

medical office  
for  
**SUBLEASE**

1,500 sf

\$25.00/sf fs

- + sublease expires 1.31.2026
- + 3 exam rooms

- + **Bulding:** 13,410 SF
- + **Primary:** medical
- + **Parking:** 40 spaces

7960 Forest City Rr,  
Suite 104  
Orlando, Florida 32810



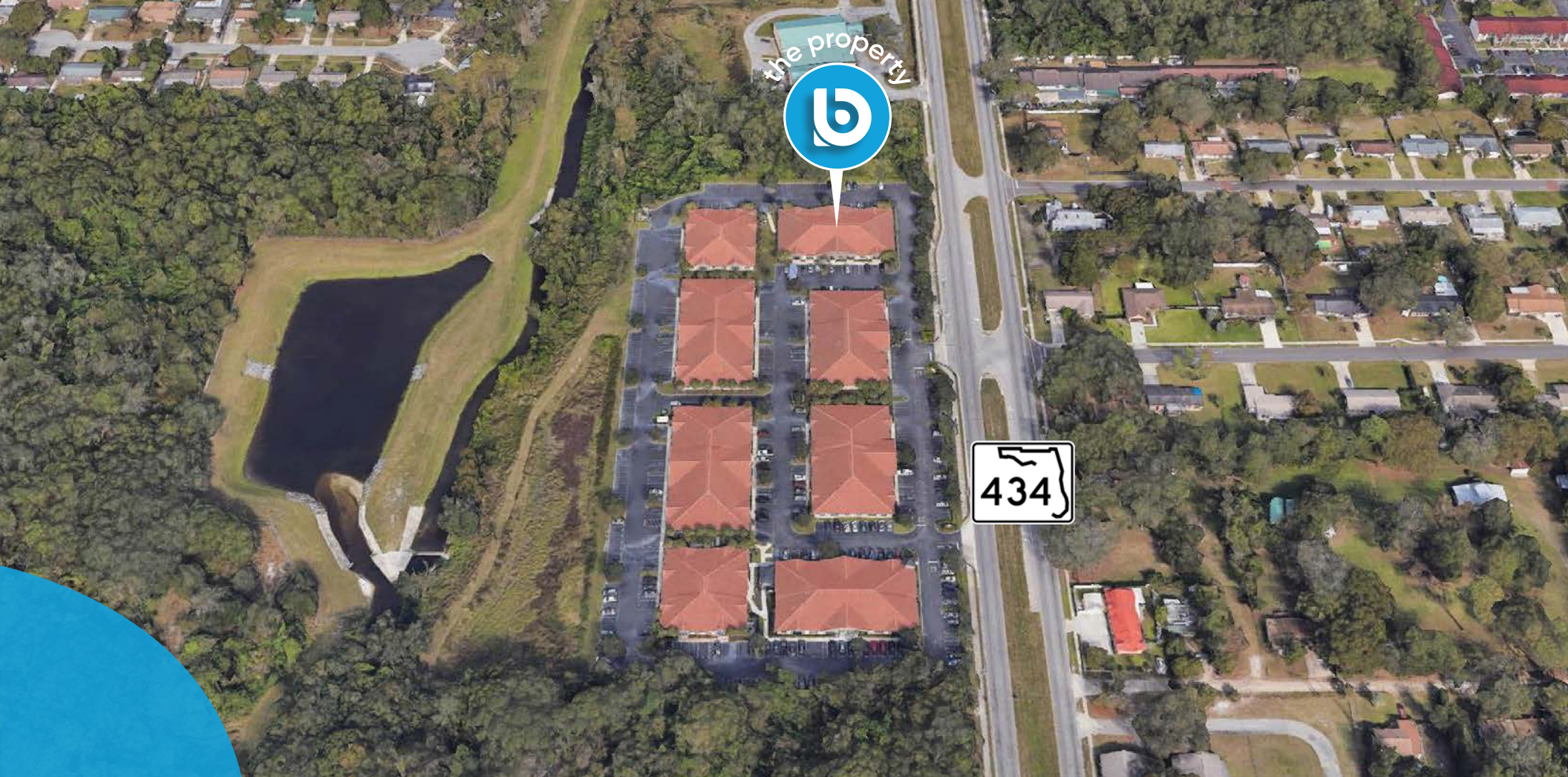
1.4  
miles from  
**advent  
health**

2.4  
miles from  
**I-4**

7.5  
miles from  
**downtown  
orlando**

**buffy gillette**  
broker associate  
(407) 734.7205  
buffy@BBDRE.com





## highlights

Medical Office  
Space Ideal for  
New Practice or  
Satellite Office

- Sublease Expires: 1/31/2026
- 3 plumbed exam rooms, nursing station, Dr's office & reception
- Nestled among several medical buildings within the Maitland Center Submarket
- Within minutes of Maitland Blvd (SR 417) and miles from the Advent Health Hospital



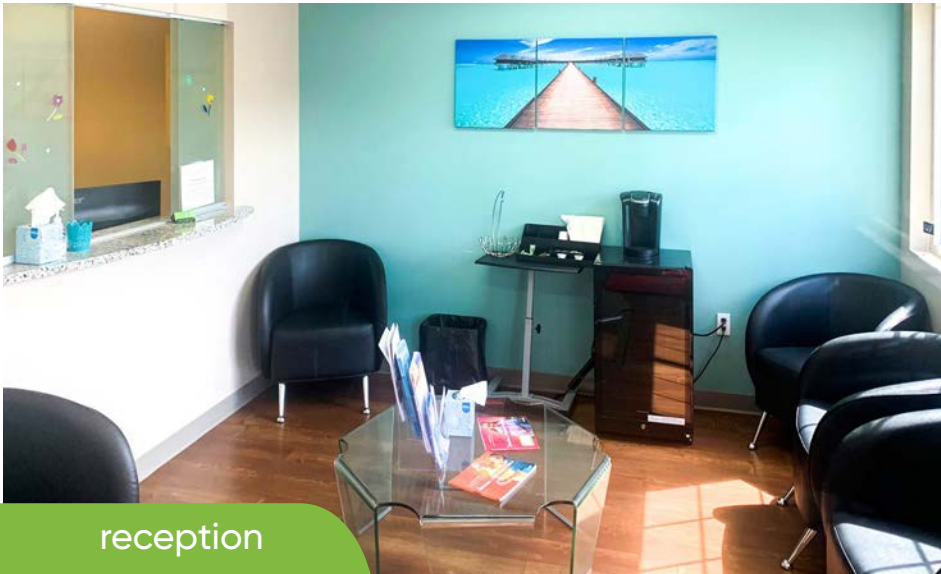
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for more information, contact buffy gillette • (407) 734.7205 • [buffy@BBDRE.com](mailto:buffy@BBDRE.com)

interior photos



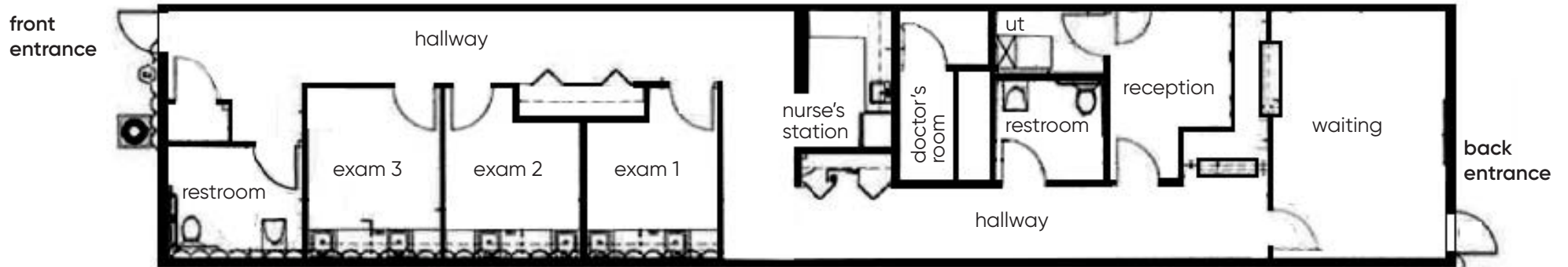
interiors

exam

reception



suite 104 | 1,500 sf



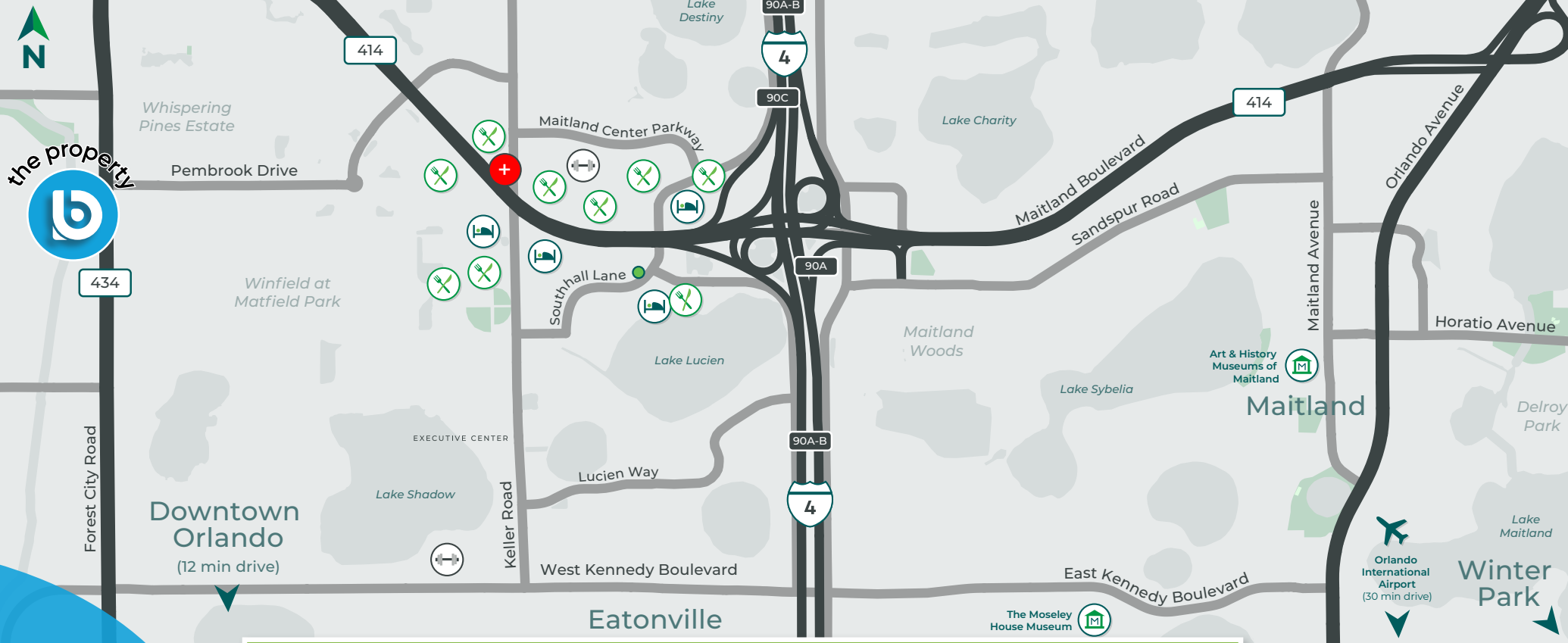
floor plan

space features:

- 3 exam rooms + plumbing
- spacious waiting room
- doctor's area
- nurse's station
- 2 restrooms



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Maitland Center is Orlando's largest office market outside of Downtown Orlando and tourist areas. It contains 8,351,029 SF of office space and over 24,000 daytime employees.

- +** **health**

  - advent health
- +** **wellness**

  - functional fit club
  - rdv sportsplex athletic club
  - totalu fitness & nutrition
  - fredster's
  - greenhouse cafe
- +** **dining**

  - an tobar irish bar
  - applebee's
  - chick-fil-a
  - curry bowl orlando
  - the bistro
  - wendy's
  - wraps delight
- +** **lodging**

  - maitland cafe
  - nature's table
  - sam snead's oak grill and tavern
  - courtyard by marriott
  - homewood suites by hilton
  - sheraton orlando north
  - extended stay america

demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,932	\$74,350	413	6,773
3-Mile	98,436	\$74,200	5,840	56,764
5-Mile	265,340	\$82,634	18,814	175,656

**2.4 MILES**  
from Interstate 4

**4.5 MILES**  
north of College Park

**7 MILES**  
northwest of Winter Park

**7.5 MILES**  
north of Downtown

location map



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