

# DANIEL

MEDICAL BUILDING

2100 ALOMA AVENUE  
WINTER PARK, FL 32792

Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

**ROBERT KELLOGG, CCIM**  
Senior Director  
+1 407 541 4416  
robert.kellogg@cushwake.com

**ANNE SPENCER, MCR**  
Director  
+1 407 541 4434  
anne.spencer@cushwake.com

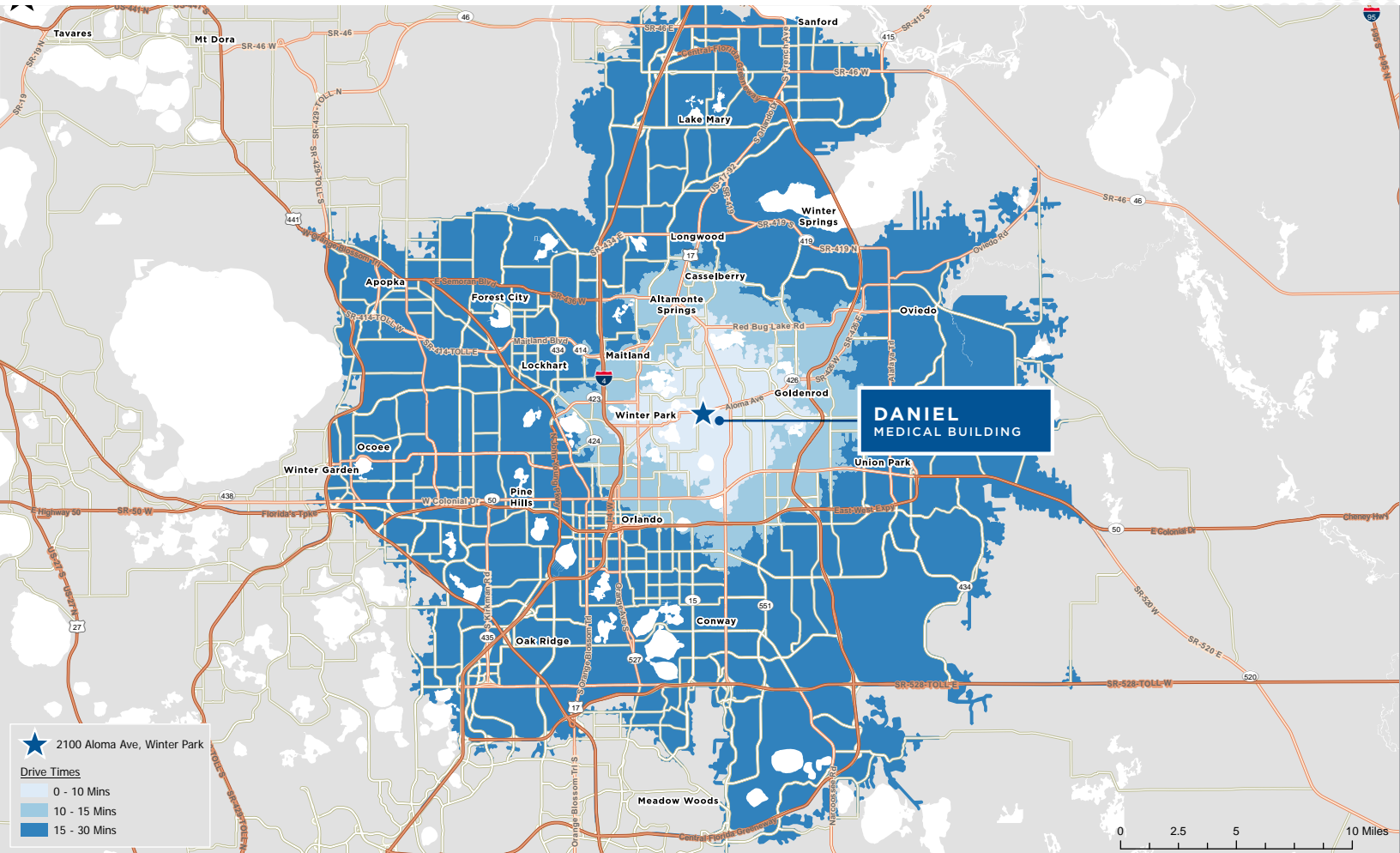
# Opportunity

- Two-story, 33,638± SF Class A medical office building
- Adjacent to AdventHealth Winter Park Memorial Hospital campus
- 5/1,000 parking ratio
- Free monument signage available
- Lush atrium lobby with waterfall features
- Covered drop-off entrance

SIZE  
**33,638 SF**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	9,703	53,683	120,760
2022 MEDIAN AGE	44.6 Yrs	51.3 Yrs	48.2 Yrs
2022 AVERAGE HOUSEHOLD INCOME	\$42,427	\$58,687	\$63,909

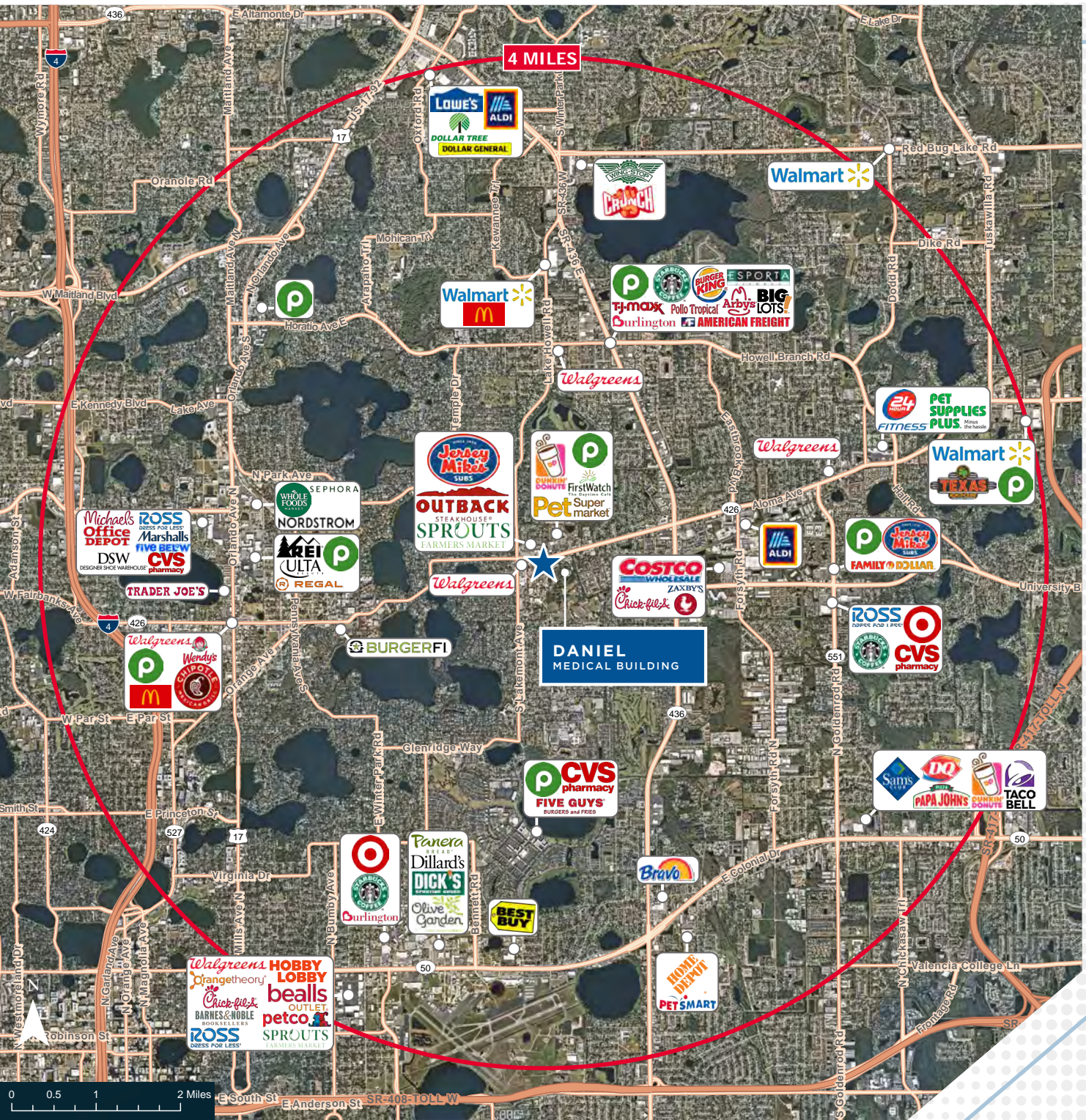


Building owned and managed by  
**HEALTHCARE REALTY**

**ROBERT KELLOGG, CCIM**  
Senior Director  
+1 407 541 4416  
robert.kellogg@cushwake.com

**ANNE SPENCER, MCR**  
Director  
+1 407 541 4434  
anne.spencer@cushwake.com

# Nearby Amenities



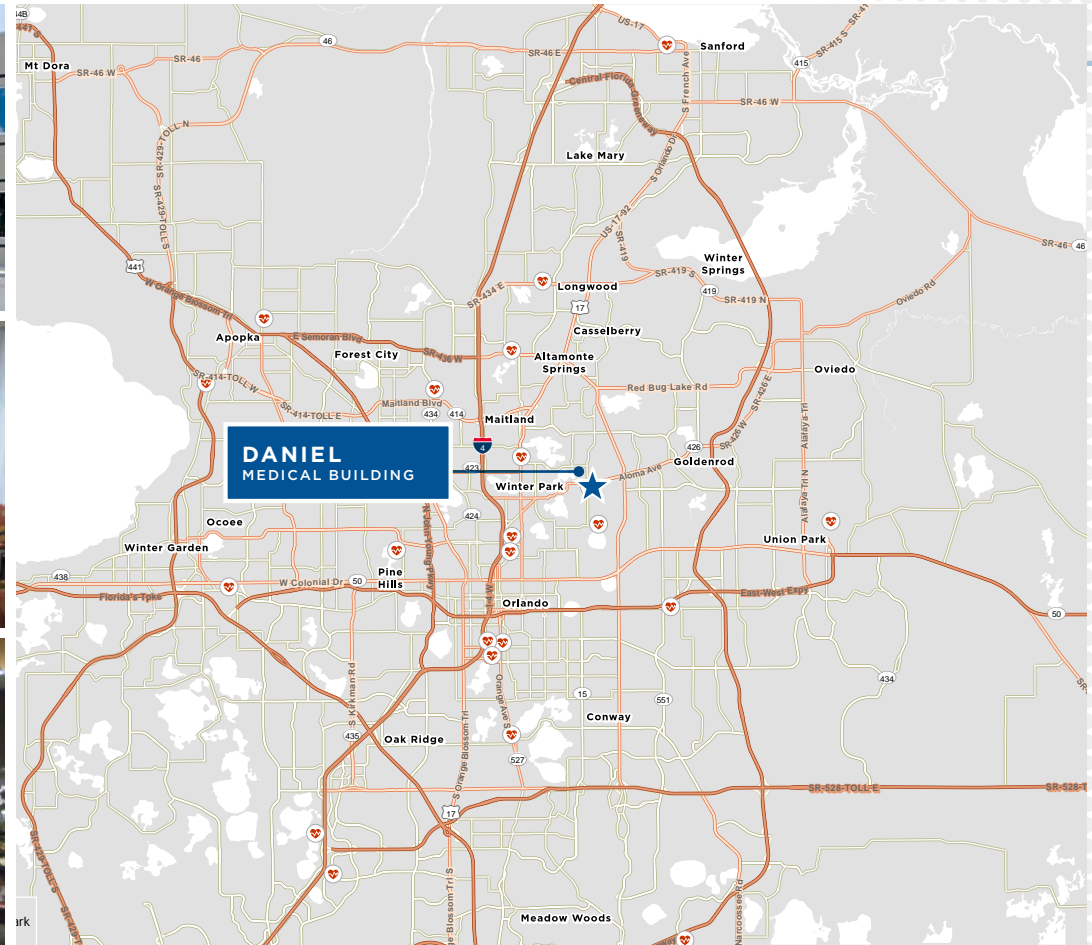
Building owned and managed by  
**HEALTHCARE REALTY**

**ROBERT KELLOGG, CCIM**  
 Senior Director  
 +1 407 541 4416  
 robert.kellogg@cushwake.com

**ANNE SPENCER, MCR**  
 Director  
 +1 407 541 4434  
 anne.spencer@cushwake.com

# DANIEL MEDICAL BUILDING

## Nearby Medical



## Premier Medical Office Space for Lease

2100 ALOMA AVENUE  
WINTER PARK, FL 32792

### ROBERT KELLOGG, CCIM

Senior Director  
+1 407 541 4416  
robert.kellogg@cushwake.com

### ANNE SPENCER, MCR

Director  
+1 407 541 4434  
anne.spencer@cushwake.com



Building owned and managed by  
**HEALTHCARE REALTY**