



615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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MEDICAL OFFICE BUILDING FOR LEASE

10829 Dylan Loren Cir, Orlando, FL 32825

Contact: Dan Van Nada, CCIM E: Dan@FCPG.com

Vice President of Brokerage Services P: 407.872.0177 ext 117

Contact: Trey Gravenstein E: Trey@FCPG.com

Vice President of Brokerage Services P: 407.872.0177 ext 119

For Lease: \$26.00 / SF, NNN

Full Building: ± 3,128 SF

Immediate Availability



**2ND GEN
MEDICAL
LAYOUT**

Freestanding 3,128 SF Medical Office Building available, formerly Humana Centerwell

Turnkey, Class "A" Medical office build-out, with professional exterior and modern design, and ample windows for natural light

Office layout includes waiting room and reception, 7 exam rooms, 3 restrooms, nurse's station, staff breakroom, 5 private physician offices, admin and server room

Strong 5.74/1,000 SF Parking Ratio provided by common shared parking across the medical park

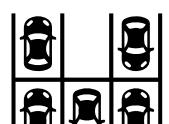
Less than 3 minutes from 408 onramp offramp, near the 417 interchange, providing quick access for patients and staff alike

Building situated within well-maintained Woodland Lakes Medical Park with strong neighboring medical users

Ideal for specialist or general practitioners



**LOCATED WITHIN
PROFESSIONAL
MEDICAL CONDO PARK**



**5.74/1,000
PARKING
RATIO**

LOCATION



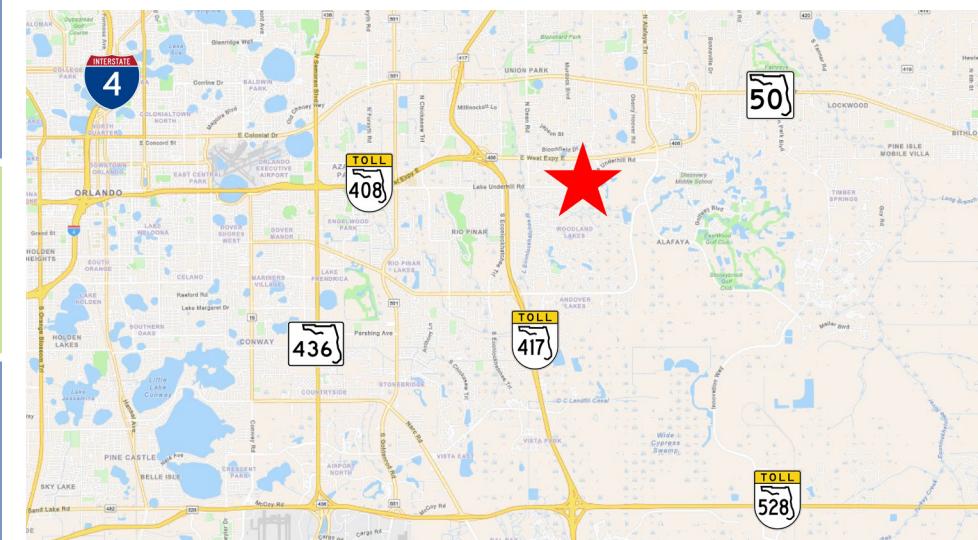
310,294
DAYTIME POPULATION
WITHIN 15 MINS



32.5
MEDIAN AGE
WITHIN 5 MINS

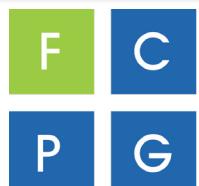


	Total Population	Total Families	Total Households	Average Income	Total \$ Spent on Medical Care
5 Mins	2025 9,447	2,215	3,442	\$104,877	\$8,051,922
	2030 9,479	2,224	3,455	\$117,075	
10 Mins	2025 105,708	23,711	36,405	\$96,984	\$80,727,264
	2030 109,887	24,688	37,965	\$107,710	
15 Mins	2025 305,468	67,519	109,518	\$98,232	\$244,497,437
	2030 313,636	69,574	112,965	\$108,610	



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**FIRST CAPITAL
Property Group**

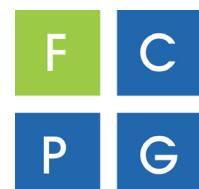
Commercial Real Estate Services

WOODLAND LAKES



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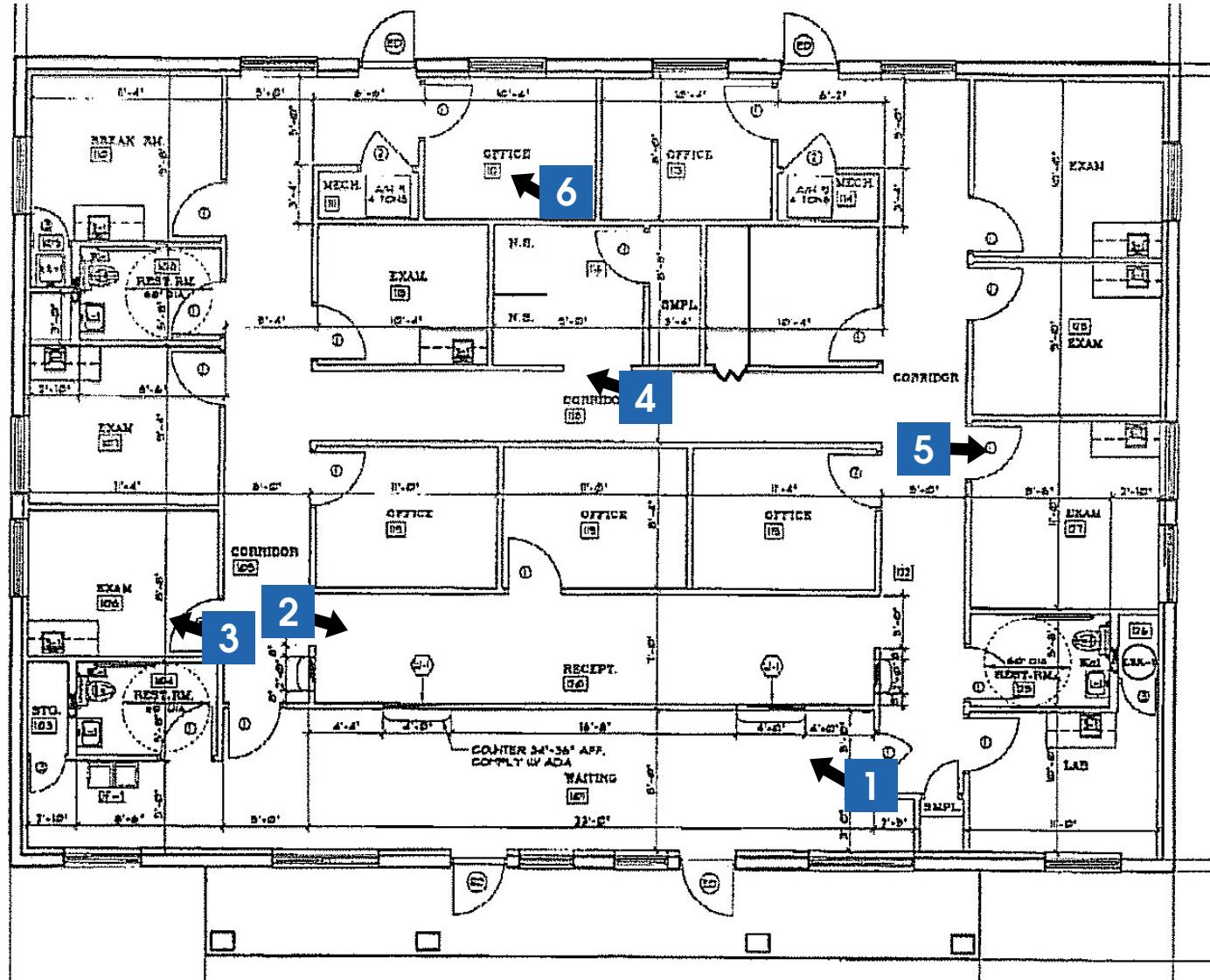
Commercial Real Estate Services

FLOORPLAN



OFFICE LAYOUT

- Waiting Room & Reception
- 7 Exam Rooms
- 3 Restrooms
- Nurse's Station
- Staff Breakroom
- 5 Private Physician Offices
- Admin & Server Room



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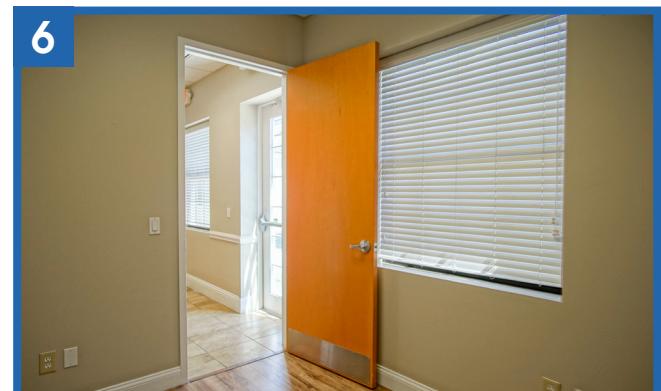
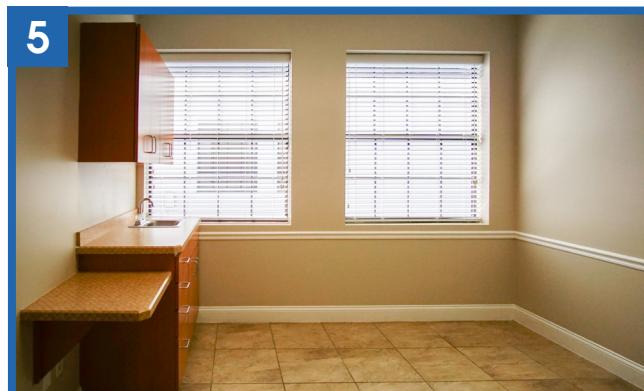
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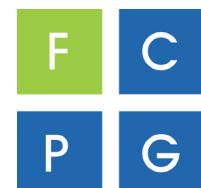
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PICTURES



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