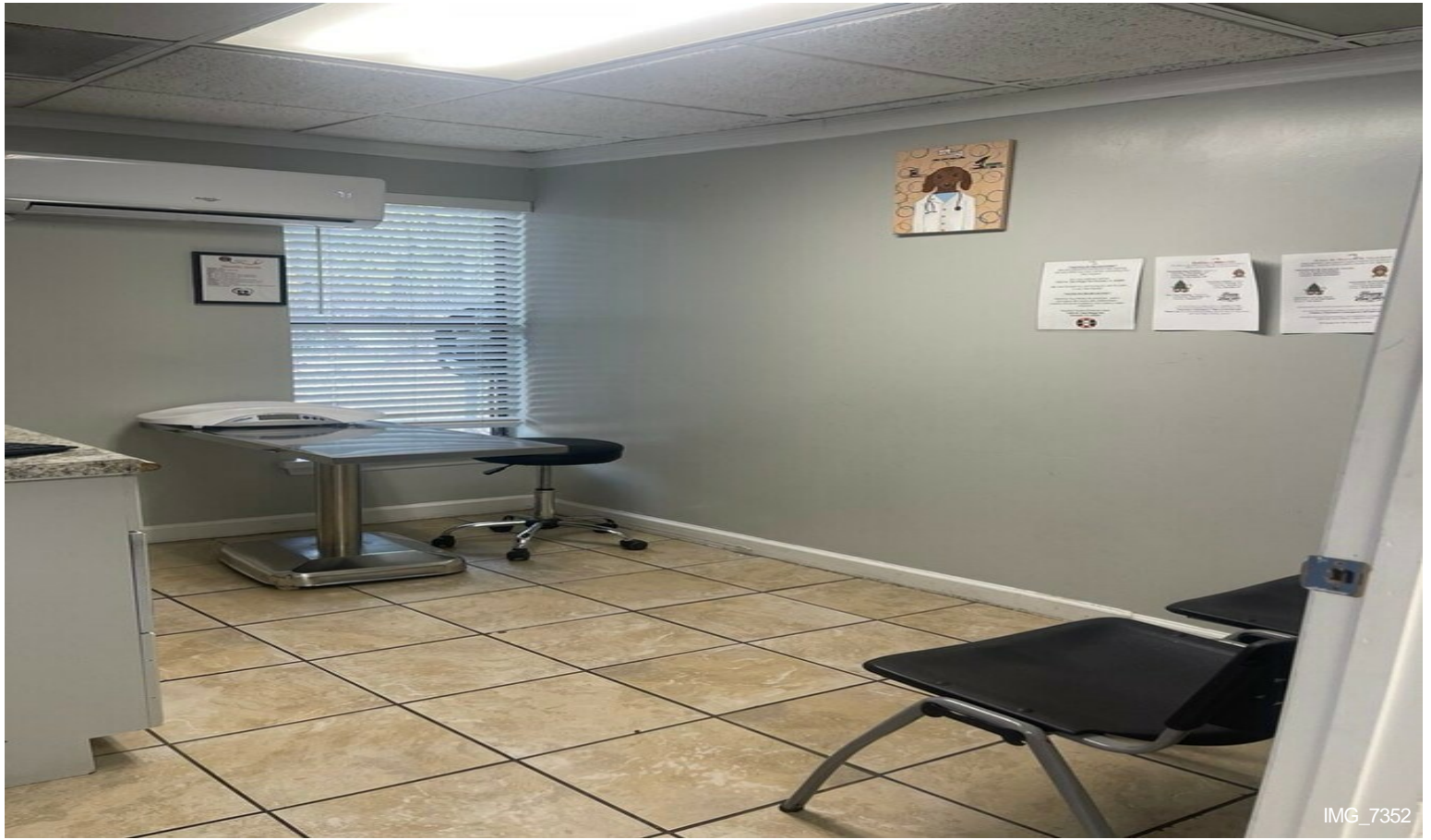
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## Property Photos



## Property Photos



IMG\_7352