



UP TO 10,800 SF AVAILABLE

DARREN MEDICAL CENTER

9961 W. COLONIAL DRIVE, OCOEE, FL 34761



**CUSHMAN &
WAKEFIELD**

DARREN MEDICAL CENTER

9961 W. COLONIAL DRIVE



PROPERTY HIGHLIGHTS

Darren Medical Center is a recently developed 30,400 SF Class-A Medical Office building in Ocoee.

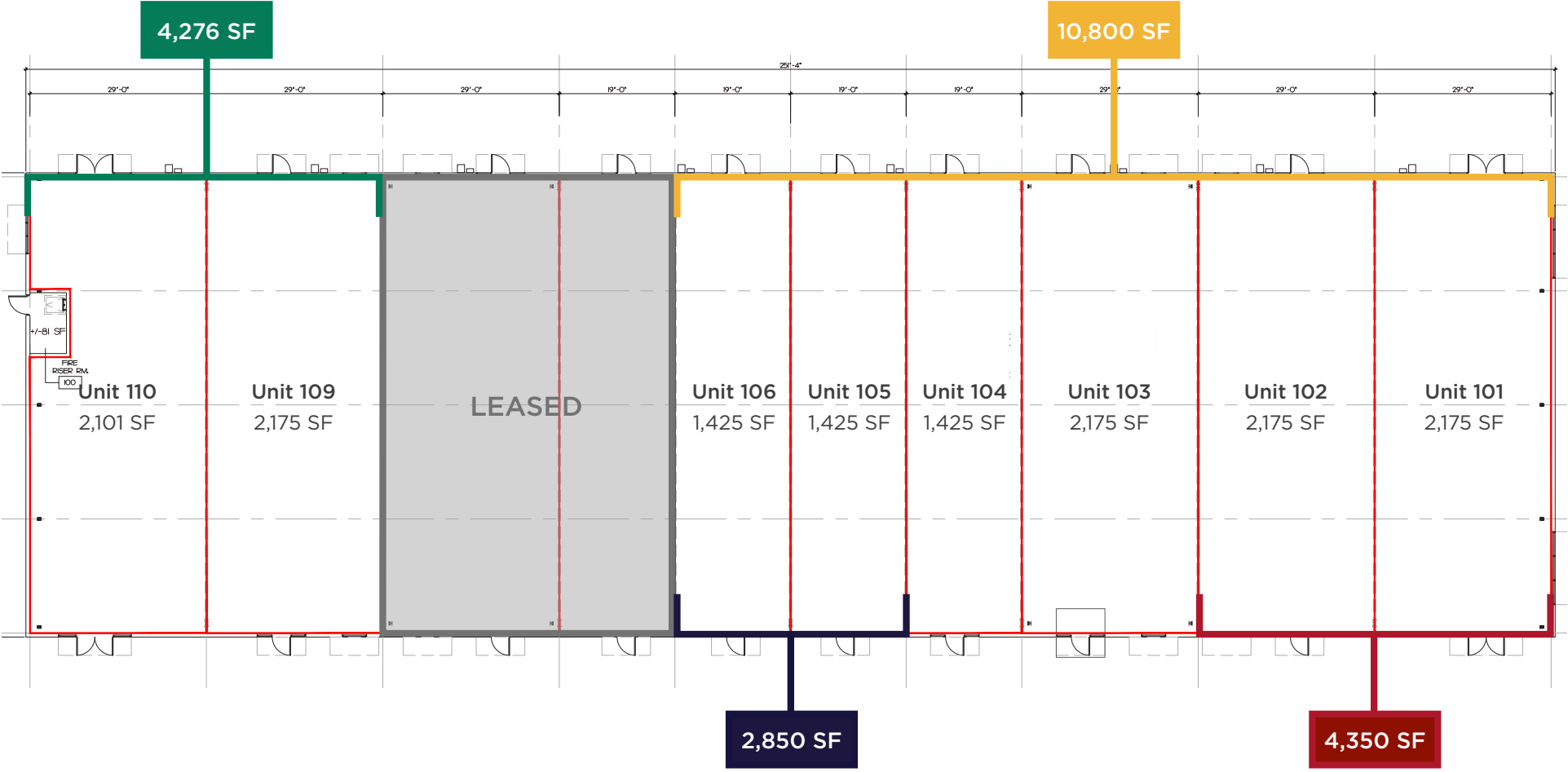
The property is well-positioned with prime access to Florida's Turnpike, the East-West Expressway (408), and the Western Beltway (429).

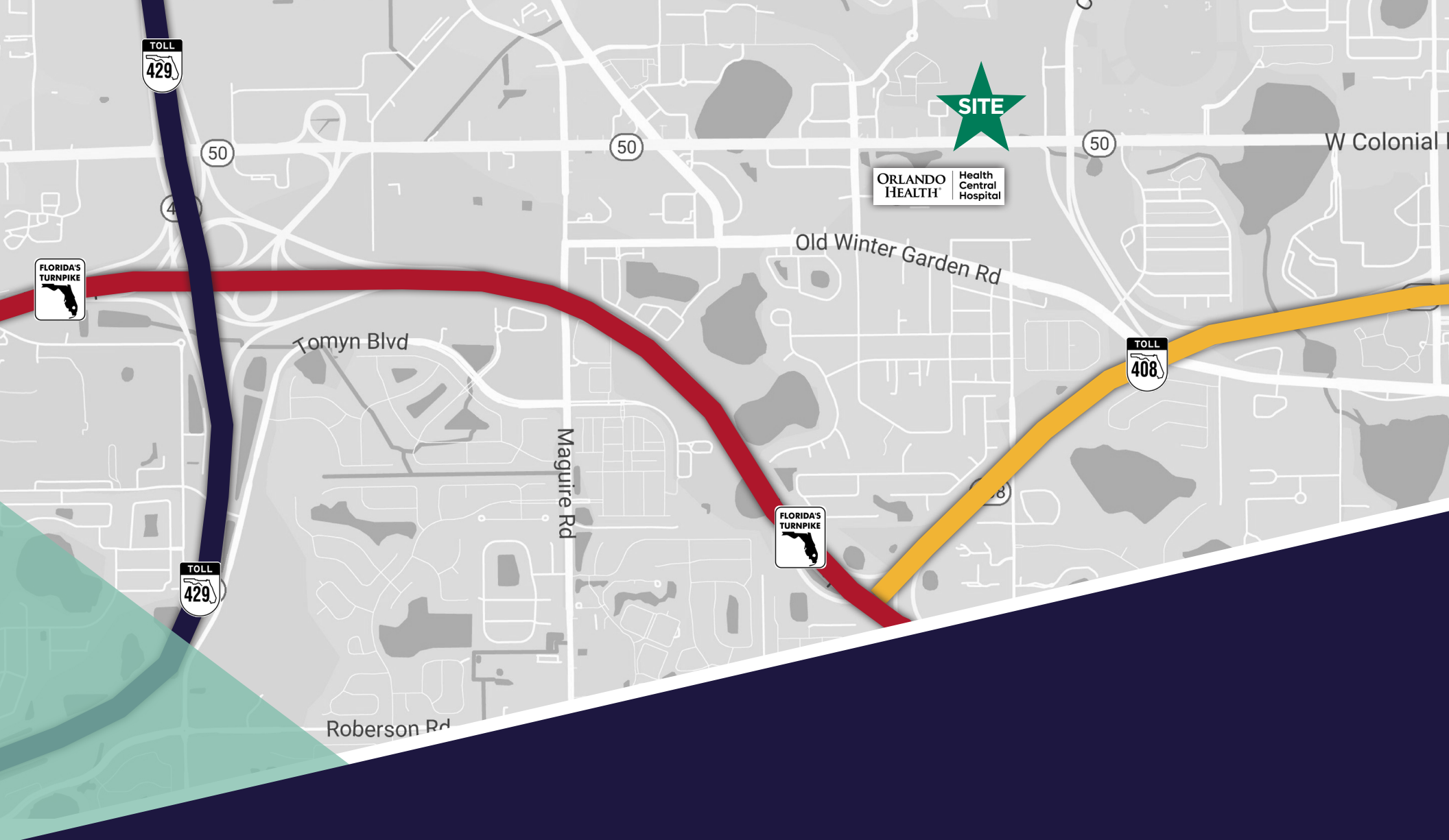
The building has direct frontage on Colonial Drive (52,000 AADT) and is situated across from Orlando Health's Health Central Hospital.

PROPERTY FEATURES		AVAILABLE SPACES	
Building Size	18,576 SF	Unit 101	2,175 SF
Year Built	2025	Unit 102	2,175 SF
Building Type	Medical Office	Unit 103	2,175 SF
Parking Ratio	5.80/1,000 SF	Unit 104	1,425 SF
Condition	Vanilla Shell TI Allowance available	Unit 105	1,425 SF
Rental Rate	\$38.00/SF NNN	Unit 106	1,425 SF
CAM	\$10.00/SF	Unit 109	2,175 SF
Signage	Building and monument available	Unit 110	2,101 SF

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FOR MORE INFORMATION, CONTACT:

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