



Tucker Oaks

15524 W Colonial Dr, Winter Garden, FL 34787



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Tucker Oaks

\$36.00 /SF/YR

A Brand-New Medical Office building is now available for lease in Tucker Oaks Village in Winter Garden. It is a 3,746 square foot Grey Shell ready to be built out to your specifications. The space is ideal for any medical practice. It is surrounded by other medical neighbors including: dermatology, urology, surgery center, pediatrics, and more.

Highlights:

- Highly Sought After Medical Complex
 - Frontage: HWY 50/West Colonial Dr
 - Less than ½ mile to Florida’s Turnpike...
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- Owner to provide some build out allowance-\$45 per square foot toward the tenant build out
 - Property available now for build to suit
 - Direct HWY 50 Winter Garden Access
 - 1/2 mile to Florida's Turnpike



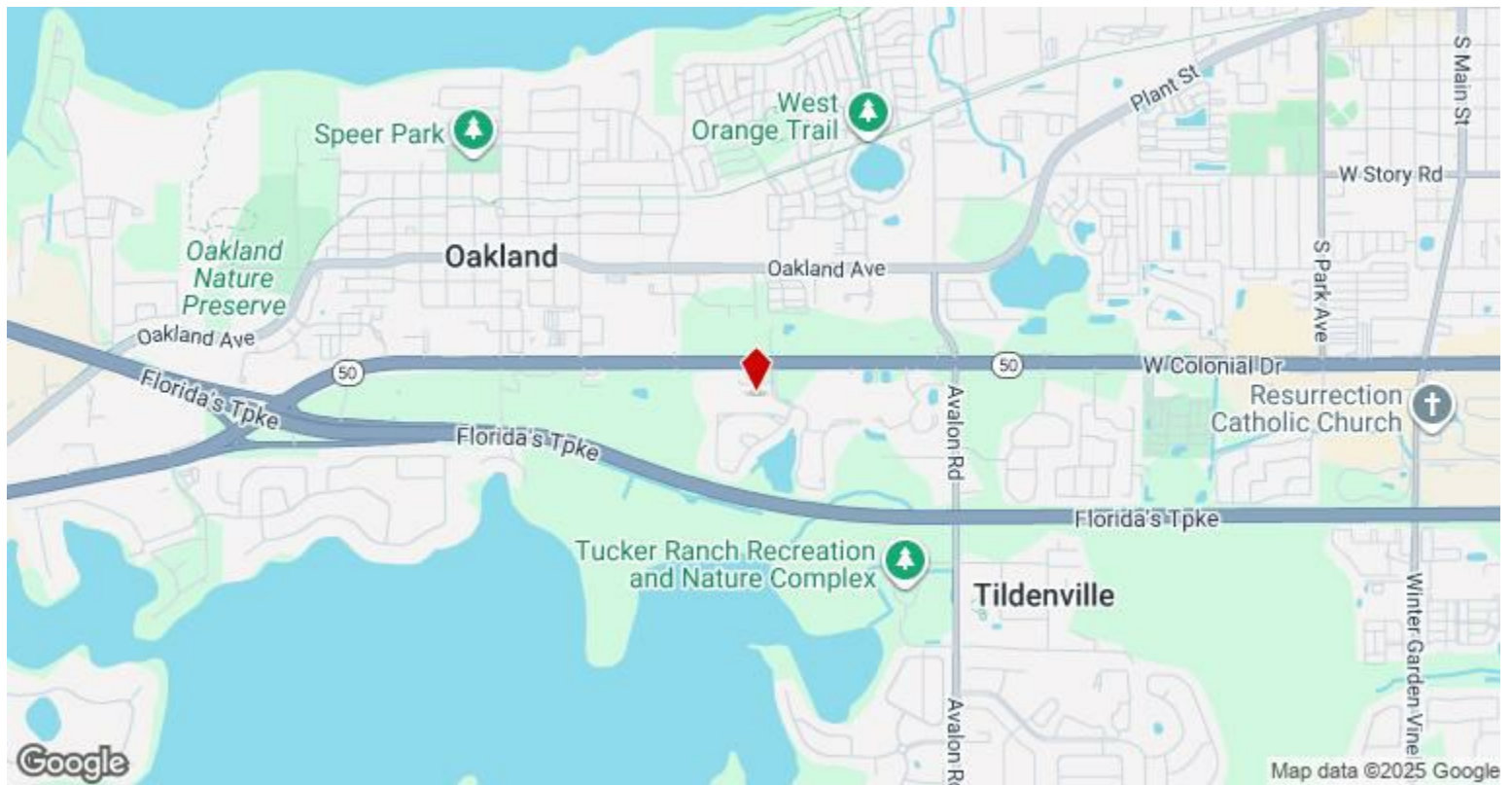
Rental Rate:	\$36.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	12
Frontage:	100' on 15524 W Colonial Drive
Gross Leasable Area:	82,246 SF
Walk Score @:	20 (Car-Dependent)
Rental Rate Mo:	\$5.00 /SF/MO

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1st Floor

Space Available	3,746 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Grey Shell
Space Use	Office/Medical
Lease Term	5 Years

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