



OFFICE SPACE FOR LEASE | OAK RESERVE

665 West Warren Avenue, Longwood, FL 32750

AVAILABLE NOW!

In the Heart of Longwood - Prime Medical and/or Office Locations

PROPERTY HIGHLIGHTS

- Well maintained, single-user building.
- Proximity to Longwood’s downtown corridor including City Hall, Farmer’s Market, Reiter Park, and SunRail Station.
- **Walking distance of Orlando Health’s re-imagined, new state-of-the-art Healthcare Hub and planned site redevelopment.**
- Minutes from W SR-434, Interstate 4, & Ronald Reagan Blvd.
- Gated and secured after hours
- Monument signage opportunity



ASKING RATE:

Call for Details



SQUARE FOOTAGE:

4,000± SF (2 stories)



ZONING:

Neighborhood Commercial



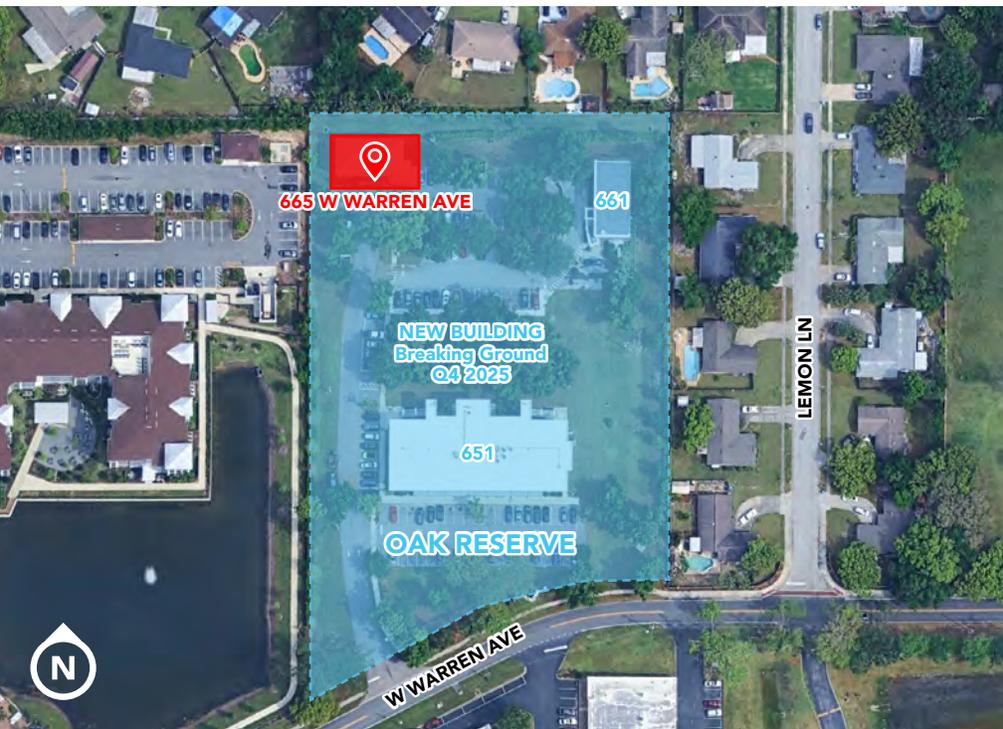
PARKING:

Ample surface parking



FURNISHED:

Available partially furnished



HARBERT
REALTY SERVICES

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For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

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PROPERTY PHOTOS



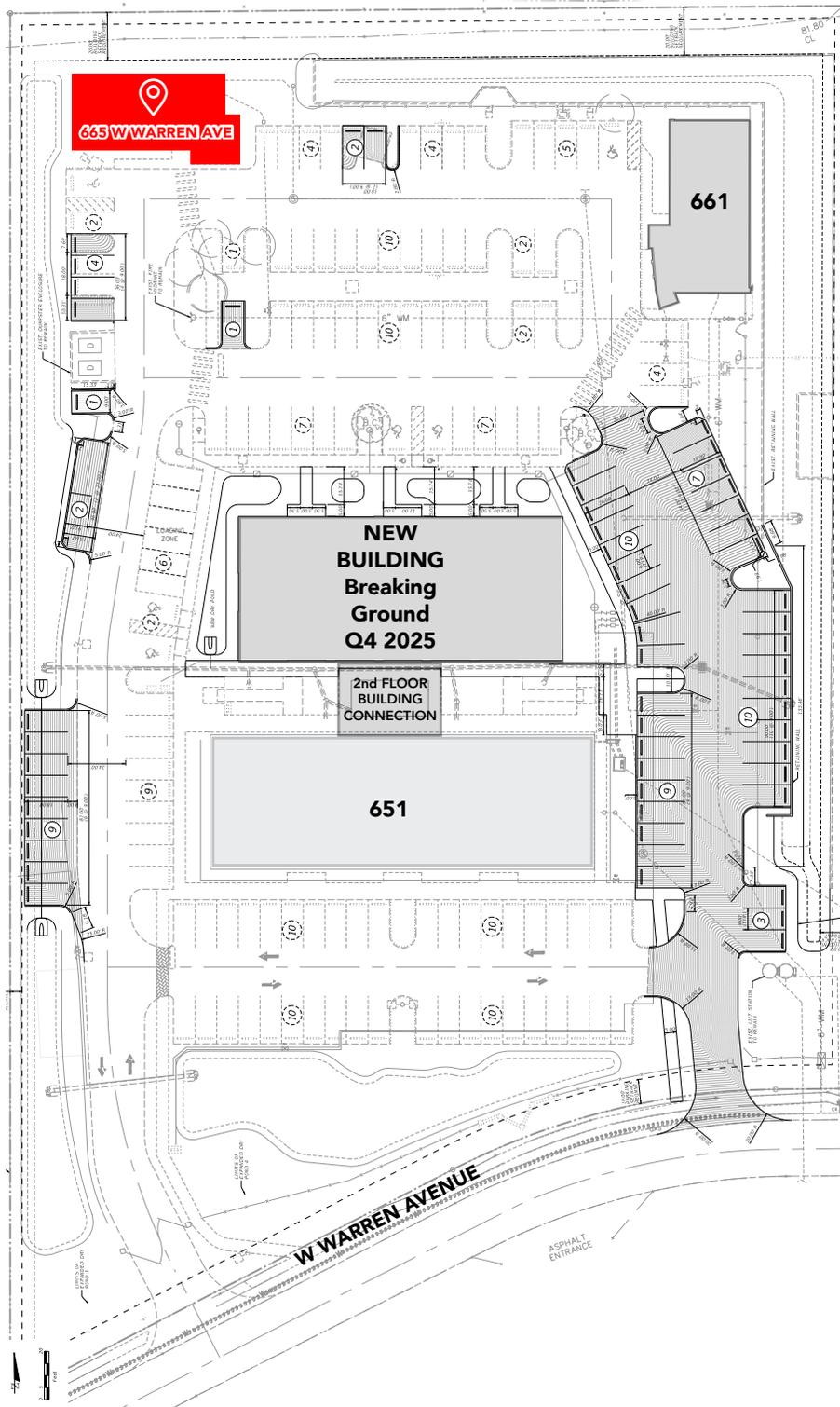
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SITE PLAN

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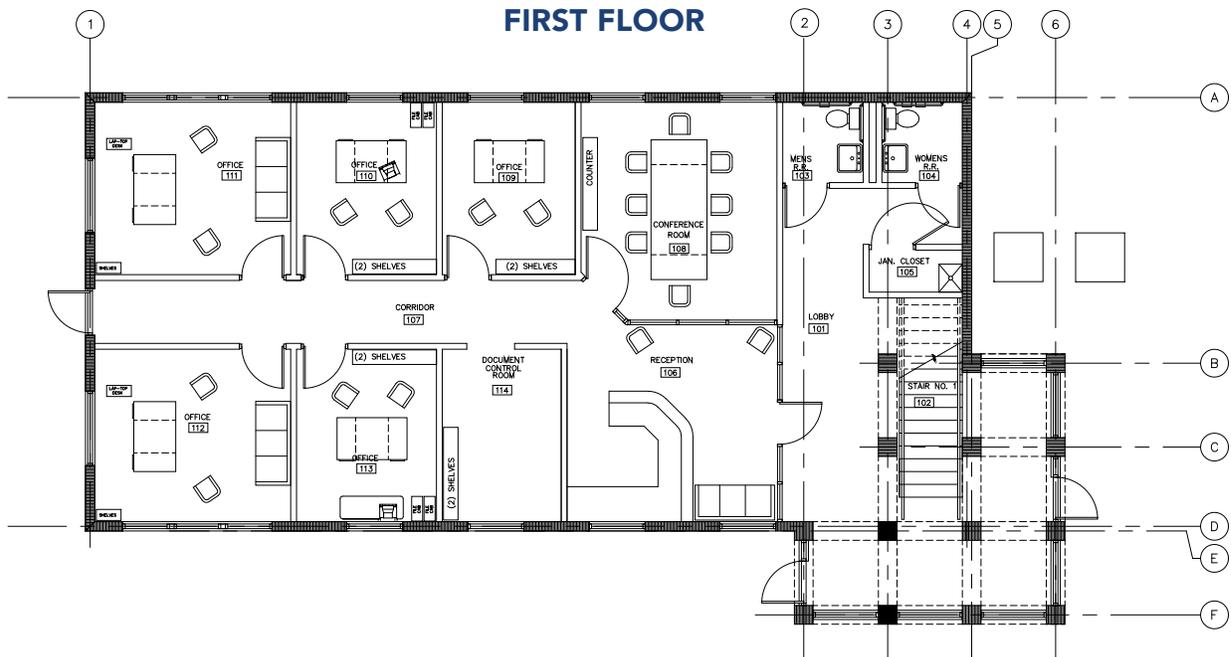
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BUILDING PLAN

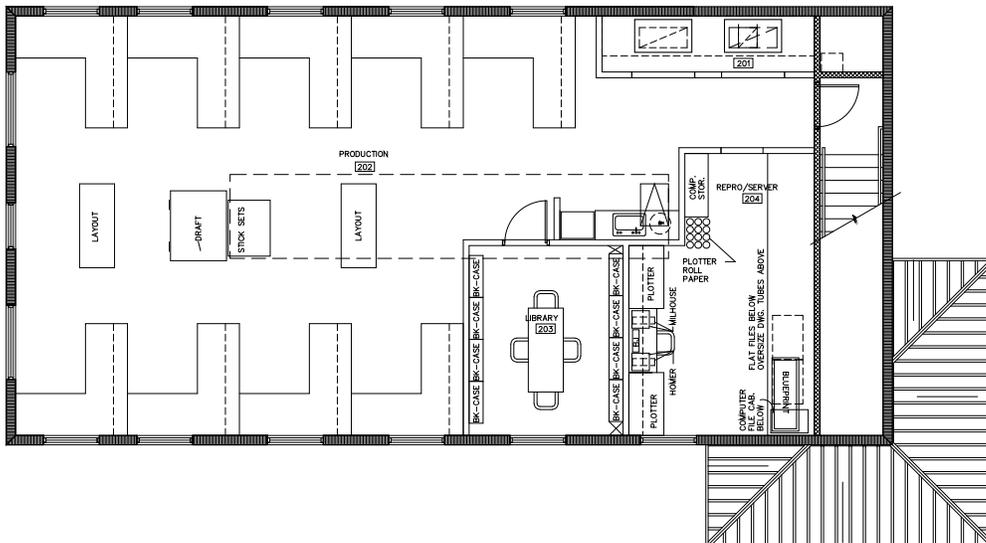
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BUILDING TOTAL:
4,000± SF
(2,000± SF ON EACH FLOOR)

- 2nd floor: Three private offices; Open floor plan with 10 work stations; Break room
- 1st floor: Reception Area; Conference room that seats 8-10; Five private offices; Men's and women's bathroom; Work room.



SECOND FLOOR



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AREA OVERVIEW



DRIVE TIMES

7 minutes
to Interstate 4

30 minutes
to Orlando Executive Airport

35 minutes
to Orlando International Airport (MCO)

DEMOGRAPHICS

Distance	1 Mile	3 Miles	5 Miles
Employees	12,755	56,539	127,488
Avg HH Income	\$107,909	\$105,684	\$116,345
Businesses	1,432	7,583	18,311



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