

SUB-LEASE - MODERN MEDICAL OFFICE 1,750 SF, PRIVATE ENTRY, AMPLE PARKING



**340 Wymore Road, Suite B
Winter Park, FL 32789
ATTRACTIVE PROFESSIONAL FINISHES!**

Attention professional - medical office users! KW Commercial is pleased to offer a sub-lease of a 1,750 gross SF medical office in highly desirable Winter Park. Just north of Downtown Orlando, off of I-4. Ideal for medical professionals or healthcare specialists.

The attractive and stylish office is presently used as a pediatric office. The building includes a large reception area, three exam rooms, a physician's office, work/storage room and restroom. There are sinks in each of the exam rooms. The finishes are stylish and modern.

The suite is accessed via a private entryway off of a large paved parking area. The unit is one of two suites in a large free-standing medical building. The building and suite are well-kept and modern with professional fixtures and features. All equipment and systems are upgraded for medical use

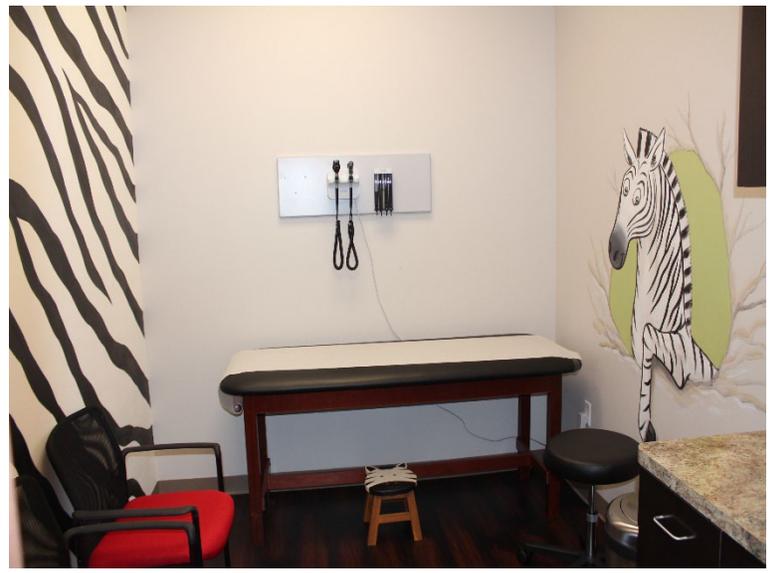
The property is at the corner of Wymore and Franklin Street just off of I-4, four blocks south of Lee Road. The unit can also be easily reached from Fairbanks Avenue to the south. Easily accessible from Winter Park and the Greater Orlando Metropolitan area.

Contract Broker for Details regarding the terms of the sub-lease and for showings. The rent rate is \$24.00 per square foot annually. \$3,500.00 Monthly. Available immediately!

Attractive Health Care Office



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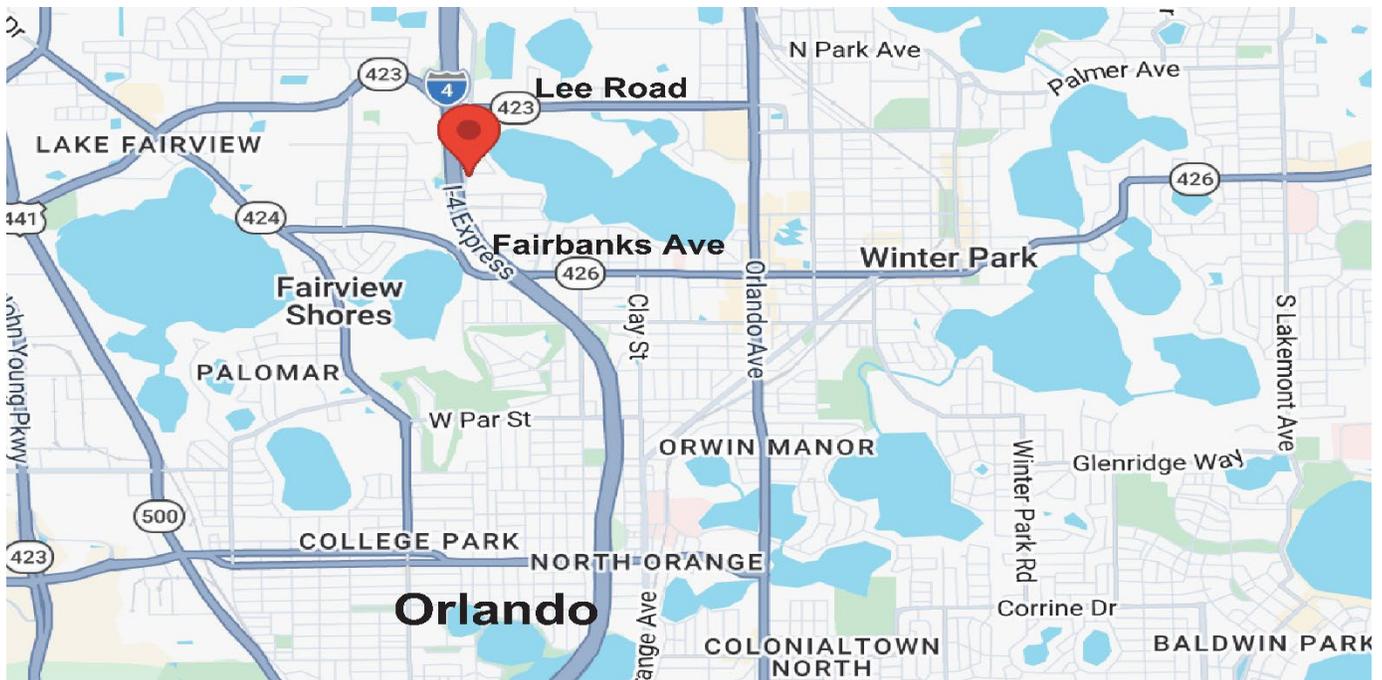


PROPERTY FEATURES

1,750 Square Feet
Medical Build-Out
Three Exam Rooms
Reception, Work Room
Physician's Office
Clean - Attractive - Stylish
Highly Desirable Location
Ideal for Professionals



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**Easy Access! Winter Park, Florida. Just east of I-4.
Three blocks south of Lee Rd. Six blocks north of Fairbanks.
Corner of Wymore and Franklin Ave.**

**MEDICAL OFFICE SUB-LEASE
CALL BROKER FOR DETAILS 407-353-6391**

