

# Premier Medical Office Space for Lease





Building owned and managed by **HEALTHCARE REALTY** 

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### 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

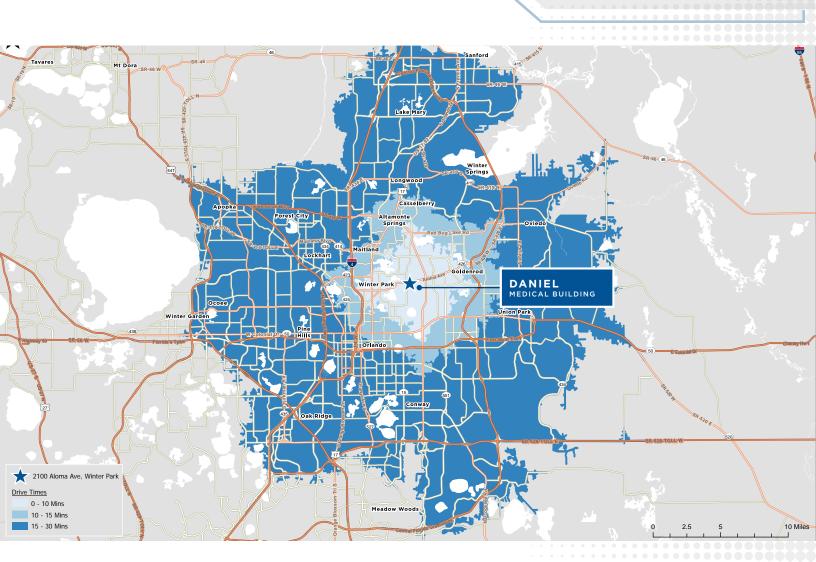
33,638 SF

#### **DEMOGRAPHICS**

2022 TOTAL POPULATION 2022 MEDIAN AGE

2022 AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
9,703	53,683	120,760
44.6 Yrs	51.3 Yrs	48.2 Yrs
\$42,427	\$58,687	\$63,909





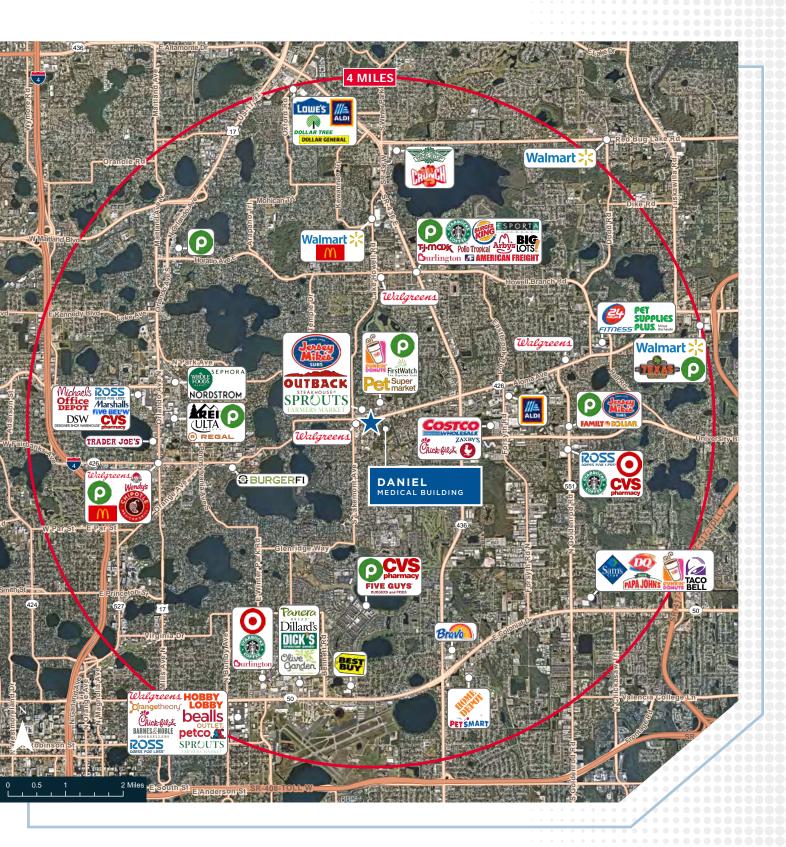
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### Nearby Amenities





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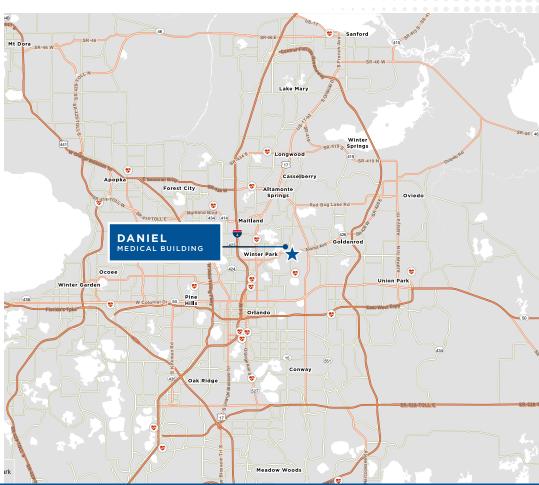


## Nearby Medical









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