

OFFICE/MEDICAL SPACE FOR LEASE

# Celebration Medical Center

1530 CELEBRATION BLVD • CELEBRATION, FL • 34747



## PROPERTY OVERVIEW

Property Size	90,304 sf
Property Type	Office/Medical
Class / Type	A
Year Built	2008
Floors	4
Parking Ratio	5.5/1,000

## PROPERTY FEATURES

- + Large contiguous spaces available in shell condition allowing for custom build out
- + Key medical tenants include Quest Diagnostics, Florida Hospital Celebration Health, and Celebration Pediatrics
- + Generous Tenant Improvement allowance available
- + Modern amenities - Common lobby and porte-cochère, oversized hospital elevators and restrooms, 480-power; heavy AC/ventilation
- + 24-hour building access



**Stevens E. Tombrink, CCIM**  
(813) 760-4828 mobile  
stombrink@ciminelli.com



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## LOCATION

- + Excellent visibility and direct access from I-4 and SR417
- + Within minutes of Florida Hospital Celebration Health, Kissimmee and Walt Disney World
- + Walking distance from planned 500-unit 55+ age-restricted apartment facility
- + Close proximity to restaurants, retail shops, and upscale residential
- + 20-25 minutes from downtown Orlando and Orlando International Airport (MCO)



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## DISTANCE TO MAJOR LANDMARKS

Celebration Golf Resort  
2.2 miles / 6 minutes

Florida Hospital Celebration Health  
2.3 miles / 5 minutes

Walt Disney World Resort  
3.8 miles / 6 minutes

Sea World  
11 miles / 17 minutes

Universal Studios  
14.2 miles / 20 minutes

Orlando International Airport  
22.8 miles / 25 minutes



Shell Space Suites



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