



OFFICE/MEDICAL CONDO SUBLEASE

6900 Turkey Lake Road, Orlando, FL 32819

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Vice President of Brokerage Services

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For Lease: \$32.00 / RSF, Full Service

Suite 2-1: ± 2,831 RSF
Suite 2-2: ± 568 RSF
(RSF includes an additional 15% core factor)
8 / 1,000 Parking Ratio



**DAYTIME POPULATION
(WITHIN 15 MINS)**
276,762

Suite 2-1 is a second-floor 2,831 SF office condo featuring 13 private offices, phone booth-style private work areas, open collaborative space, break area, and private balcony overlooking Universal's Volcano Bay

Tasteful finishes, commercial-grade flooring, and functional layout ideal for professional users. Ideally situated for a variety of administrative, professional, or medical uses

Excellent Dr. Phillips location with premier access to one of Orlando's most dynamic business and entertainment corridors

Just minutes from I-4, Sand Lake Road, International Drive, the Convention Center, and Restaurant Row

Surrounded by world-class dining, major attractions, and executive housing, the property offers unparalleled convenience for professionals seeking a prestigious and easily accessible address



5 MINS
(1 Mile)



6 MINS
(3.8 Miles)

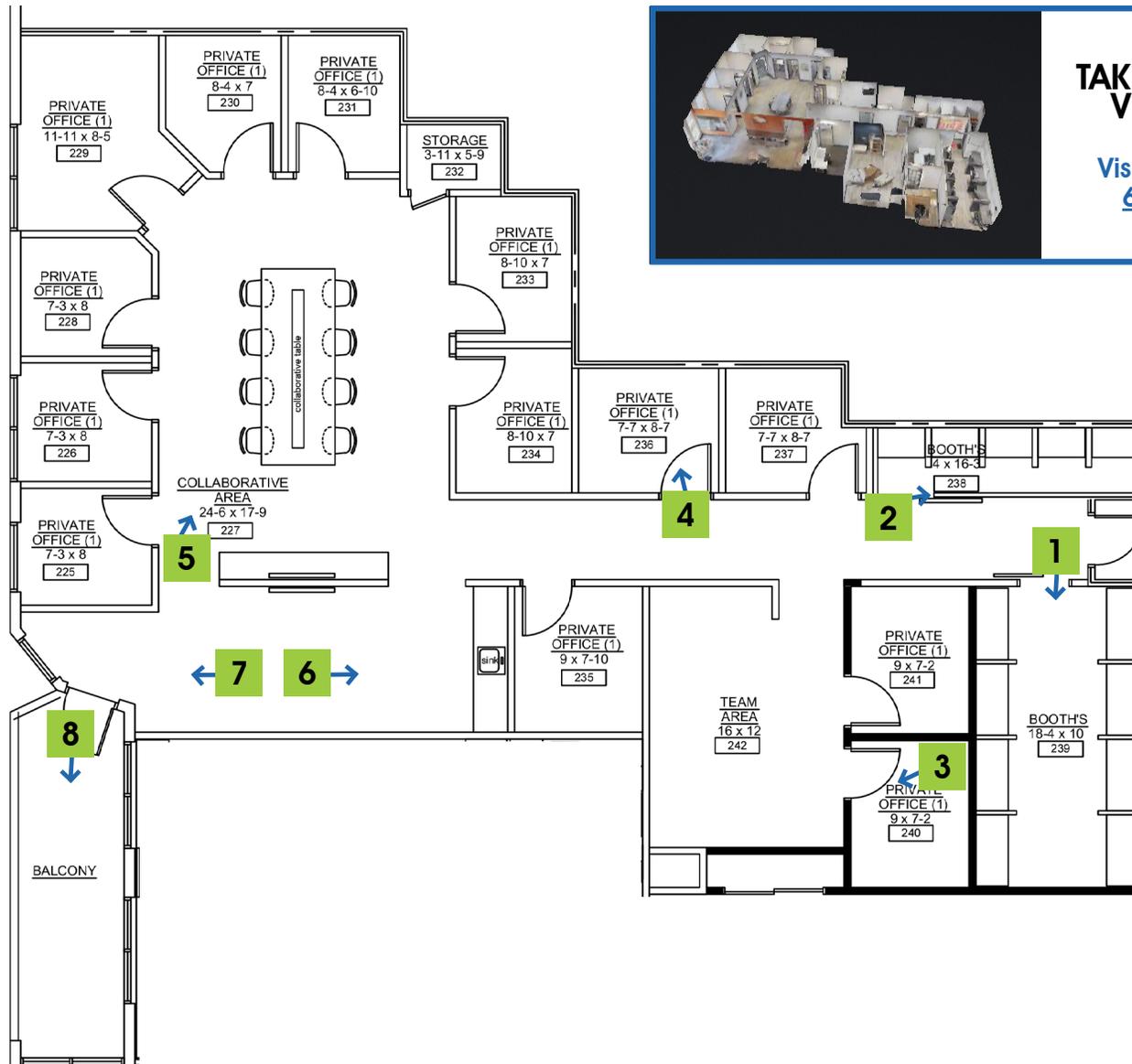


16 MINS
(10.7 Miles)

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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SUITE 2-1: ± 2,831 RSF




**TAKE A VIRTUAL TOUR
VIA MATTERPORT**

Visit: [https://fcpq.com/
6900_Turkey_Lake/](https://fcpq.com/6900_Turkey_Lake/)

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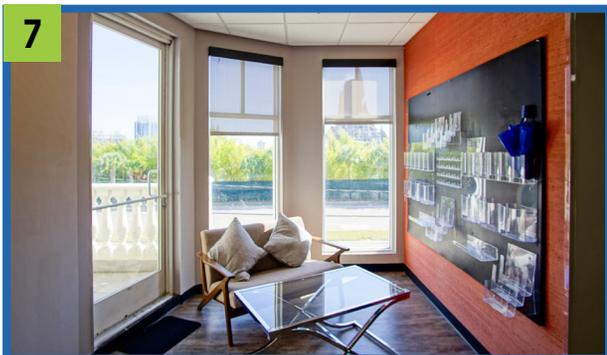
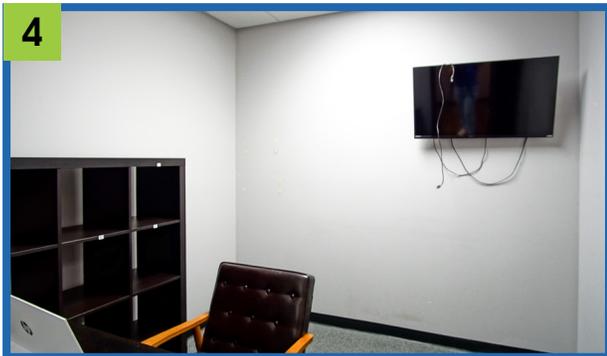
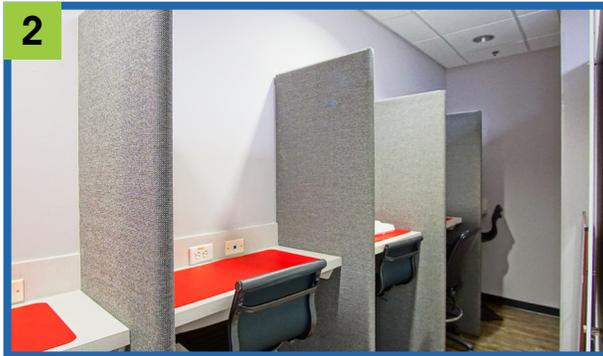
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**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

SUITE 2-1: ± 2,831 RSF



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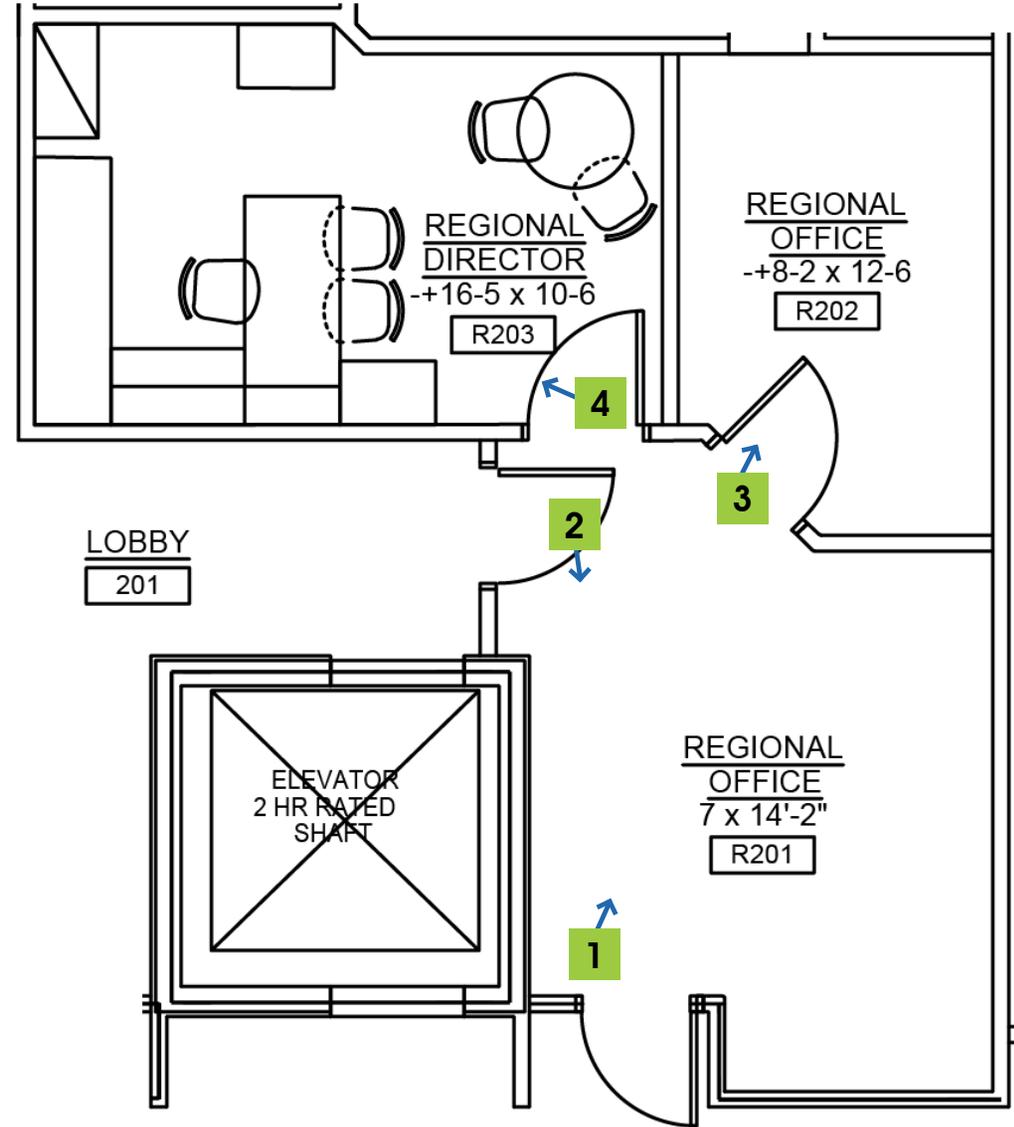
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SUITE 2-2: ± 568 RSF



TAKE A VIRTUAL TOUR
VIA MATTERPORT

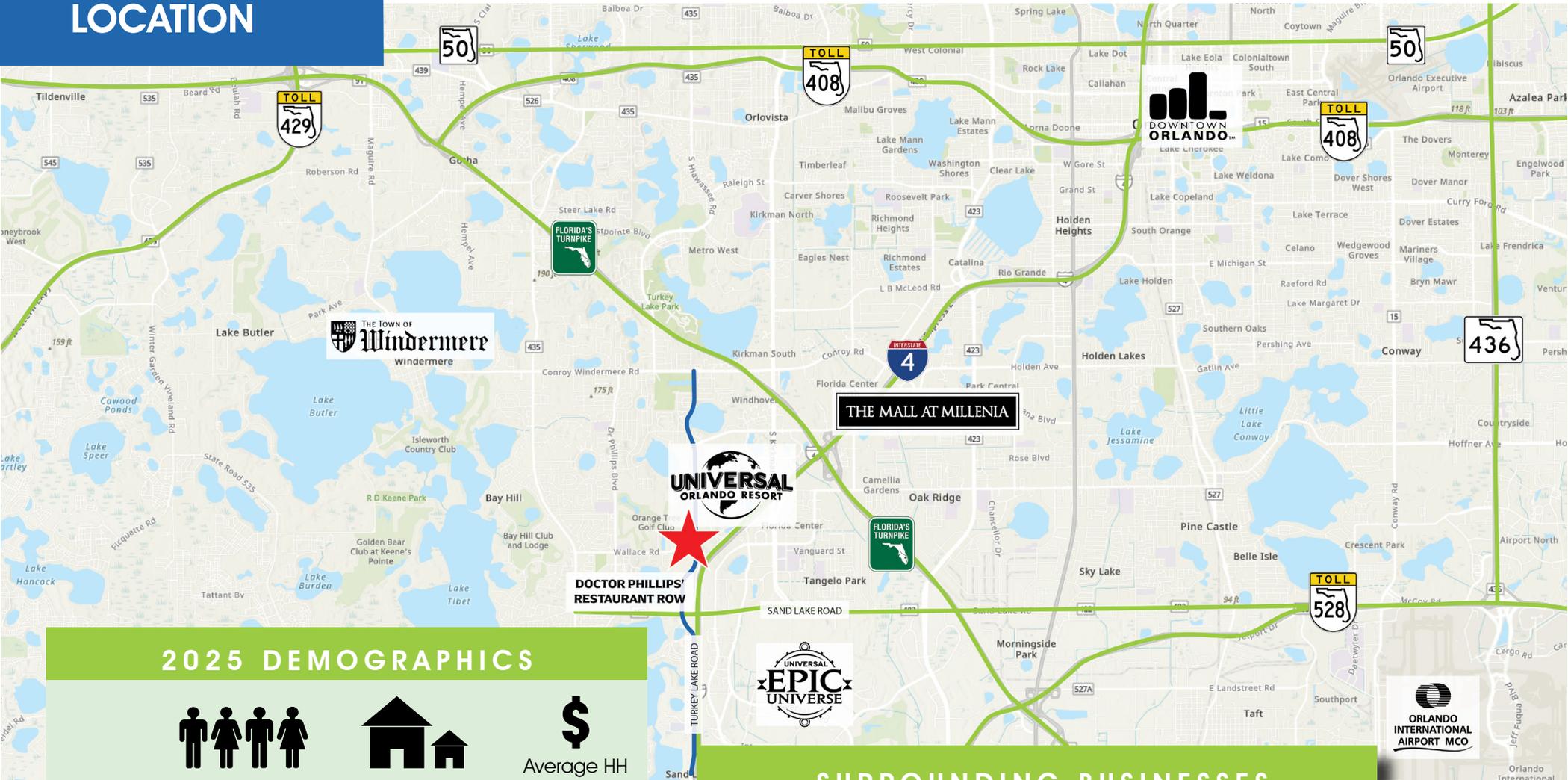
Visit: https://fcp.com/6900_Turkey_Lake/



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LOCATION



2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

Radius	Total Population	Total Households	Average HH Income
5 Mins	8,180	3,566	\$150,861
10 Mins	47,151	18,502	\$153,727
15 Mins	185,868	71,292	\$112,921

SURROUNDING BUSINESSES

Year	5 Mins	10 Mins	15 Mins
2025 Retail Businesses	253	985	2,866
2025 Food & Drink Businesses	128	456	1,108

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THE NEIGHBORHOOD



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