



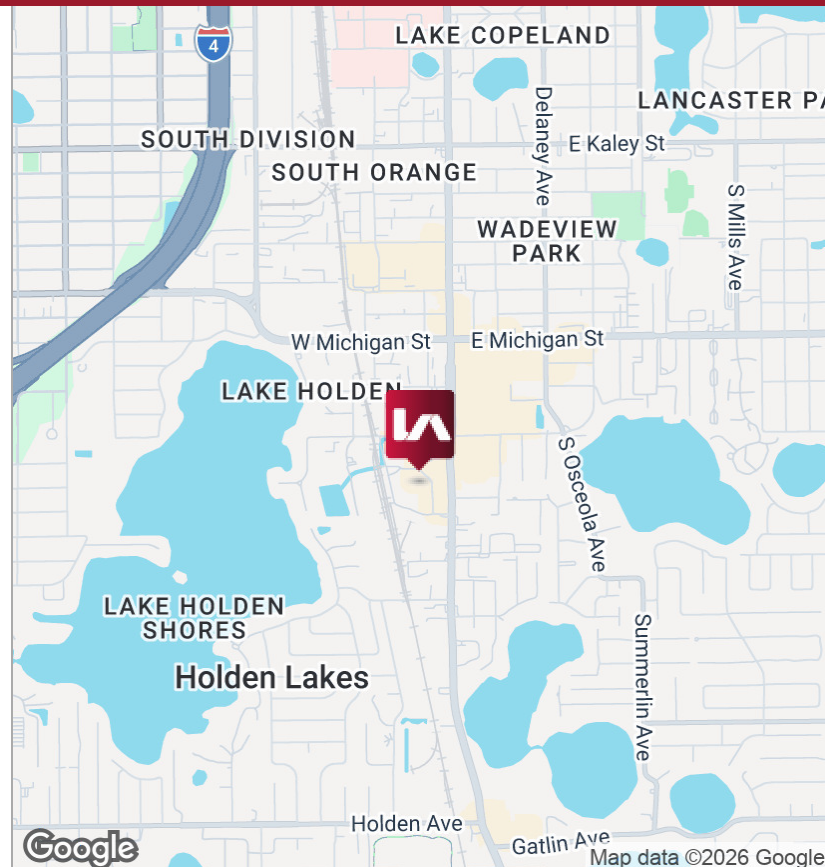
LISTING DATA

Available SF: Suite 30 | 8,080 SF

Comments: Southgate Commerce Center is a unique opportunity for a medical group to lease space in Downtown Orlando inside of a 50 acre mixed-use commercial park, located on Southgate Commerce Blvd in close proximity to the Orlando Health Hospital campus, currently one of the largest hospital systems in Central Florida. The space offers high visibility, signage capability, direct surface parking lot access in a single story office park setting. This vacancy represents the north end cap of the building and offers storefront glass and direct visibility from the main entrance. With direct parking lot access, and a wheelchair ramp, this suite makes patient access simplified. Formerly operated as an rheumatology clinic, its immediately available for occupancy.

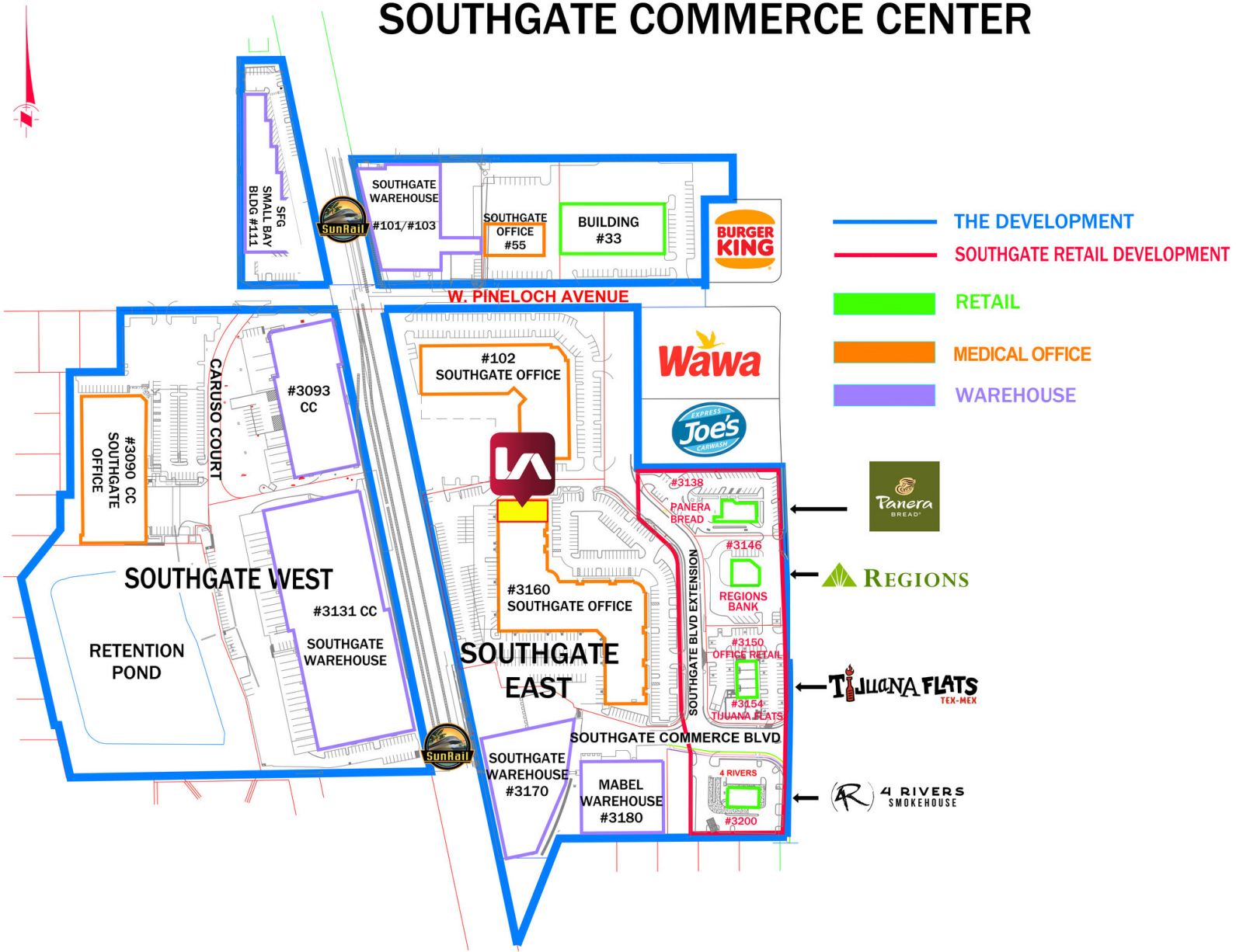
ECONOMIC DATA

Lease Rate: \$32.00 SF/yr (NNN)





SOUTHGATE COMMERCE CENTER



- THE DEVELOPMENT
- SOUTHGATE RETAIL DEVELOPMENT
- RETAIL
- MEDICAL OFFICE
- WAREHOUSE

- Panera BREAD
- REGIONS
- TIJUANA FLATS
TEK-MEX
- 4 RIVERS
SMOKEHOUSE

