

INCREDIBLE PENTHOUSE WITH LAKE VIEWS

MEDICAL OFFICE FOR SALE

801 N Orange Ave #815, Orlando, FL 32801

Class A Medical Office Condo
in Ideal Downtown Location

- Exceptional opportunity for a medical owner-user
- Stunning lake views
- "One of a kind" penthouse location
- Pristine move in condition
- Excellent access - Brick road with canopy live oaks
- Excellent branding, exposure, visibility, access, and coveted dedicated parking
- Located in the prestigious 801 North Orange office tower at the gateway to Downtown Orlando
- Convenient access to I-4, SR 408, Colonial Drive (SR 50), and Downtown Orlando
- Minutes from AdventHealth Orlando, Orlando Health, Ivanhoe Village, and Orlando's Central Business District



ASKING PRICE:

Call for Pricing



AVAILABLE SPACE:

3,179± USF

3,625± RSF



ZONING:

AC-3A/T



TRAFFIC COUNTS:

On North Orange Ave:
9,300± vehicles/day

On I-4:
168,850± vehicles/day



YEAR BUILT:

2006



The property offers **convenient on-site parking with six reserved spaces**, designated **two-hour visitor parking**, and additional unreserved spaces available for tenants and guests.



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For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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SUITE PHOTOS



EXECUTIVE OFFICE



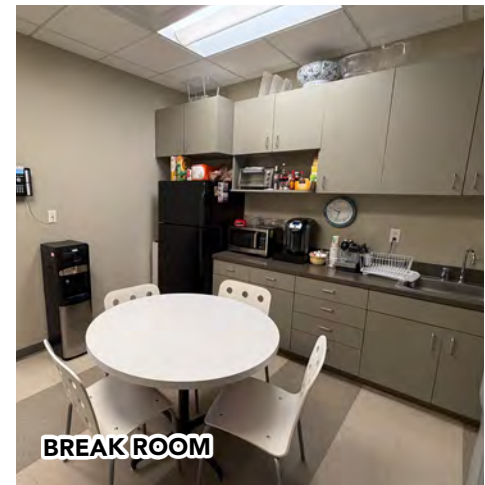
WAITING ROOM



PROCEDURE ROOM



PROCEDURE ROOM



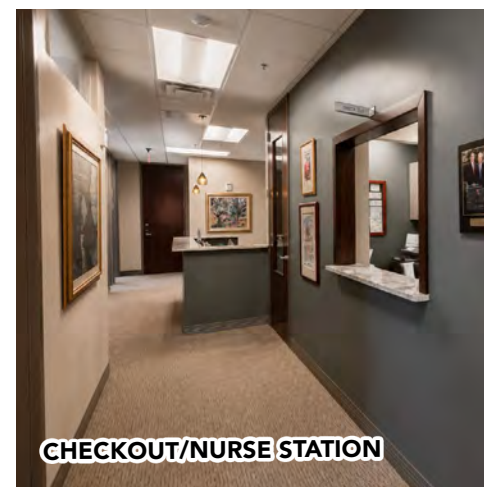
BREAK ROOM



EXAM ROOM



NURSE STATION



CHECKOUT/NURSE STATION



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BUILDING PHOTOS



IDEAL LOCATION



ADJOINING PARKING DECK



IDEAL LOCATION



STREET LEVEL RETAIL



BUILDING LOBBY



BUILDING LOBBY-DOUBLE DOOR GLASS ENTRY



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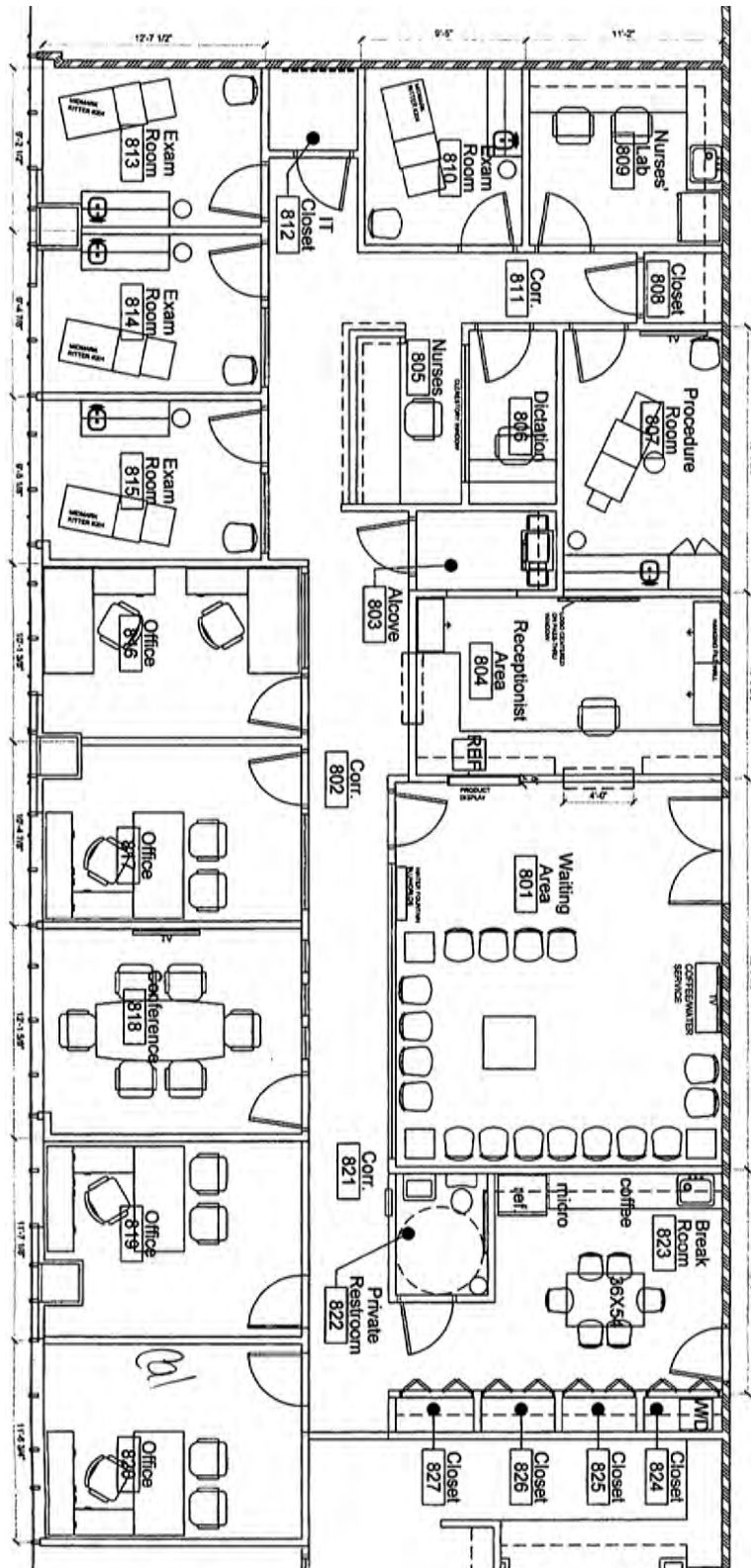
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FLOOR PLAN



HARBERT
REALTY SERVICES

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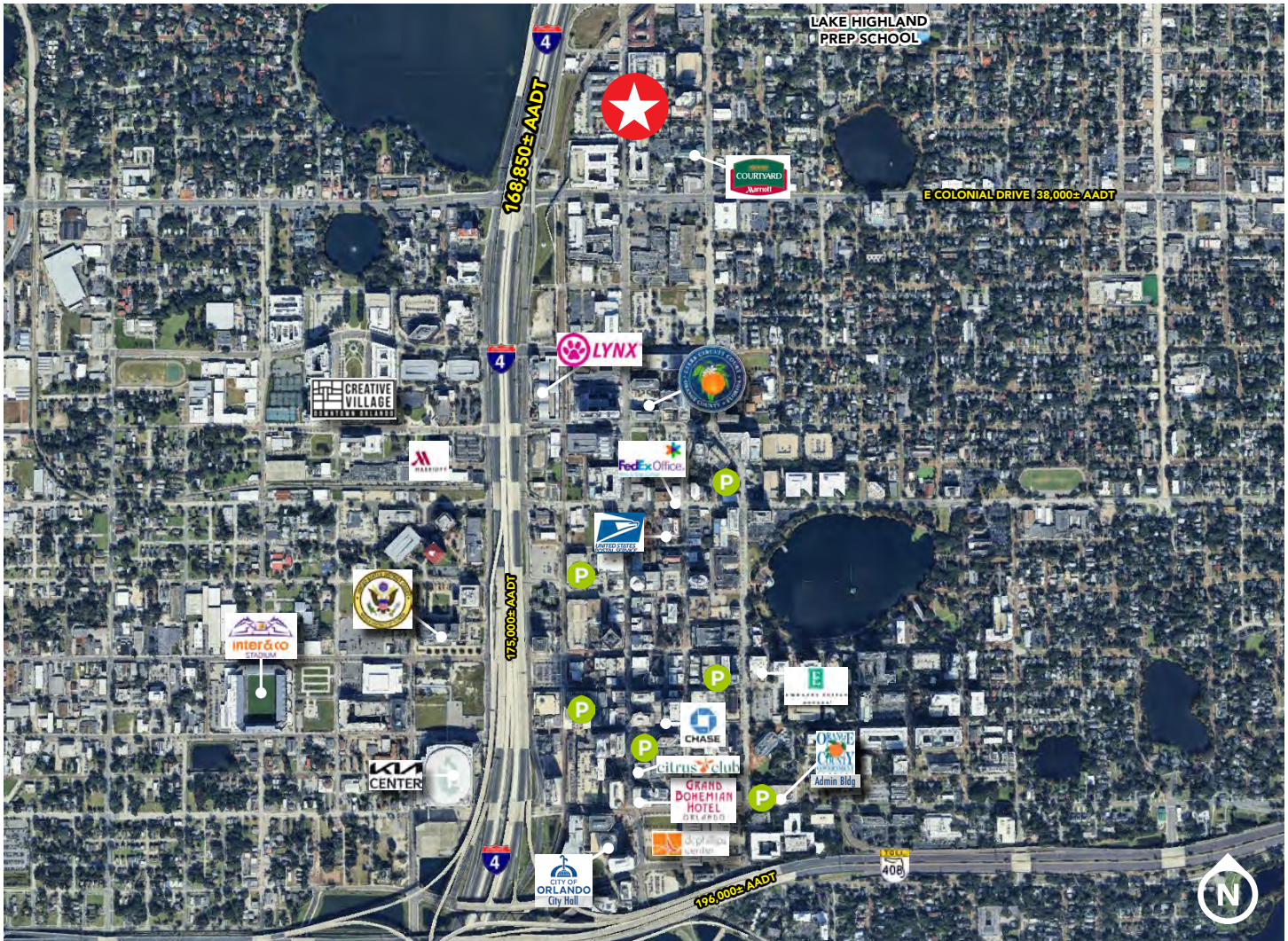
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DEMOGRAPHICS



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1M
Visitors	416.2K
Visit Frequency	2.45x
Avg Dwell Time	173 minutes

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2026 Estimated Population	20,019	105,325	302,229
EMPLOYEES	1 MILE	3 MILES	5 MILES
2026 Estimated Employees	35,360	126,836	243,044
INCOME	1 MILE	3 MILES	5 MILES
2026 Estimated Avg Household Income	\$153,520	\$159,901	\$132,794



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