

# 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, Landlord
S315	1,410	Previous administrative office with large conference room with windows

**Base Rent:** \$28.00/psf, Modified Gross

## Demographics

	1 Mile	3 Mile	5 Mile
Population:	6,755	72,882	167,821
Employees:	28,745	104,536	176,635
Avg. HH Income:	\$54,795	\$56,838	\$61,569

## Traffic Counts

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



**InVenture Group**  
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

