

SUBLEASE AVAILABLE

ORLANDO, FL 32803

4624 Halder Ln



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,850 SF
Available SF:	2,850 SF
Lot Size:	8,074 SF
Year Built:	2007
Zoning:	PD/AN

PROPERTY OVERVIEW

A fully built-out 2,850 SF medical office suite is now available for timeshare use in the highly desirable Baldwin Park medical corridor. This professional, medical space offers an exceptional opportunity for providers seeking a part-time presence in one of Orlando's most sought-after communities.

The suite features a functional clinical layout with 2-3 private offices, 5 exam rooms, and a dedicated break room for staff convenience. Available Wednesdays and Fridays, this space is well-suited for general practitioners, specialists, and other healthcare providers.

PROPERTY HIGHLIGHTS

- 2,850 SF fully built-out medical office located in Baldwin Park
- Timeshare availability ideal for part-time medical providers
- Prime location at 4624 Halder Lane, Orlando, FL 32814
- Functional clinical layout with 2-3 private offices and 5 exam rooms
- Dedicated break room for staff convenience
- Available Wednesdays and Fridays

PRESENTED BY
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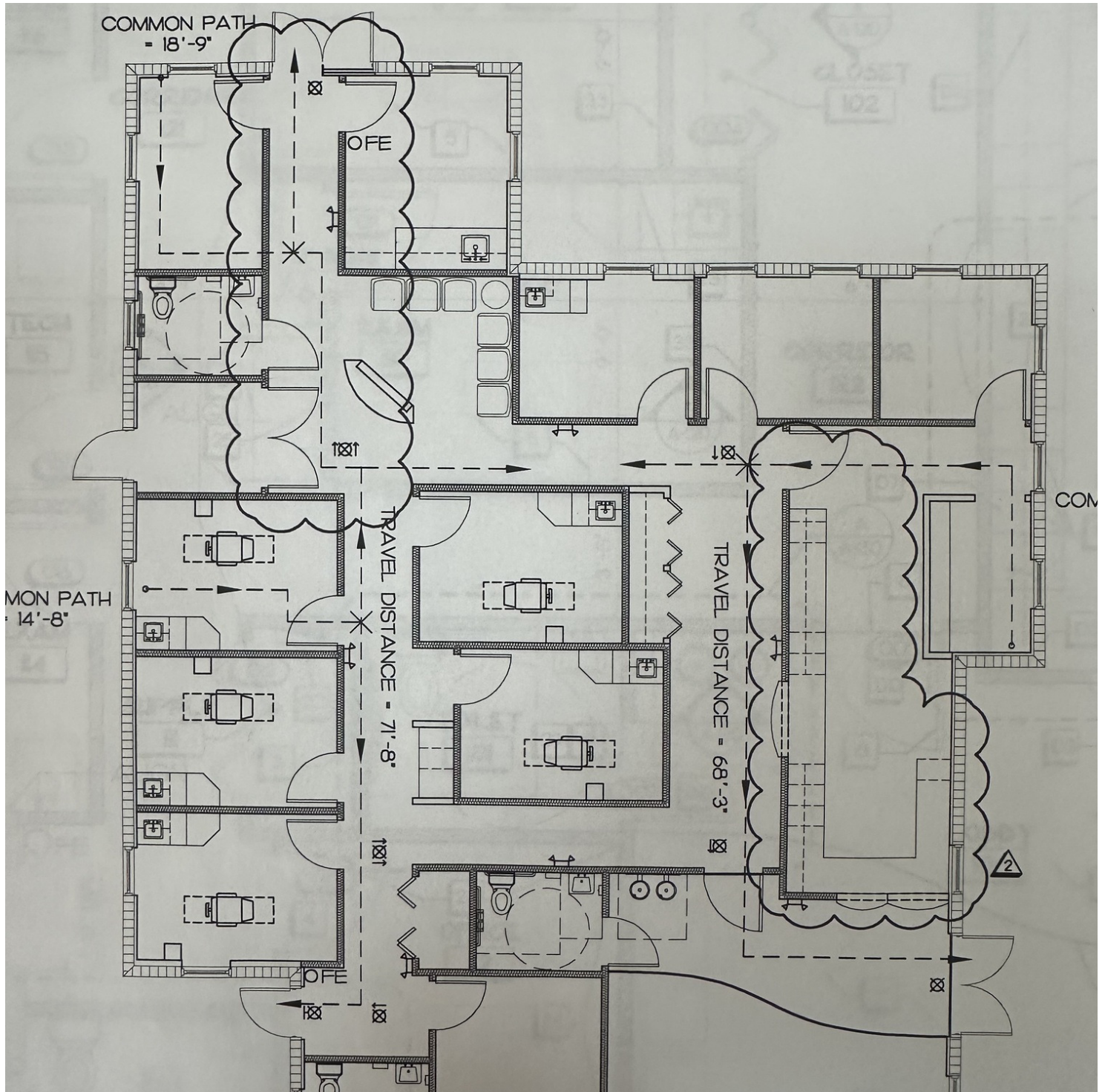
OFFICE BUILDING

For Lease

FLOORPLAN

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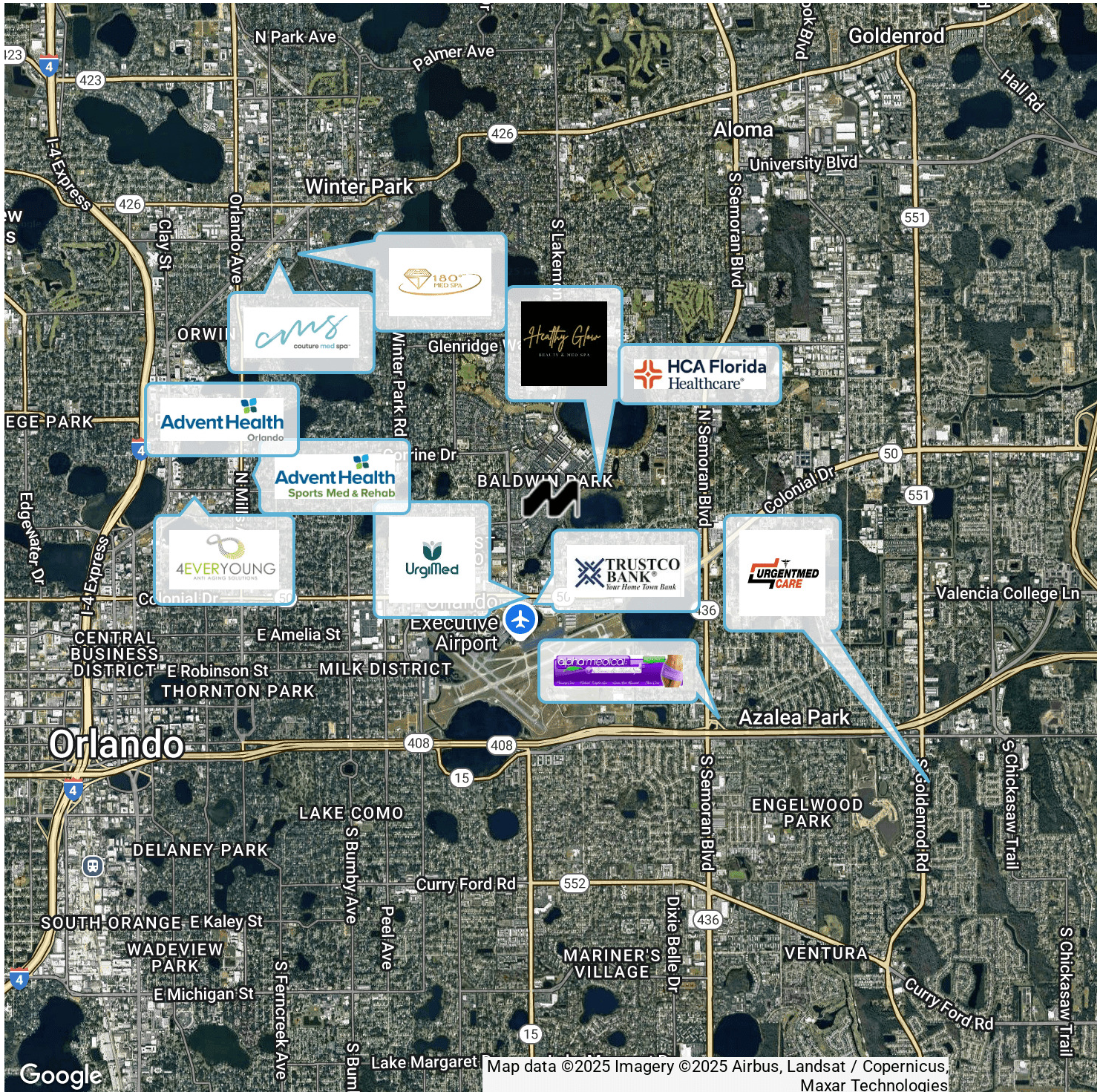
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LOCATION MAP

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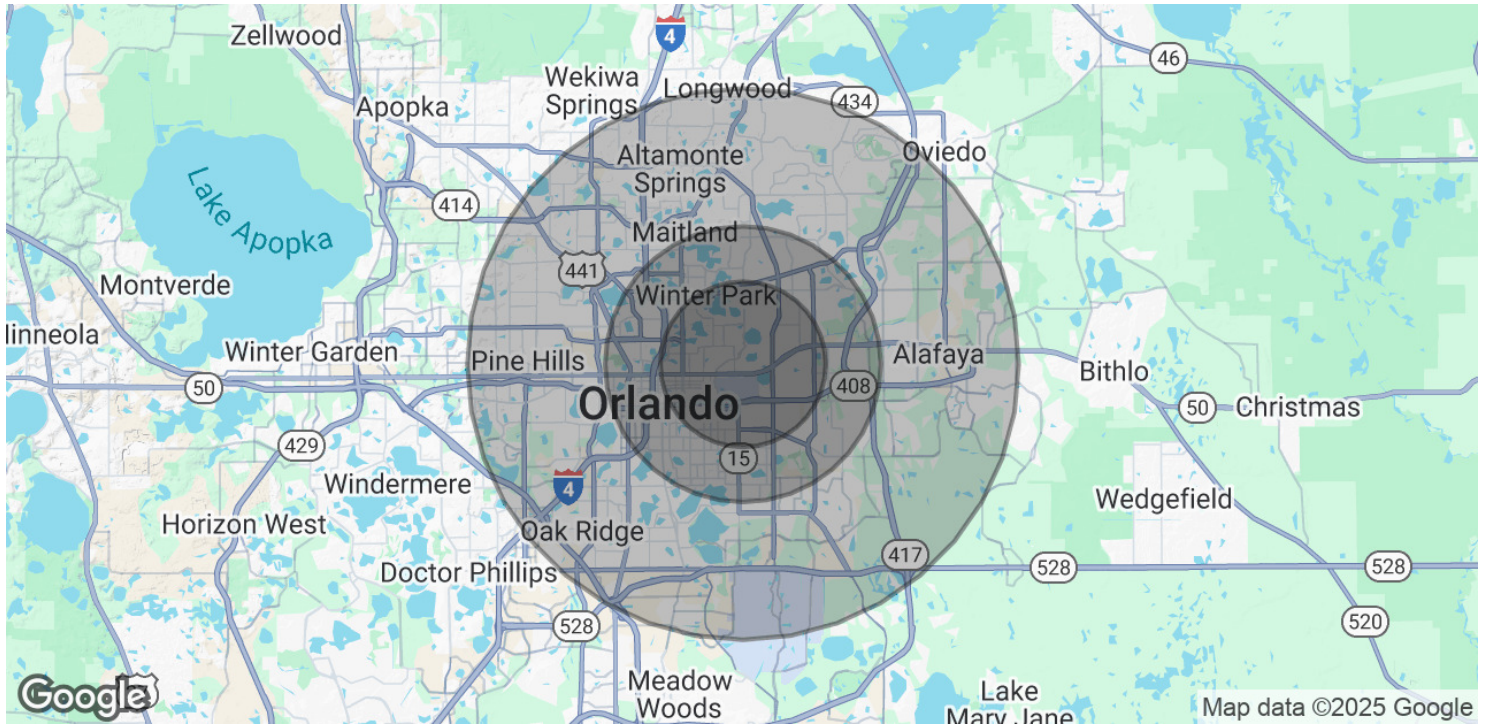
OFFICE BUILDING

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DEMOGRAPHICS MAP & REPORT

ORLANDO, FL 32803

4624 Halder Ln



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	119,898	324,103	1,023,020
Average Age	41	41	39
Average Age (Male)	40	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	54,072	138,763	394,550
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$110,885	\$100,586	\$92,072
Average House Value	\$491,374	\$440,603	\$377,203

Demographics data derived from AlphaMap

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