

# Studio Plaza & Brookwood Medical

## OFFICE FOR LEASE

5979 & 6001 Vineland Road



### Available Spaces for Lease:

#### Brookwood Medical Building (6001 Vineland Road)

| Suite # | Sq. Footage | Notes                       |
|---------|-------------|-----------------------------|
| -       | -           | Fully Leased None Available |

#### Studio Plaza (5979 Vineland Road, Multi-Story)

| Suite # | Sq. Footage | Notes   |
|---------|-------------|---|
| S208    | 2,858       | Previous Medical Office Suite, with exam room sinks, 3 toilet rooms                                   |
| S109    | 3,049       | Previous 1 <sup>st</sup> floor medical office with private rooms, Lobby, breakroom and 3 entry/exits. |

**Base Rent:** \$26.00/psf, Modified Gross

### Demographics

|                 | 1 Mile   | 3 Mile   | 5 Mile   |
|-----------------|----------|----------|----------|
| Population:     | 23,929   | 153,820  | 324,725  |
| Employees:      | 19,924   | 124,265  | 259,661  |
| Avg. HH Income: | \$63,353 | \$68,161 | \$64,022 |

### Traffic Counts

|                      |         |
|----------------------|---------|
| VINELAND ROAD:       | 17,000  |
| KIRKMAN ROAD:        | 78,000  |
| UNIVERSAL BOULEVARD: | 17,000  |
| INTERSTATE 4:        | 167,000 |



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REAL ESTATE BROKERAGE & PROJECT MANAGEMENT



## OFFICE SPACE FOR LEASE

5979 & 6001 Vineland  
Road  
Orlando, FL 32819

### Features:

- Minutes from Interstate 4, Sand Lake, Turkey Lake, Mall at Millenia and Universal Studios
- Close to Bayhill, Isleworth, Dr. Phillips residential areas
- Three separate property entrances, Two with traffic lights
- Plentiful parking for medical offices, 1 space per 200 sf
- Move-in ready
- Newly Remodeled Common Areas, Lighting, & Landscaping
- Modified Gross Leases – Phone, Internet & Suite Janitorial are the only Tenant expenses