



LEE RD. MEDICAL/OFFICE SPACE

3,875 SF 2nd Floor Space Available for Lease @ \$23 S/FT

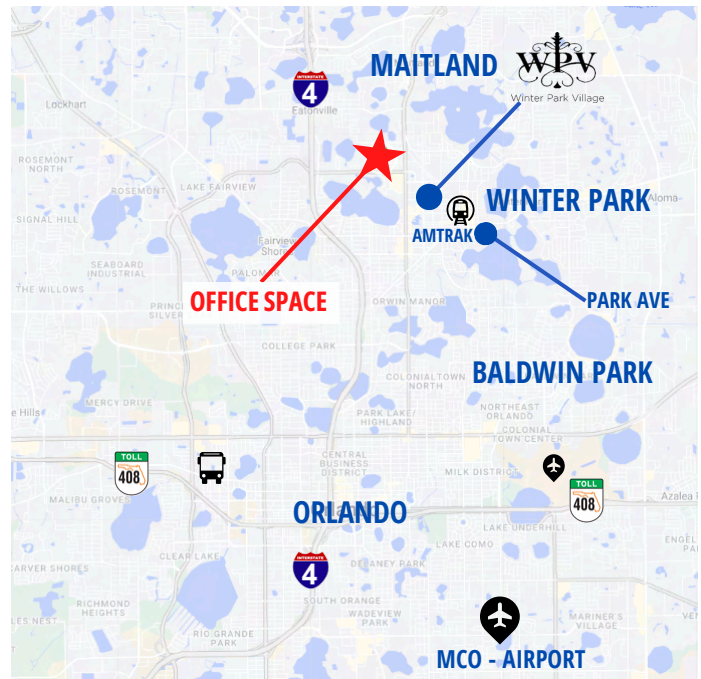
1685 Lee Rd. Winter Park, FL 32789



HIGHLIGHTS

- **3,875 SF AVAILABLE | FORMER DOCTOR'S OFFICE SPACES**
- Office spaces, kitchen & conference rooms
- Tenant improvements available & Free on-site parking
- Lease rate **\$23/SF + CAM**
- Signage available -Lobby & Monument sign
- Less than 1 mile from Winter Park Village shopping center & Park Ave
- >8 Miles from Orlando Health Main Hospital & >4 Miles from AdventHealth
- >25 Miles from MCO and Sanford International Airport
- Great for physician services, outpatient hospital care, health insurance, pediatricians

MAP



Brian K. Watson, CCIM, MBA

Vice President, Sales & Leasing

(407) 890-1341

bwatson@crossmarcservices.com



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SUITE	TENANT	SF
110 A	KlausMan Law	2,176
110B	Splendid Medical Staffing	1,562
100A/B	Oceans Medical Group Chiropractor/ Neurology	3,622
100A/B/ C	Multicultural Wellness & Prevention	3,400
210	AVAILABLE	3,875

[CLICK HERE FOR A VIRTUAL TOUR!](#)



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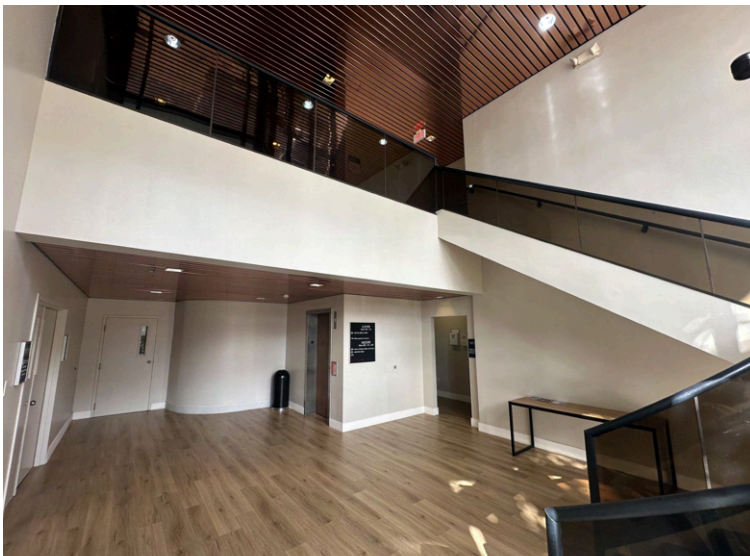
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,262	82,420	284,310
HOUSEHOLDS	5,910	36,684	125,174
AVG. HH INCOME	\$76,604	\$73,812	\$64,469
DAYTIME EMPLOYEES	13,548	106,460	

*Source: Costar



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