

For Lease

1,650-4,650 SF OF OFFICE AND MEDICAL OFFICE SPACES AVAILABLE
1527 S ORANGE AVENUE, ORLANDO, FL 32806

OFFICE AND MEDICAL OFFICE

1523-1527 S Orange Ave ORLANDO, FL



PROPERTY DESCRIPTION

Located directly across from Orlando Regional Medical Center, this charming professional building offers high-visibility office suites in the heart of Downtown Orlando. The property provides convenient access to I-4, SR-408, and the SoDo District's abundant retail, dining, and amenities. Each suite offers a flexible layout ideal for medical, wellness, or professional office users seeking move-in ready space with modern finishes and easy patient or client access.

PROPERTY OVERVIEW

SPACE AVAILABLE	SUITE 1523 1,650 SF
	SUITE 1527 3,000 SF
ASKING RATE	\$30/SF + NNN

HIGHLIGHTS

- Commercial Office space located across the street from Orlando Regional Medical Center
- Located in close proximity to SoDo, Downtown CBD, Thornton Park & more
- Move-In ready and ideal for an office or medical user
- Pylon signage
- 30,500 cars per day - South Orange Avenue

FOR MORE INFORMATION, PLEASE CONTACT:

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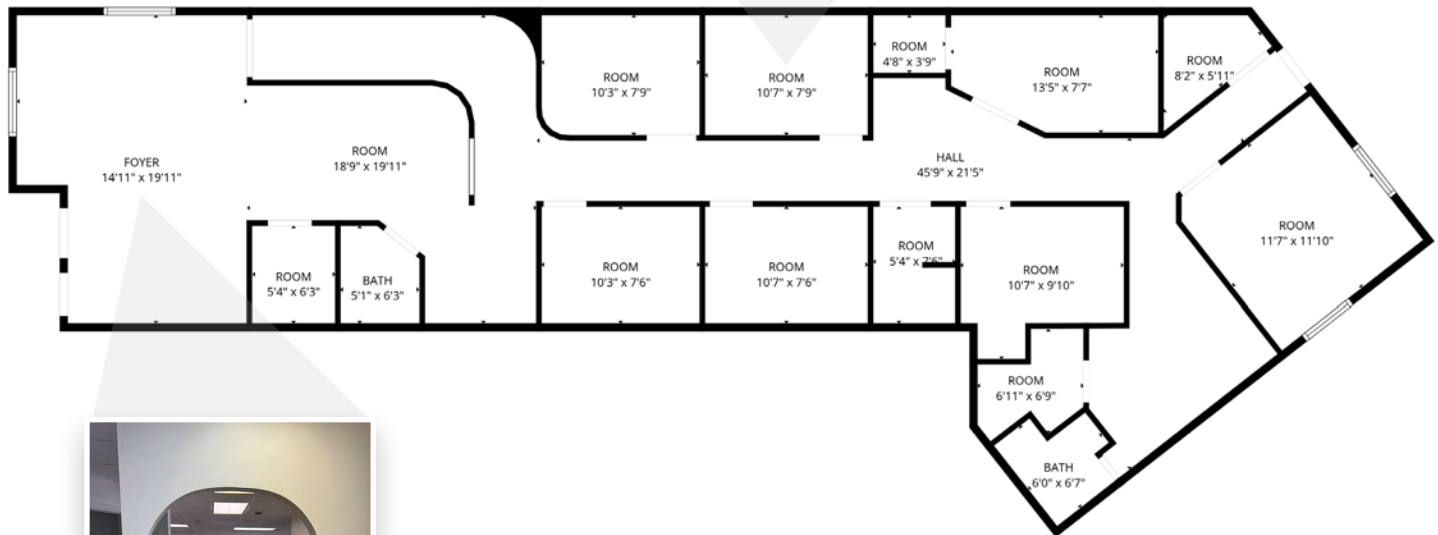
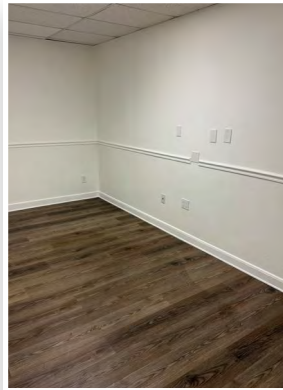
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FLOOR PLAN SUITE 1523 - 1,650 SF



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FLOOR PLAN SUITE 1527 - 3,000 SF



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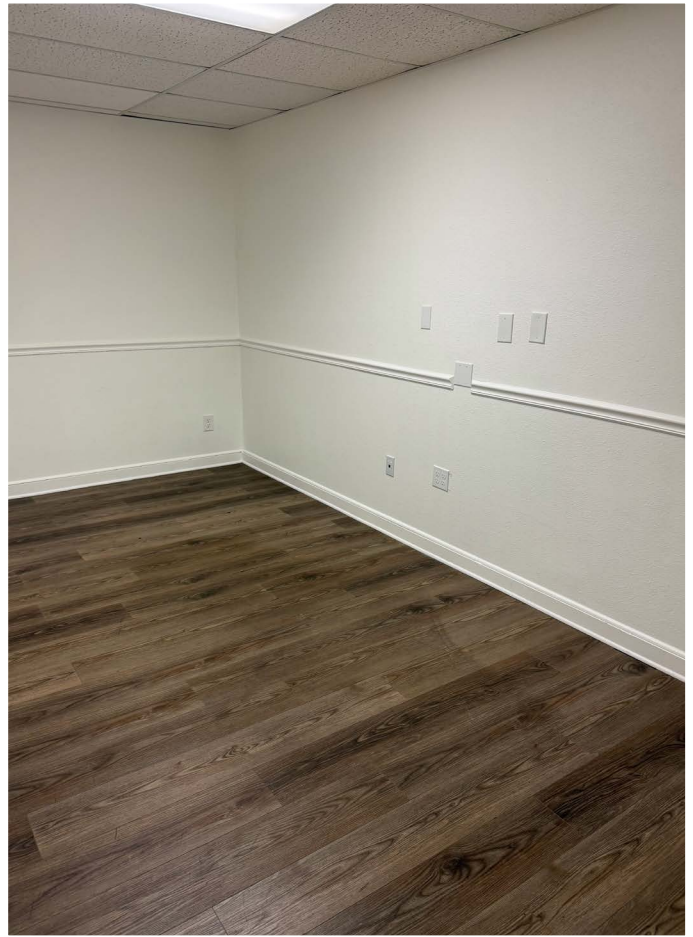
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SUITE 1527 - 3,000 SF PHOTOS



LOBBY



OFFICE

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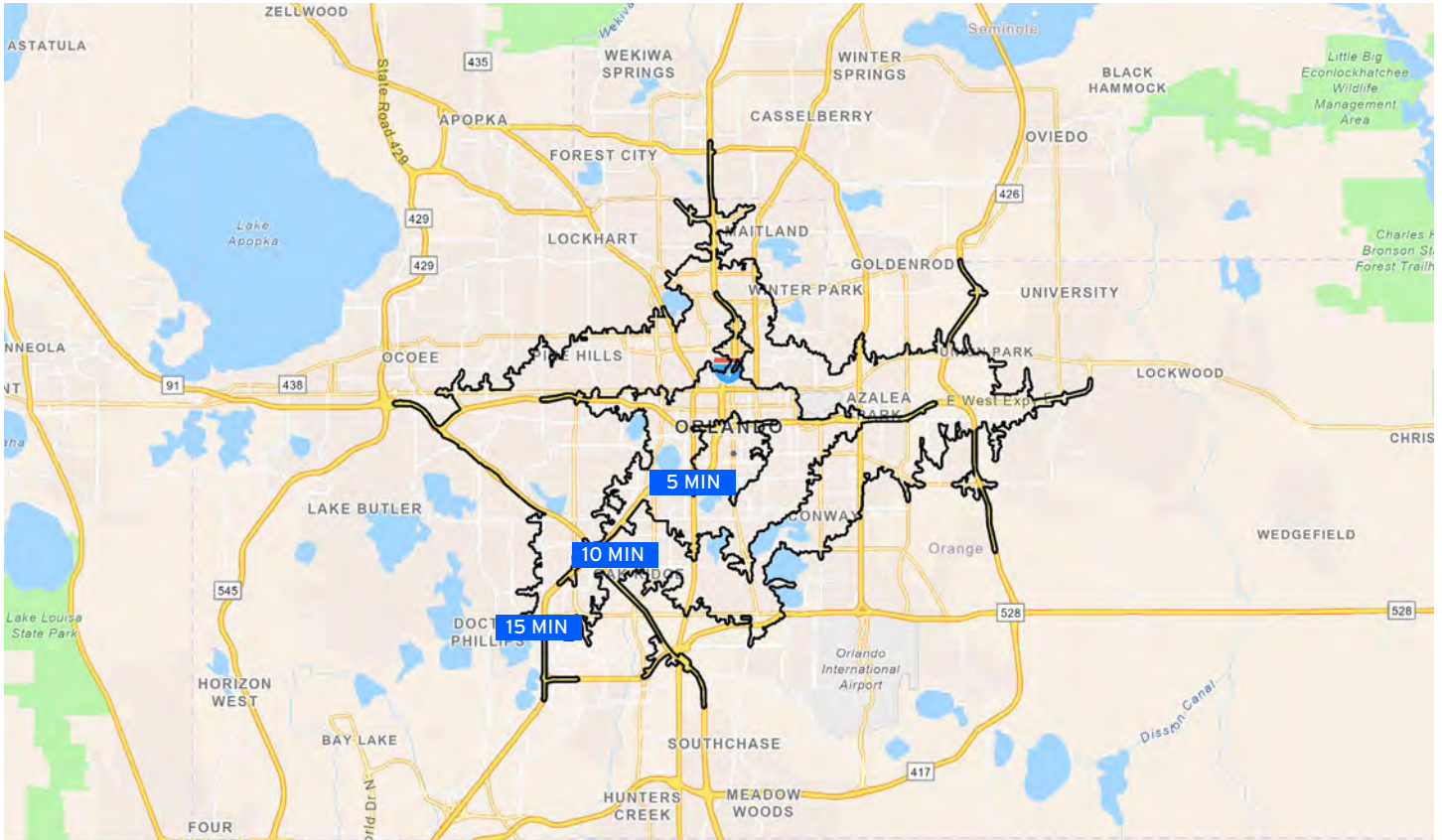
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME



16,017
ESTIMATED POPULATION



8,004
HOUSEHOLDS



56,029
TOTAL EMPLOYEES



\$114,813
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME



121,050
ESTIMATED POPULATION



53,573
HOUSEHOLDS



155,756
TOTAL EMPLOYEES



\$106,165
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME



464,852
ESTIMATED POPULATION



184,307
HOUSEHOLDS



277,160
TOTAL EMPLOYEES



\$97,776
AVERAGE HOUSEHOLD INCOME

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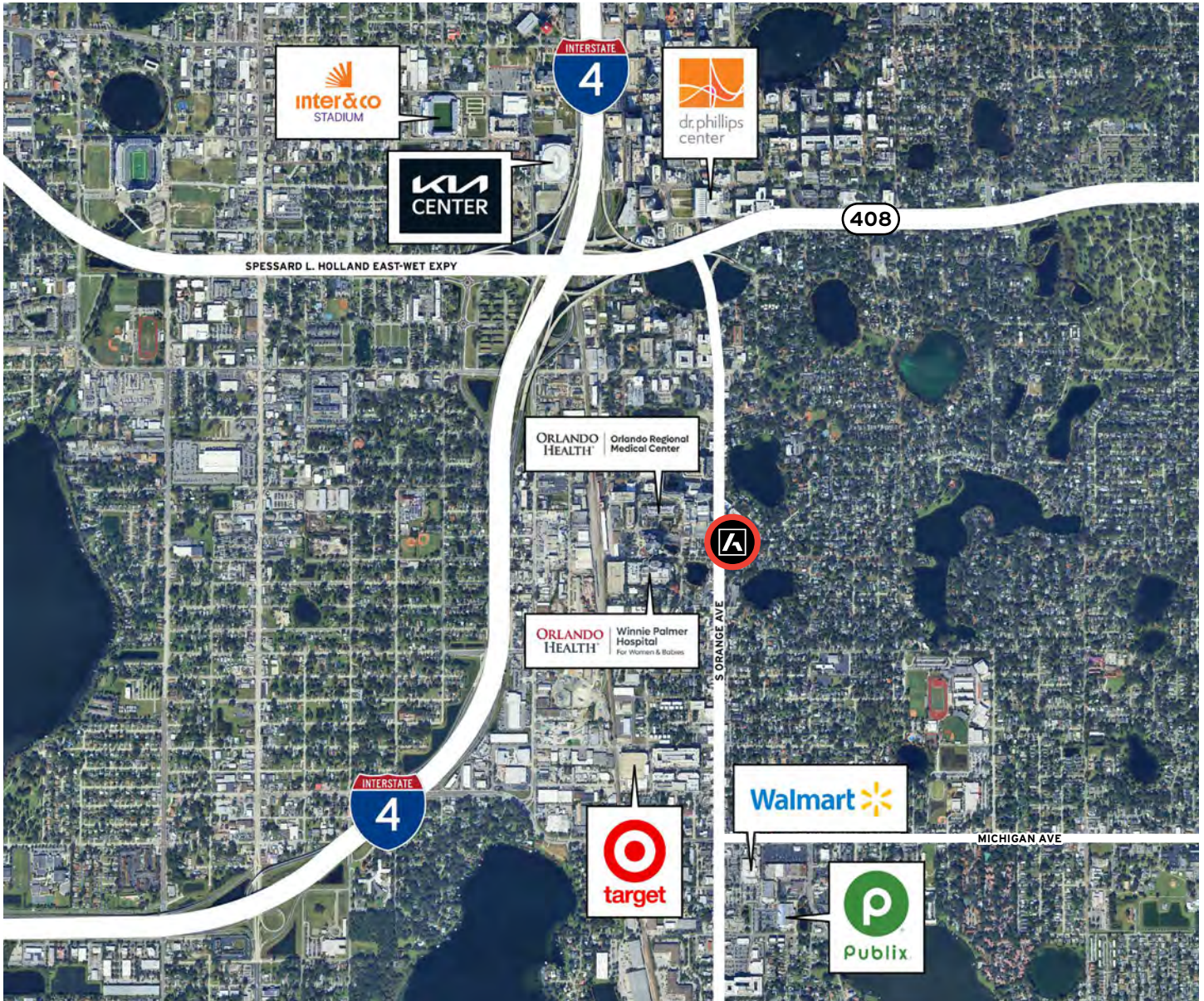
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KEY POINTS MAP



28,500 AADT
S ORANGE AVE

154,000 AADT
I - 4

187,000 AADT
SPESSARD L. HOLLAND
EAST-WEST EXPY

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