

OFFICE/MEDICAL
SPACE FOR LEASE

Celebration Medical Center

1530 CELEBRATION BLVD • CELEBRATION, FL • 34747



PRIME FIRST FLOOR SPACE OFF MAIN LOBBY OPPORTUNITY

PROPERTY OVERVIEW

Property Type	Office/Medical
Property Size	90,304 sf
Class	A
Year Built	2008
Parking	5.5/1,000

PROPERTY FEATURES

- + Prime ground floor space off main lobby and entrance available
- + Key medical tenants include Quest Diagnostics, Advent Health Celebration, and Celebration Pediatrics
- + Generous Tenant Improvement allowance available
- + Modern amenities - Common lobby and porte-cochère, oversized hospital elevators and restrooms, 480-power; heavy AC/ventilation
- + 24-hour building access



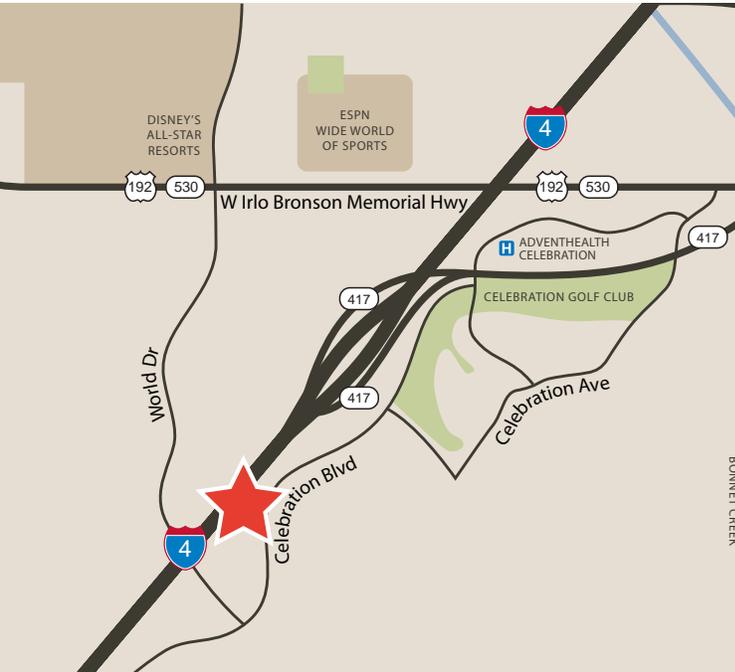
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LOCATION

- + Excellent visibility and direct access from I-4 and SR417
- + Within minutes of Advent Health Celebration, Kissimmee, and Walt Disney World
- + Walking distance from 500-unit 55+ age-restricted apartment facility
- + Close proximity to restaurants, retail shops, and upscale residential
- + 20-25 minutes from downtown Orlando and Orlando International Airport (MCO)

DISTANCE TO MAJOR LANDMARKS

- + Celebration Golf Resort 2.2 miles / 6 minutes
- + Advent Health Celebration 2.3 miles / 5 minutes
- + Walt Disney World Resort 3.8 miles / 6 minutes
- + Sea World 11 miles / 17 minutes
- + Universal Studios 14.2 miles / 20 minutes
- + Orlando International Airport 22.8 miles / 25 minutes



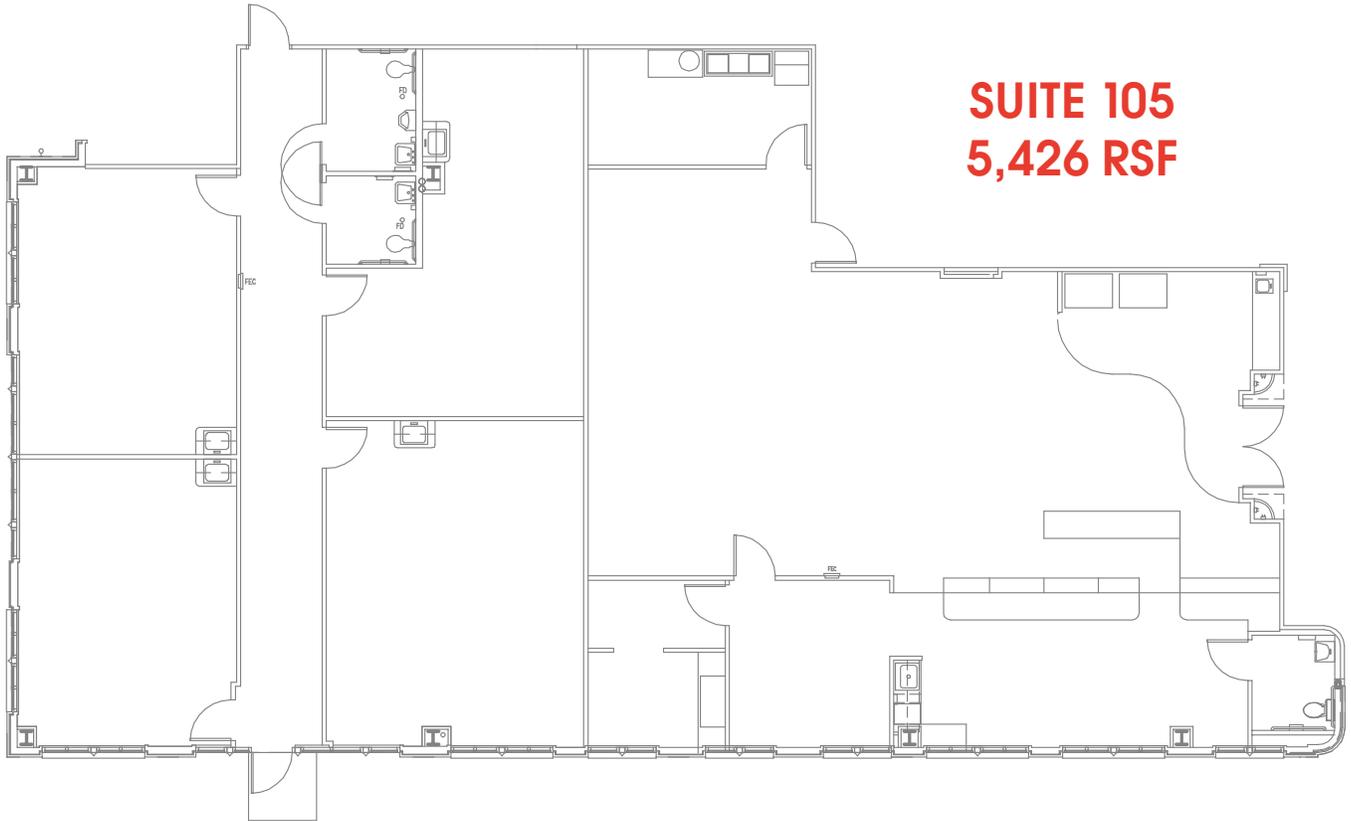
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KEY - FIRST FLOOR



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