

FREE STANDING OFFICE BUILDING FOR LEASE

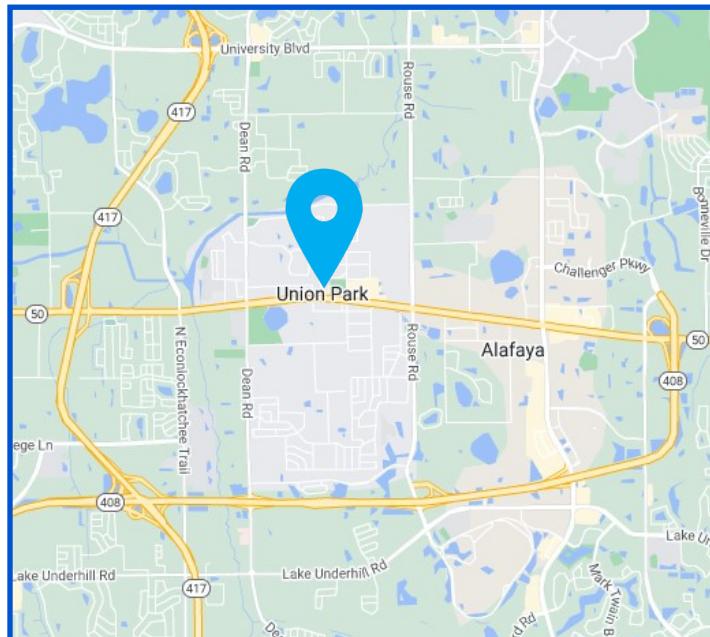
ORLANDO - HIGHWAY 50 FRONTAGE



10245 E Colonial Drive, Orlando, FL

LOCATION OVERVIEW:

- Highway 50 Frontage with direct access to shared parking lot
- Large Monument signage with HIGH Visibility
- C-1 Zoning Classification with medical build-out.
- Close proximity to SR-417 (1.5 miles) SR-434 (2.7 miles) and SR-408 (3.5 miles)
- Potential Professional Office uses including legal, insurance, general contractors, and surveyors.
- Rooms include large waiting area, reception area, 6 exam rooms, 3 executive offices, PT room, breakroom, and 5 restrooms.



BUILDING FEATURES

BUILDING SIZE	2,806 SQUARE FEET
YEAR BUILT	1986
DAILY TRAFFIC COUNT	50,000+
FRONTAGE	72 FEET
ZONING	C-1

For more information, please contact:

BILL MILLER

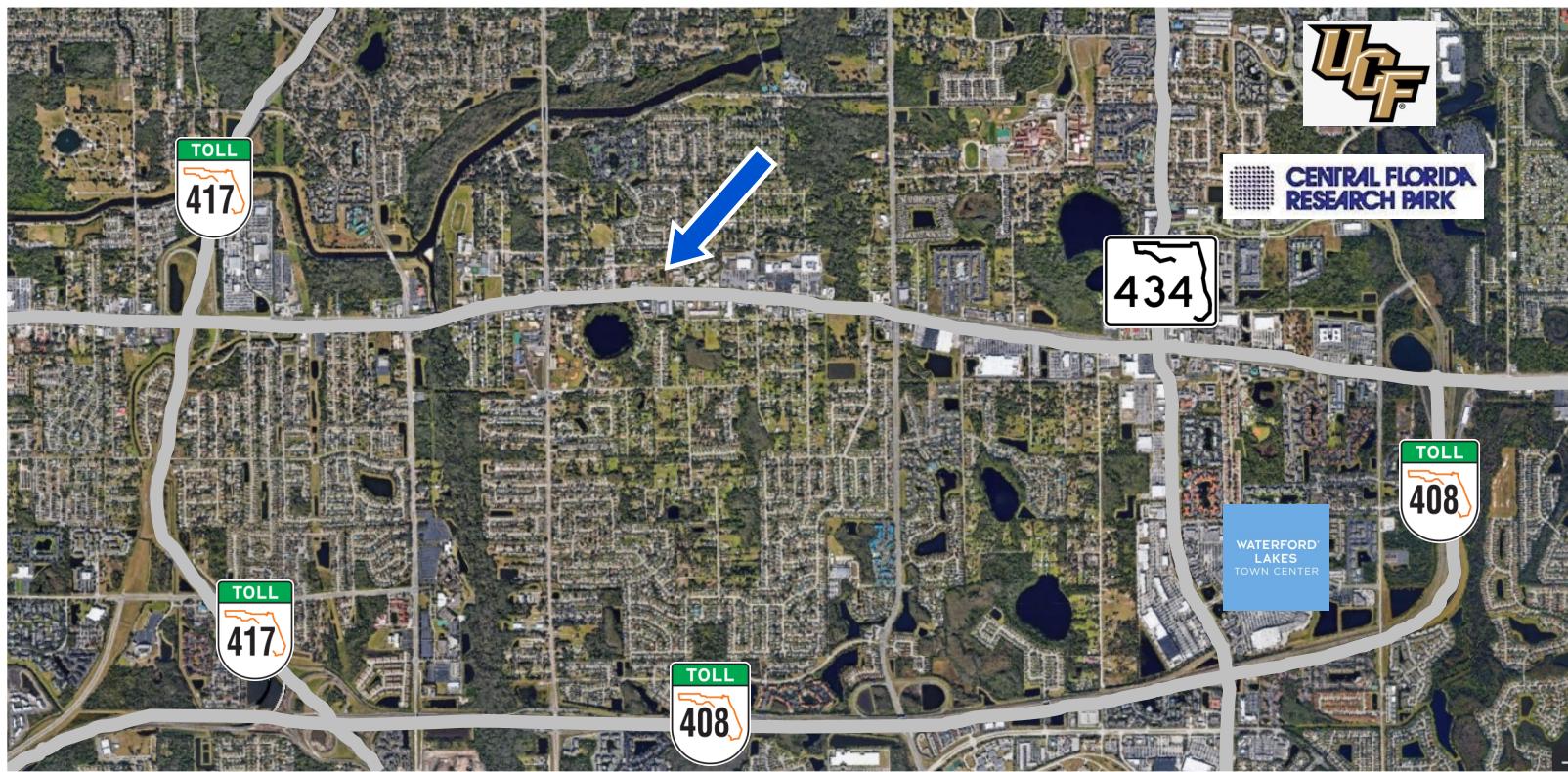
RE/MAX Central Realty
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300 Primera Blvd Suite 100
Lake Mary, FL 32746

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SURROUNDING AREA:



BUILDING PHOTOS:



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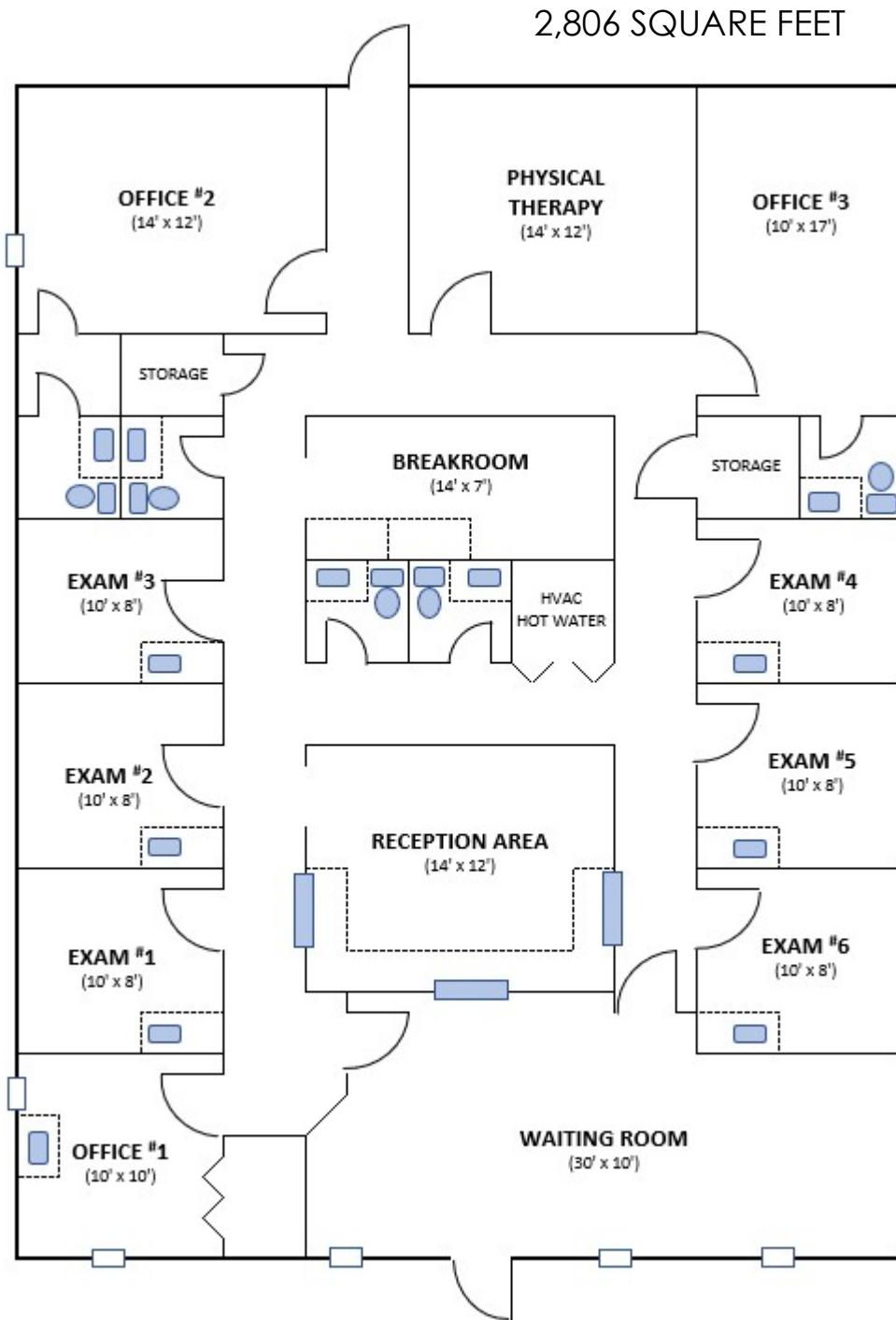
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FLOOR PLAN:



*MEASUREMENTS ARE FOR
ILLUSTRATIVE PURPOSES ONLY

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