For Lease

3,000 SF OF OFFICE AND MEDICAL OFFICE SPACES AVAILABLE
1527 S ORANGE AVENUE, ORLANDO, FL 32806

OFFICE AND MEDICAL OFFICE

PROPERTY DESCRIPTION

Located directly across from Orlando Regional Medical Center, this charming professional building offers high-visibility office suites in the heart of Downtown Orlando. The property provides convenient access to I-4, SR-408, and the SoDo District's abundant retail, dining, and amenities. Each suite offers a flexible layout ideal for medical, wellness, or professional office users seeking move-in ready space with modern finishes and easy patient or client access.

PROPERTY OVERVIEW

SPACE AVAILABLE	3,000 SF
ASKING RATE	CALL FOR PRICING

HIGHLIGHTS

- Commercial Office space located across the street from Orlando Regional Medical Center
- Move-In ready and ideal for an office or medical user
- Located in close proximity to SoDo, Downtown CBD, Thornton Park & more
- Pylon signage
- 30,500 cars per day - South Orange Avenue

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

ATRIUM | COMMERCIAL REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, ommmissions, or changes.

2-MINUTE WALK FROM THE PROPERTY TO ORMC

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

ATRIUM | COMMERCIAL REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, ommmissions, or changes.

FLOOR PLAN SUITE 1527 - 3,000 SF

- Reception/ Waiting Area
- 5 Offices
- 3 Exam Rooms
- 2 Restrooms
- Break Room

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

ATRIUM | COMMERCIAL REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, ommmissions, or changes.

SUITE 1527 - 3,000 SF PHOTOS

LOBBY

OFFICE

OFFICE

OFFICE

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

ATRIUM | COMMERCIAL REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, ommmissions, or changes.

DRIVE TIMES & DEMOGRAPHICS

5-MINUTE DRIVE TIME

16,017
ESTIMATED POPULATION

8,004
HOUSEHOLDS

56,029
TOTAL EMPLOYEES

$114,813
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME

121,050
ESTIMATED POPULATION

53,573
HOUSEHOLDS

155,756
TOTAL EMPLOYEES

$106,165
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME

464,852
ESTIMATED POPULATION

184,307
HOUSEHOLDS

277,160
TOTAL EMPLOYEES

$97,776
AVERAGE HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

ATRIUM | COMMERCIAL REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, ommmissions, or changes.

KEY POINTS MAP

28,500 AADT
S ORANGE AVE

154,000 AADT
I - 4

187,000 AADT
SPESSARD L. HOLLAND EAST-WEST EXPY

FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

ATRIUM | COMMERCIAL REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, ommmissions, or changes.