

**BREAKING
GROUND**

**Q1
2026**



EXISTING BUILDING PICTURED

OFFICE SPACE FOR LEASE | OAK RESERVE

651 West Warren Avenue, Longwood, FL 32750

Brand New Build Coming Soon!
In the Heart of Longwood - Prime
Medical and/or Office Locations

PROPERTY HIGHLIGHTS

- Brand new 16,200 SF building available Q1 2026
- Customizable office space with flexible square footage options:
 - 1st Floor: 8,100 ± SF
 - 2nd Floor: 8,100 ± SF
- 4.5/1,000 parking ratio
- Within walking distance of Orlando Health's reimagined, state-of-the-art Healthcare Hub
- Gated and secured after hours



PRICE:
Call for Details



SQUARE FOOTAGE:
Up to 16,200± SF



ZONING:
NC



PARKING:
4.5/1,000



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmdansen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

MICHELLE JIMENEZ

mjimenez@harbertrealty.com | 407.883.2545

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

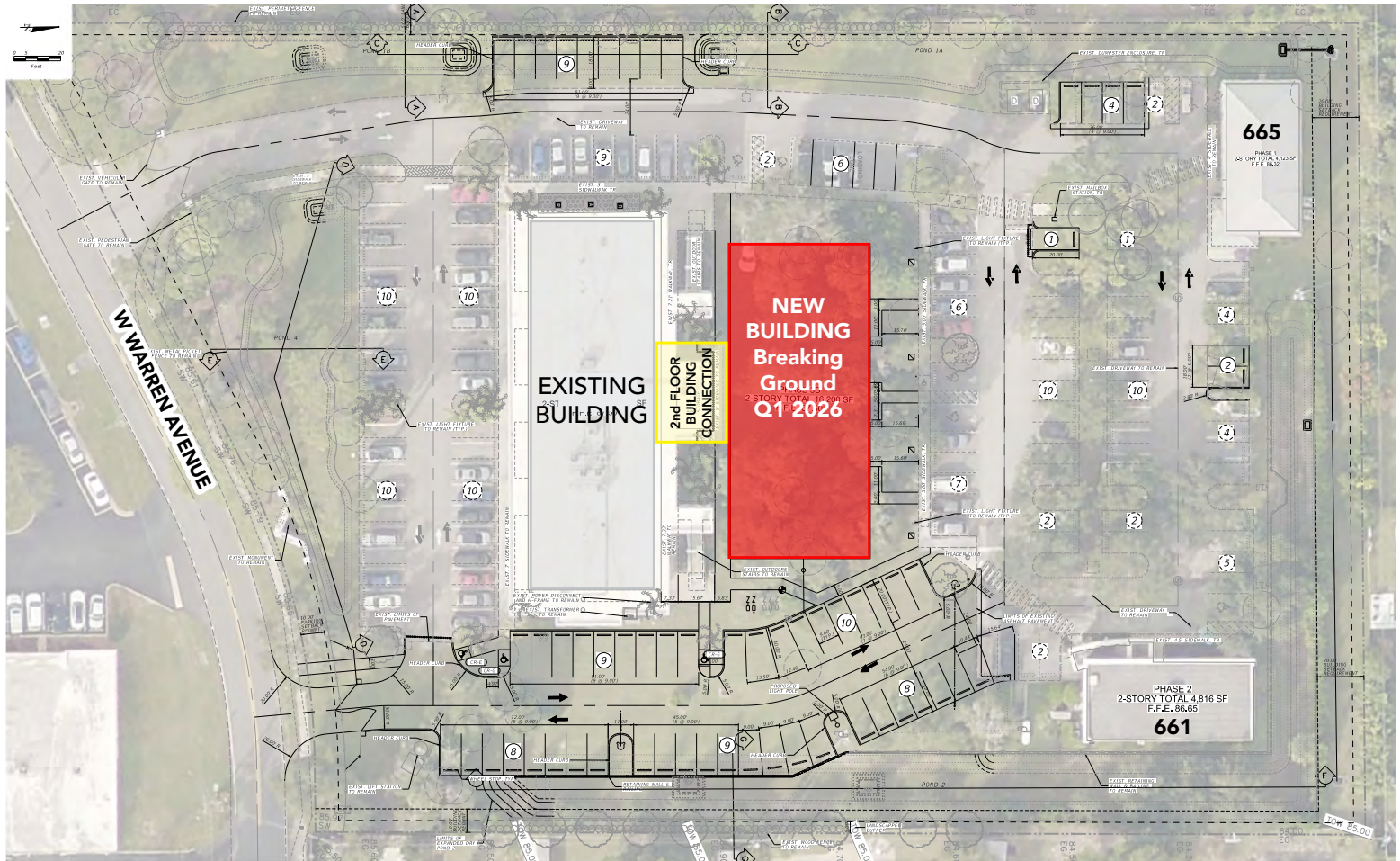
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice

OFFICE SPACE FOR LEASE | OAK RESERVE

651 West Warren Avenue, Longwood, FL 32750

SITE PLAN

PRELIMINARY SITE PLAN



Orlando Health Campus



Longwood City Hall



DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

MICHELLE JIMENEZ

mjimenez@harbertrealty.com | 407.883.2545

For More Information: [HarbertRealty.com](https://www.harbertrealty.com)

400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE | OAK RESERVE

651 West Warren Avenue, Longwood, FL 32750

AREA OVERVIEW



DRIVE TIMES

7 minutes

to Interstate 4

30 minutes

to Orlando Executive Airport

35 minutes

to Orlando International Airport (MCO)

DEMOGRAPHICS

| Distance | 1 Mile | 3 Miles | 5 Miles |
|---------------|-----------|-----------|-----------|
| Employees | 12,755 | 56,539 | 127,488 |
| Avg HH Income | \$107,909 | \$105,684 | \$116,345 |
| Businesses | 1,432 | 7,583 | 18,311 |



DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

MICHELLE JIMENEZ

mjimenez@harbertrealty.com | 407.883.2545

For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)

400 S Park Ave, Suite 225, Winter Park, FL 32789