



FOR LEASE OFFICE SPACE \$33

MOVE-IN READY 3,500 SQ. FT. MEDICAL OFFICE SPACE
AVAILABLE FOR LEASE - IDEAL FOR HEALTHCARE
PROFESSIONALS

213 AVENUE G SW, WINTER HAVEN, FL 33880



LORENA@CROBYDIRT.COM
LORENA ALVAREZ CORDERO
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CROBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



VIDEO

OFFERING SUMMARY

Listing Price	\$33.00 NNN Lease
County	Polk
Utilities	City of Winter Haven- Water and Sewer
Parcel IDs	262829620000007080
Coordinates	28.0152152, -81.72999519999999
Frontage	100 ft
Real Estate Taxes	2186.00

PROPERTY OVERVIEW

Discover the perfect setting for your medical practice in this newly constructed, state-of-the-art medical office space, encompassing 3,500 square feet of thoughtfully designed space. This modern facility is equipped with top-tier amenities tailored for healthcare professionals, including doctors, physical therapists, chiropractors, and general medicine practices.

The office features efficient climate control with dual 18 SEER HVAC units, advanced insulation including Icynene ceiling insulation, rigid exterior insulation boards, and foam core block insulation. The medical and technical facilities include a fully-equipped X-ray room, technology room, and convenient on-site laundry room. Comfort and accessibility are enhanced with two bathrooms, one with a full shower for staff and another ADA-compliant for patients, along with a break room and ample storage areas.

The workspace is designed for efficiency, featuring a dedicated billing office, spacious conference room, and multiple front office working stations. Patient comfort is prioritized with a welcoming waiting room filled with natural light, creating a serene and inviting atmosphere. Security is bolstered with cameras and ample outdoor LED lighting. Parking is ample with 11 spaces, including one handicap-accessible spot, and the property is beautifully landscaped with road signage for visibility.

This exceptional facility is not only built to the highest standards but also strategically designed to enhance patient experience and optimize workflow for medical professionals. Take advantage of this unique leasing opportunity to elevate your practice.

ID#: 1365842



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Lorena Alvarez Cordero
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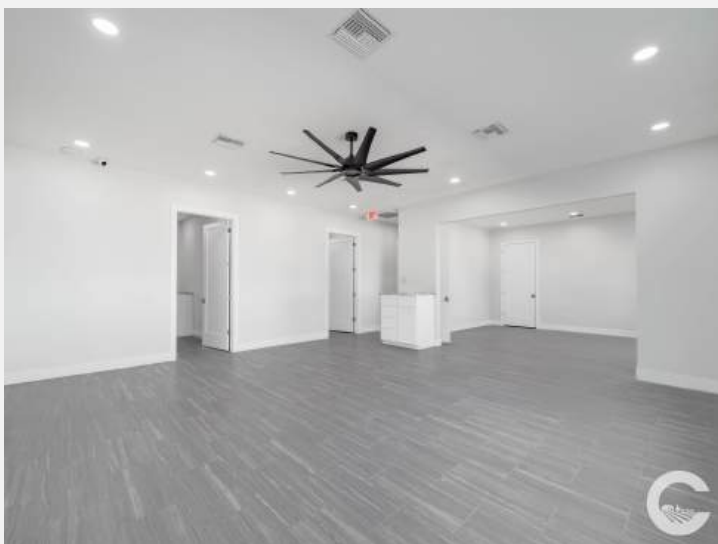
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Additional Photos



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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	336	2,035	7,983
Median age	39	41	42
Median age (male)	38	39	40
Median age (Female)	39	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	138	933	3,512
# of persons per HH	2.4	2.2	2.3
Average HH income	\$62,615	\$61,632	\$68,332
Average house value	\$144,281	\$288,175	\$310,790

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

As a Licensed Central Florida REALTOR® and President of Crosby & Associates Inc., Lorena Alvarez Cordero is driven by a vision of creating mutually beneficial deals for both real estate buyers and sellers. Recognizing the trust clients place in her, Lorena focuses on providing seamless, rewarding experiences that meet both parties' aspirations.

Lorena's foundation in real estate was shaped by years of hands-on experience assisting her Broker, equipping her with in-depth knowledge of transaction management and industry-specific terminology. This expertise, combined with her executive stint at HUD's CWIS where she managed critical contracts in Puerto Rico and the Virgin Islands, underscores her capability to handle intricate transactions and deliver sage advice.

However, Lorena's value proposition isn't solely her extensive background. By harnessing the latest technology and market research, she offers clients real-time insights to navigate the ever-evolving real estate landscape. This proactive approach ensures her clients stay ahead and enjoy a competitive edge.

At the heart of Lorena's success is her unwavering dedication to client satisfaction. She takes pride in her meticulous attention to details and a personalized approach, striving to find perfect matches for buyers and optimizing returns for sellers. As a Full-Time REALTOR®, Lorena's knowledge of the local market, combined with her unparalleled negotiation skills, ensures that both buyers and sellers leave the table feeling they've achieved their objectives.

EDUCATION

A.A. Social Work from Polk State College

MEMBERSHIPS

Active Member with East Polk County Realtors Association

Awarded EPCAR's Rising Star Award 2022

Board Member at The Mission Winter Haven

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