



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

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

MICHELLE JIMENEZ

mjmenez@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.

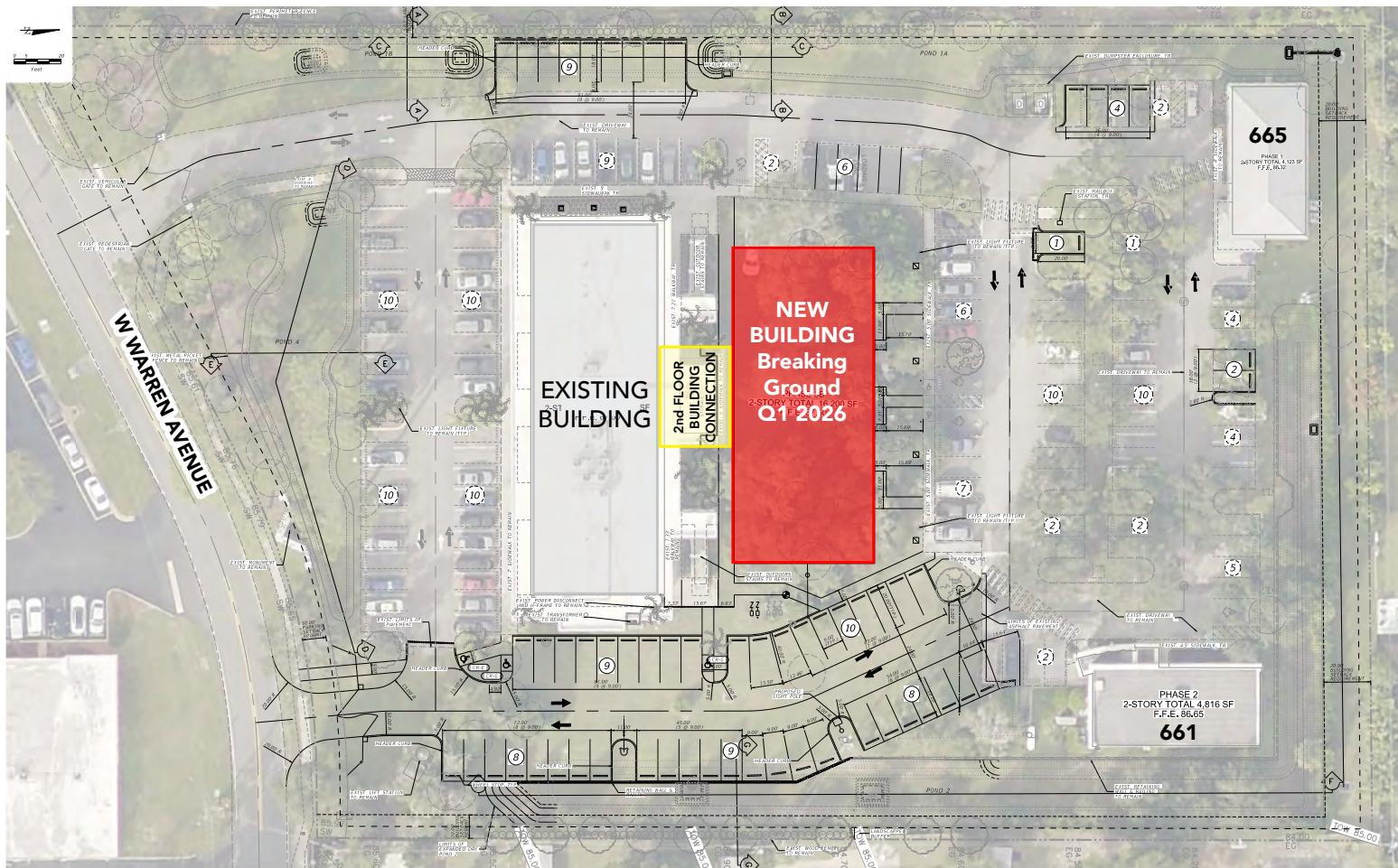


# OFFICE SPACE FOR LEASE | OAK RESERVE

651 West Warren Avenue, Longwood, FL 32750

SITE PLAN

## PRELIMINARY SITE PLAN



Orlando Health Campus



Longwood City Hall



HARBERT  
REALTY SERVICES

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](http://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



HARBERT  
REALTY SERVICES

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](http://HarbertRealty.com)

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