

PROFESSIONAL OFFICE SUITE FOR LEASE

6735 CONROY RD SUITE 221 & 222 , ORLANDO, FL 32835

Windermere Business Center



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,630 SF +/-
Available SF:	2,630 SF +/-
Number of Units:	2
Year Built:	2008
Zoning:	1701 - Condo-office

PROPERTY OVERVIEW

2630 SF +/- of medical/professional office is available for lease in the heart of Doctor Phillips. The property includes two condos that are combined to include a reception, check-in/check-out, 7 private offices, 1 conference room, and a break room. The condos are in great condition and well maintained. The property is perfect for any counseling or professional office group.

Windermere Business Center is located right in the heart of Doctor Phillips located right off Conroy Rd (40,500 Annual Average Daily Traffic) and is adjacent to Turkey Lake Rd (26,500 AADT). The property has no exclusives but includes a variety of medical and professional office users. The property has plenty of parking located at both the front and back of the building with two first floor entrances. This is a RARE office for lease in the Doctor Phillips area.

PROPERTY HIGHLIGHTS

- Move In Ready Medical/Professional Office Condo For Lease
- Includes 7 Private Offices, a Conference Room, and Breakroom
- Located in the Heart of Doctor Phillips
- Frontage on Conroy Rd (40,500 AADT)
- Plenty of Parking!

PRESENTED BY
DANIELLE KOVIE
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OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

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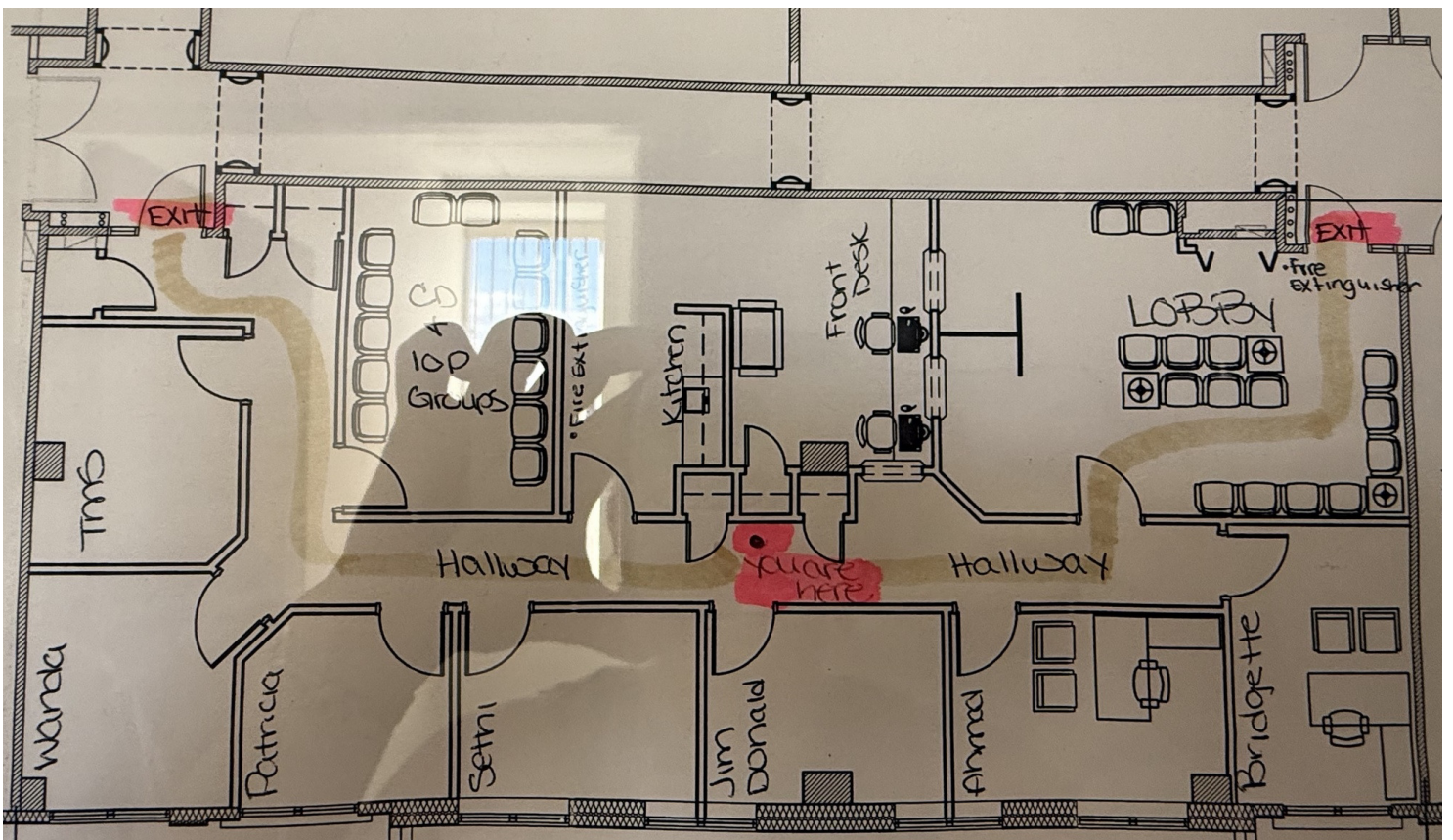
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LOCATION MAP

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Google

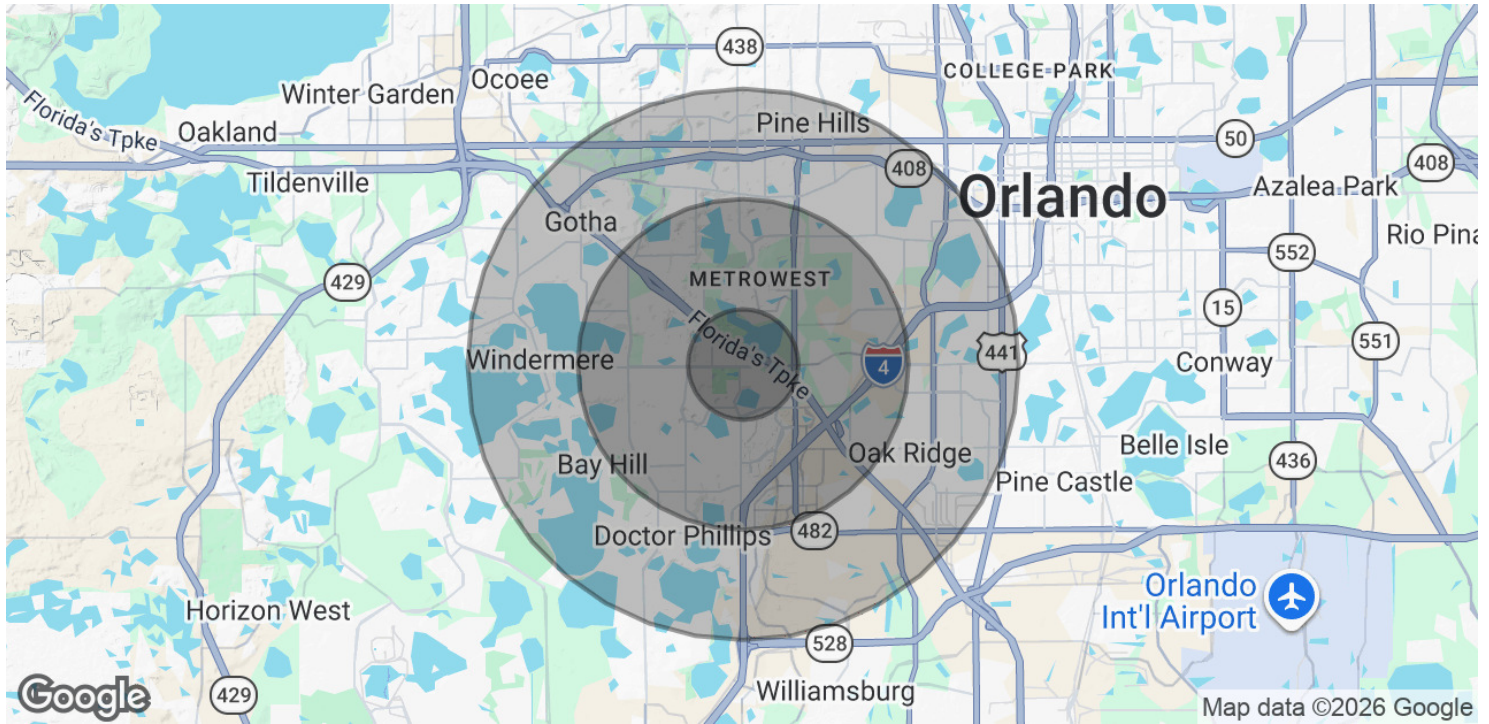
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,718	108,336	252,857
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,049	40,956	92,285
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$102,553	\$96,089	\$91,556
Average House Value	\$433,547	\$379,600	\$392,891

Demographics data derived from AlphaMap

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