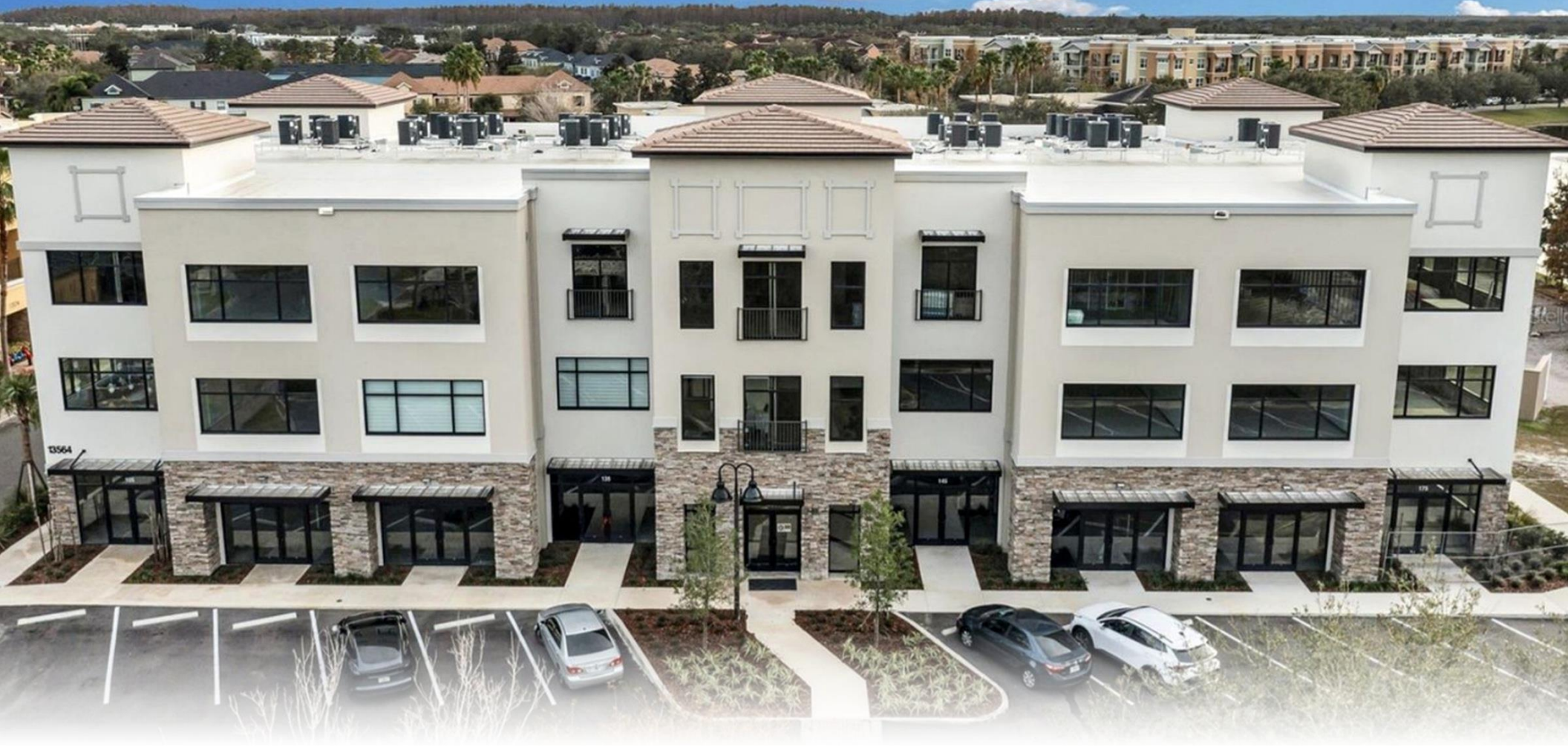


FOR LEASE | PROFESSIONAL OFFICE SUITE



# VILLAGE PARK

## PROFESSIONAL OFFICE SUITE

13564 Village Park Drive, Suite 215 • Orlando, FL 32837

±763 SF • Brand-New & Move-In Ready



For More Information:  
[Millenia-Partners.com](http://Millenia-Partners.com)

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Building Exterior &amp; On-Site Parking

## OFFERING SUMMARY

| BASE RENT             | NNN                 | TOTAL                 |
|-----------------------|---------------------|-----------------------|
| <b>\$2,000</b> /MONTH | <b>\$500</b> /MONTH | <b>\$2,500</b> /MONTH |

### PROPERTY SPECIFICATIONS

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Property Name   | Village Park Professional Office                       |
| Address         | 13564 Village Park Drive, Suite 215, Orlando, FL 32837 |
| Available Area  | ±763 Gross SF                                          |
| Offering        | For Lease                                              |
| Lease Structure | NNN                                                    |
| Building        | Three stories · 48 office units · built 2023           |
| Condition       | Brand-New Condition                                    |
| Availability    | Immediate                                              |
| Permitted Uses  | Professional office — medical office not permitted     |

Village Park offers a brand-new professional office suite of approximately 763 square feet inside The Villages at Hunter's Creek, a three-story building completed in 2023 at the corner of State Road 417 and John Young Parkway. The suite is ready for move-in immediately.

Designed for a variety of professional users, the suite offers a flexible open layout within a modern office environment. Tenants benefit from finished common areas, elevator service, and convenient on-site parking for employees and visitors.

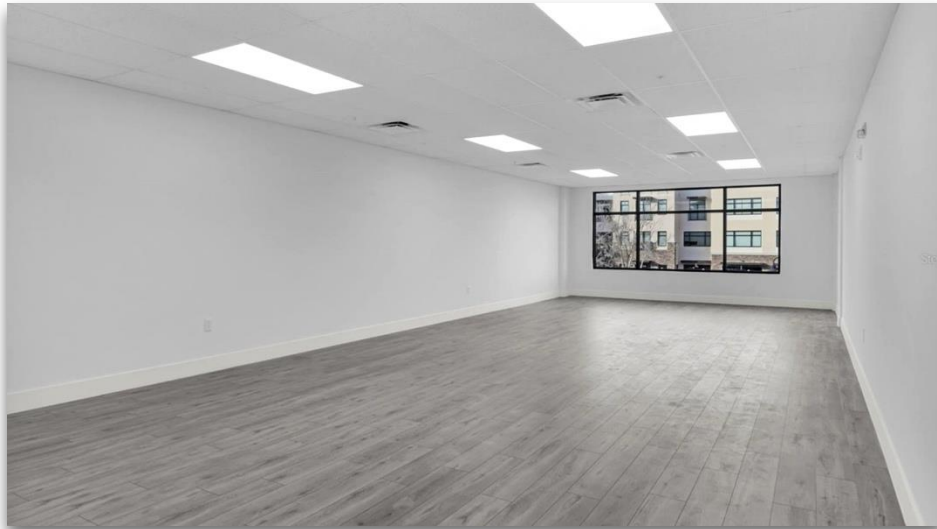
### IDEAL FOR

Insurance agencies · legal, accounting and tax practices · real estate, title and mortgage offices · financial and consulting practices · satellite and back-office locations.

*Examples only, not an exhaustive list. Medical office use is not permitted.*



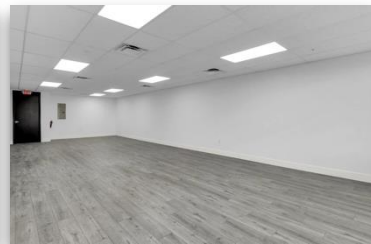
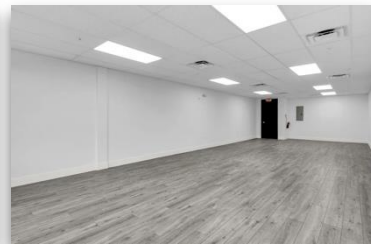
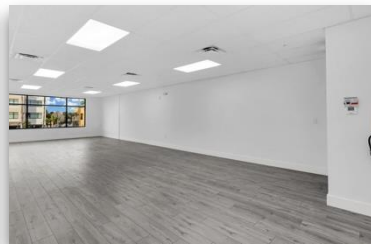
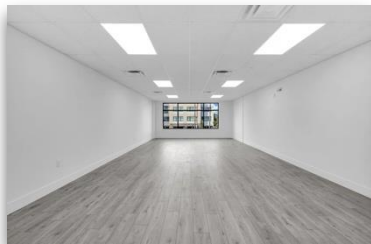
# PROPERTY & SUITE PHOTOGRAPHY



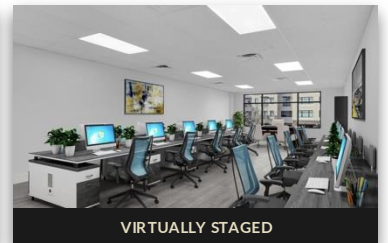
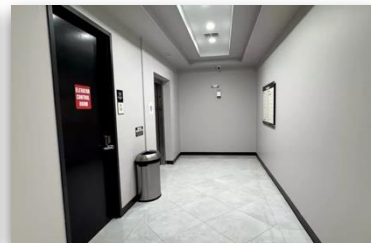
Suite 215 — ±763 SF open floor plan



The Villages at Hunter's Creek — building & aerial views



Suite 215 interior — open plan, wood-look plank flooring, recessed lighting, window wall



Shared building — Suite 215 entry, lobby directory, elevator lobby and common restrooms

Photography of Suite 215, the shared building common areas and the surrounding Village Park center. Suite 215 is delivered unfurnished; images marked "virtually staged" show furniture that is not included and do not depict existing improvements. Interior photographs of other suites are not used. Prospective tenants must independently verify use, licensing, zoning, code, utility and occupancy requirements.

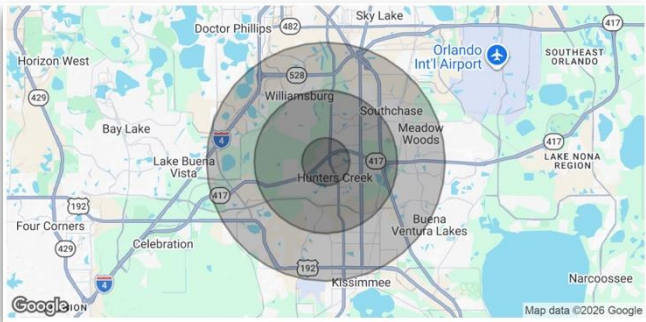




# MARKET OVERVIEW & DEMOGRAPHICS

Village Park sits in Hunter's Creek, an established master-planned community in South Orlando's 32837 ZIP code. Within three miles there are 70,845 residents and 24,299 households, and average household income inside one mile is \$107,737: a dense, higher-income base for a client-facing professional practice.

Households average 3.0 people within a mile, pointing to family households rather than singles. State Road 417 and John Young Parkway carry clients and staff in from the wider Orlando market, and everyday services – grocery, banking, dining and everyday retail – are all in the immediate trade area.



1-, 3- and 5-mile radius from the subject property. Map data ©2026 Google

70,845

POPULATION – 3 MILES

2023 ACS

\$107,737

AVG HH INCOME – 1 MILE

2023 ACS

24,299

HOUSEHOLDS – 3 MILES

2023 ACS

+26%

ORLANDO PRO SERVICES JOBS

BLS, 2020-2025

| TRADE AREA – RADIUS   | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------|-----------|-----------|-----------|
| POPULATION            |           |           |           |
| Total Population      | 11,381    | 70,845    | 197,007   |
| Average Age           | 37.9      | 39.8      | 38.0      |
| HOUSEHOLDS & INCOME   |           |           |           |
| Total Households      | 3,852     | 24,299    | 67,763    |
| Persons per Household | 3.0       | 2.9       | 2.9       |
| Average HH Income     | \$107,737 | \$92,590  | \$85,958  |
| Average Home Value    | \$413,338 | \$473,898 | \$363,005 |

Ring demographics: 2023 American Community Survey (ACS), via Buildout trade area report. County projections: University of Florida Bureau of Economic and Business Research, Projections of Florida Population by County, February 2026. Employment: U.S. Bureau of Labor Statistics, Professional and Business Services, Orlando-Kissimmee-Sanford MSA. Prospective tenants should independently verify.

WHY PROFESSIONAL OFFICE WORKS HERE

Professional services is the metro's growth engine. Professional and business services employment across the Orlando metro rose from 218,400 in 2020 to 274,400 in 2025; about 26% in five years.

The county keeps growing. Orange County is projected to go from 1,536,045 residents in 2025 to 1,652,800 by 2030, and 1,741,900 by 2035; a widening client base for local practices.

The building is already a professional cluster. Suite 215's own floor houses insurance and professional service firms, several serving the area's Spanish-speaking community; peer tenants, not an empty building.

The households have money to advise. At 3.0 people per household and \$107,737 average income within one mile, the immediate base is the client pool for insurance, tax, legal, real estate and financial practices.



# SCHEDULE A TOUR



## Village Park Professional Office

13564 Village Park Drive, Suite 215  
Orlando, FL 32837

±763 SF • Brand-New Condition and Ready for Move-In



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Contact the team to schedule a tour and for additional lease terms.

All information from sources deemed reliable; no warranty or representation is made as to accuracy. Pricing, NNN expenses, availability, permitted uses, zoning, licensing, utilities, building conditions, distances and demographics are subject to change.

For More Information | [Millenia-Partners.com](https://www.Millenia-Partners.com)