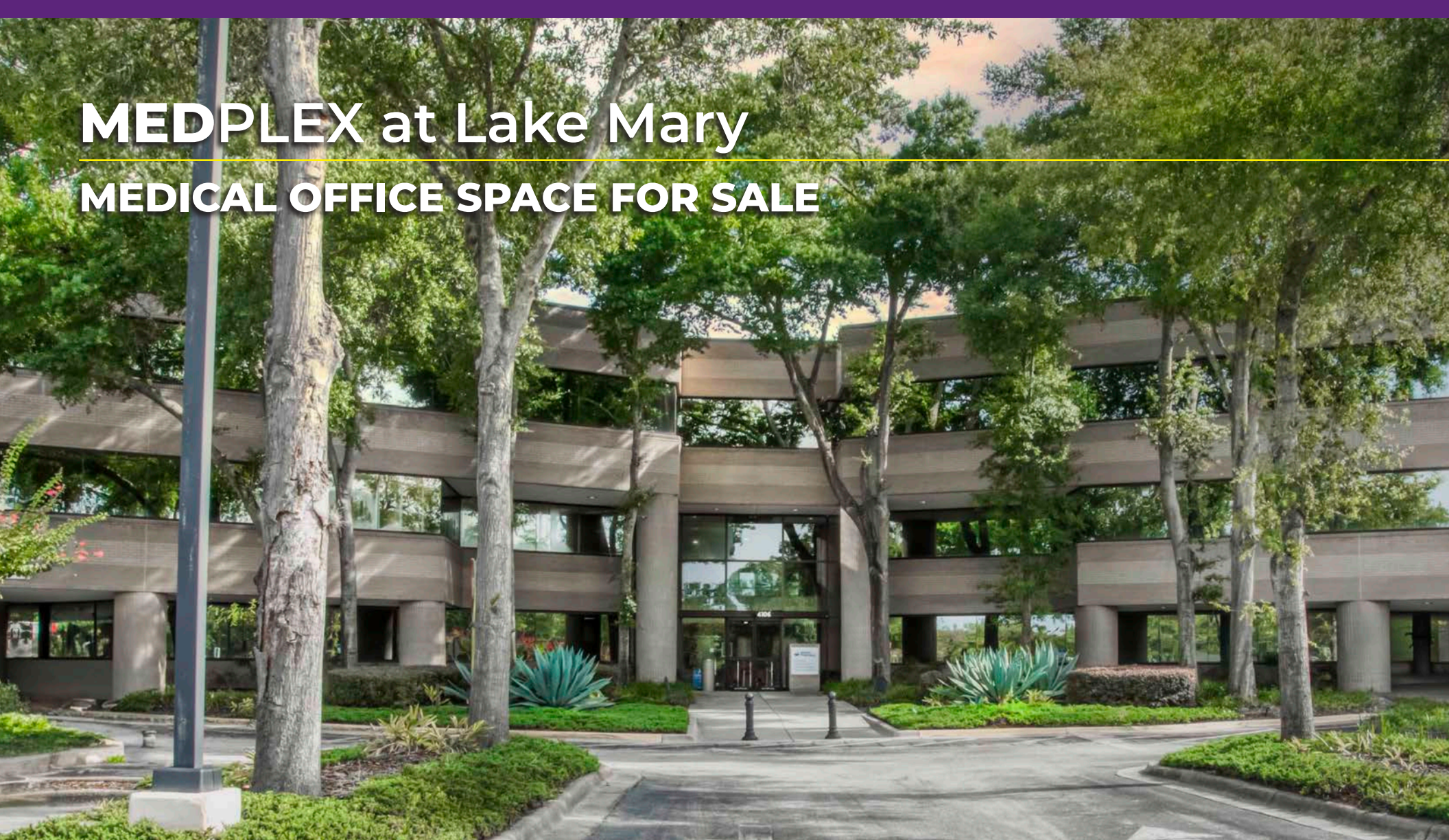


MEDPLEX at Lake Mary

MEDICAL OFFICE SPACE FOR SALE



Bill Traback
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407-821-5036
mbifloridarealty.com

2nd Gen Premium Medical Office Space

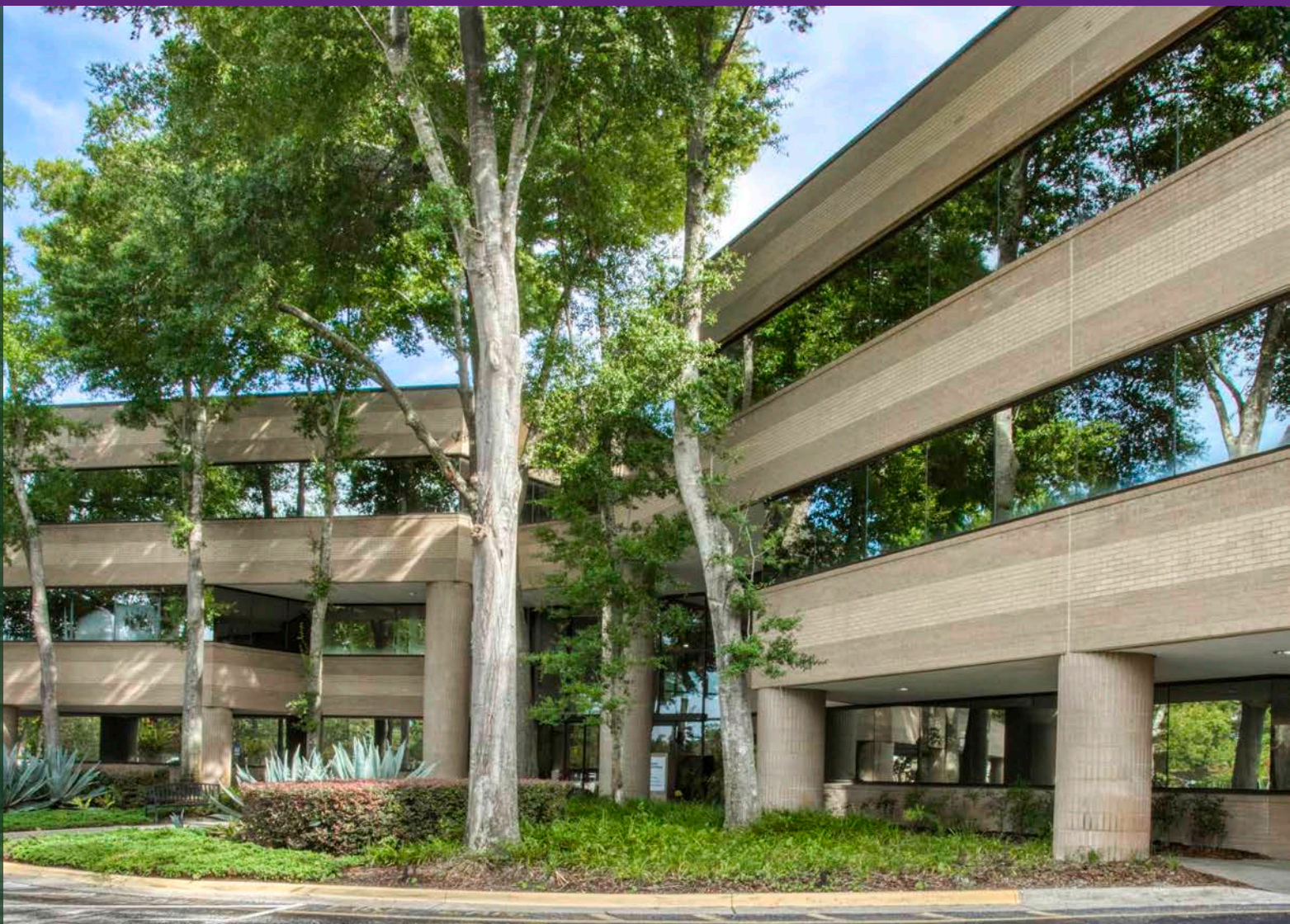
\$815,000

A Great Owner/User Investment Opportunity

This ±2,675 SF medical office space, located at MedPlex on W Lake Mary Blvd, offers high visibility, efficient layout, modern infrastructure, ample parking, and a vibrant community.

MedPlex is tailored for healthcare professionals, providing an optimal environment for exceptional patient care while providing a professional atmosphere for collaboration and networking among medical professionals.

This owner/user investment opportunity is strategically located in Lake Mary and provides a steady flow of potential patients.



Property Address

MedPlex at Lake Mary
4106 W Lake Mary Blvd
Suite 212
Lake Mary, FL 32746

Property Details

Space Size:	±2,675 SF
Sale Price:	\$850,000
Building Size:	52,705 SF
Stories:	3
Building Class:	B
Year Built:	1989
Parking:	100 Surface Spaces
Signage:	Hanging Signage



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Broker/Owner/Realtor
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Property Aerial



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Location Aerial



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Interiors



Reception



Waiting



Nurse's Station



Kitchenette



Dr.'s Office



Office



Exam Room



Exam Room



Exam Room

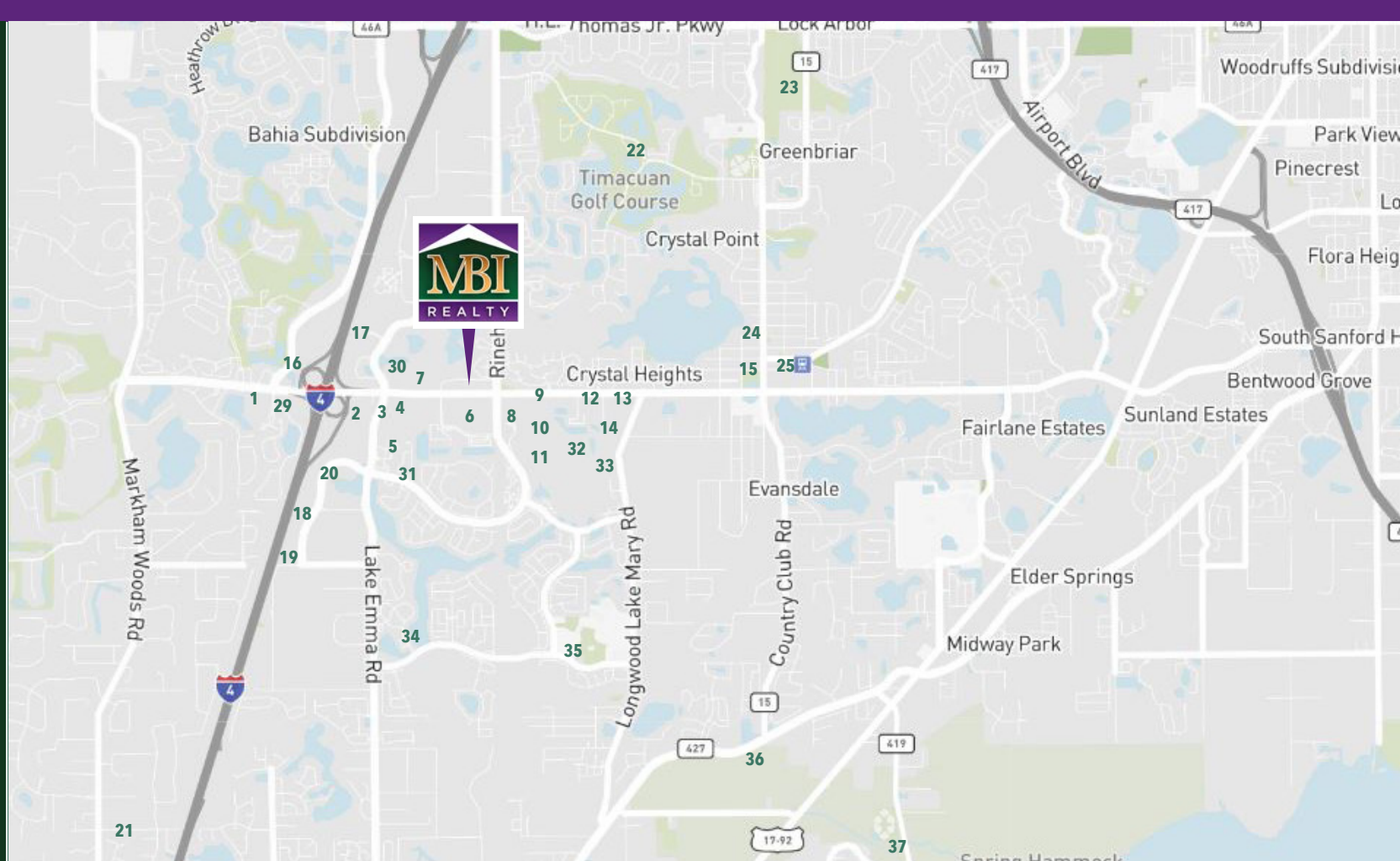
Office Layout | ±2,675 SF



Office Floor Plan | ±2,675 SF



Lake Mary Points Of Interest



RESTAURANTS

- 1 Stonewood Grill & Tavern
- 2 Kentucky Fried Chicken
- 3 Wendy's
- 4 Chili's Bar & Grill
- 5 La Antioquena
- 6 Fresh Kitchen
- 7 Chick-fil-A
- 8 Panera Bread
- 9 Chipotle
- 10 Gator's Dockside
- 11 Don Julio's
- 12 Burger Fi
- 13 First Watch
- 14 Kona Poke
- 15 Lonnie's

HOTELS

- 16 Courtyard by Marriot Orlando Lake Mary/
- 17 North
- 18 Hilton Garden Inn Orlando North/Lake Mary
La Quinta Inn & Suites by Wyndham Orlando
- 19 Candle wood Suites Lake Mary, an IHG

ATTRACTIONS

- 20 Top Golf
- 21 Planet Obstacle
- 22 Timacuan Golf Club
- 23 Mayfair Country Club
- 24 Lake Mary Museum
- 25 Painting with a twist

SHOPPING

- 29 Winn Dixie
- 30 Home Depot
- 31 Academy Sports + Outdoors
- 32 Target
- 33 TJ Maxx & HomeGoods

PARKS

- 34 Reflection Park
Greenwood Lakes Park
- 36 Big Tree Park- Cross Seminole
Trailhead
- 37 Soldiers Creek Park

