



# MEDICAL OFFICE BUILDING FOR LEASE

10829 Dylan Loren Cir, Orlando, FL 32825

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**For Lease: \$26.00 / SF, NNN**

Full Building:  $\pm$  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

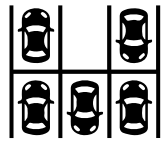
Less than 3 minutes from 408 onramp offramp, near the 417 interchange, providing quick access for patients and staff alike

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**



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# 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

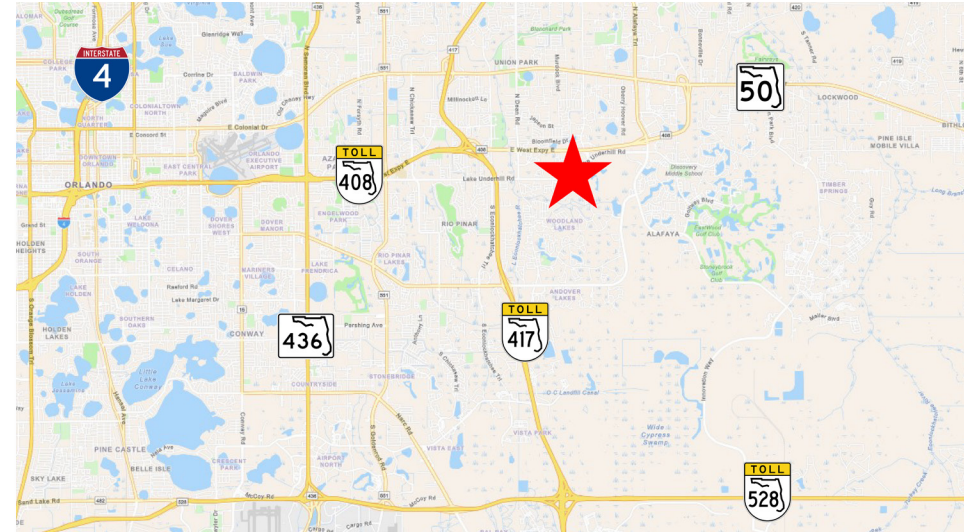
2025	9,447	2,215	3,442	\$104,877	\$8,051,922
2030	9,479	2,224	3,455	\$117,075	

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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# WOODLAND LAKES



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# FLOORPLAN

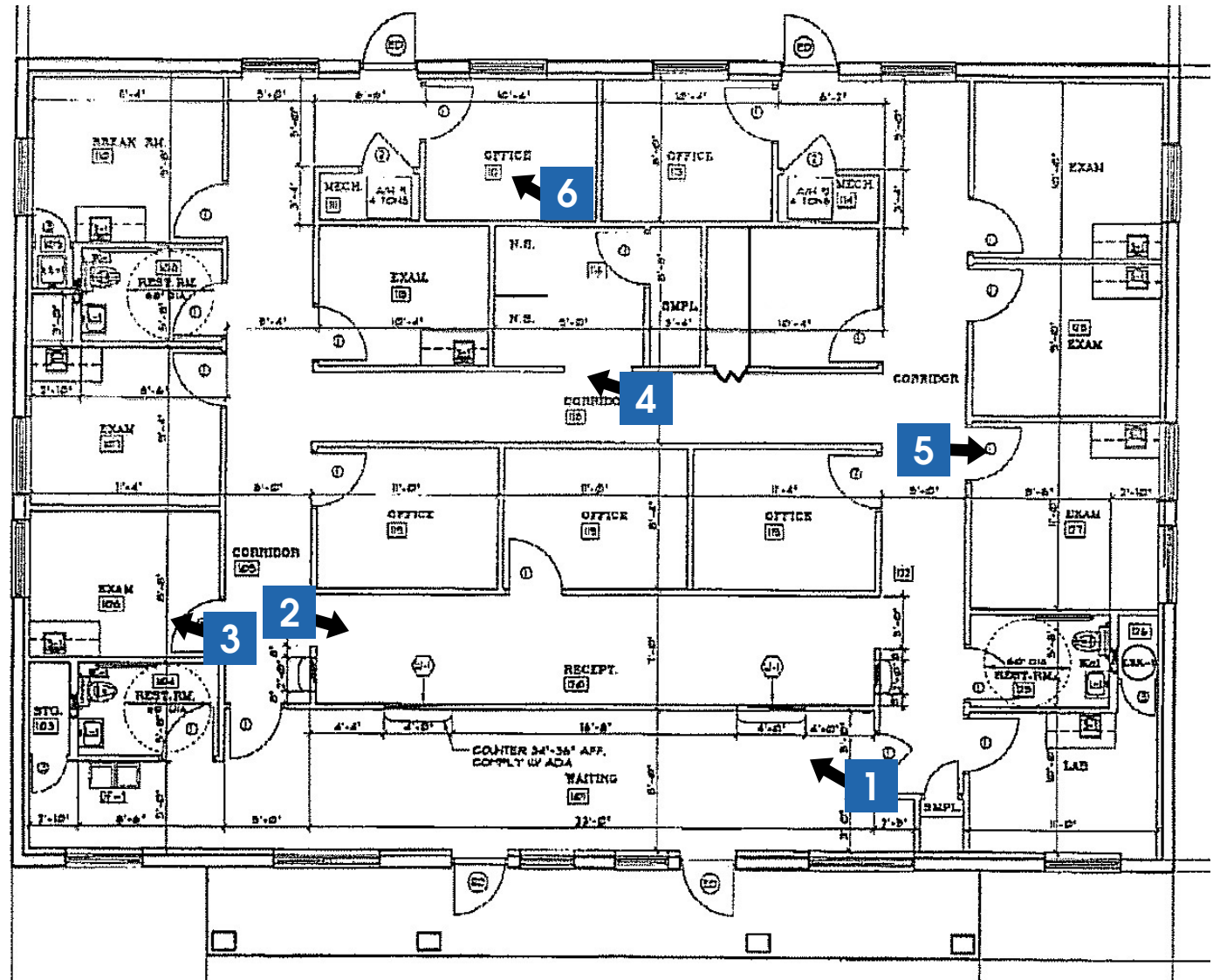


**TAKE A VIRTUAL TOUR  
VIA MATTERPORT**

Visit: <https://fcpbg.com/dylan-loren/>

## OFFICE LAYOUT

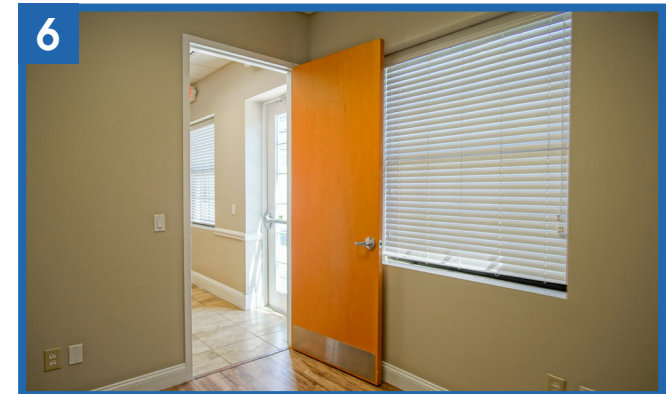
- Waiting Room & Reception
- 7 Exam Rooms
- 3 Restrooms
- Nurse's Station
- Staff Breakroom
- 5 Private Physician Offices
- Admin & Server Room



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# PICTURES



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