



SUITE FOR LEASE

CONTACT BROKERS
FOR DETAILS

LAKE COPELAND MEDICAL CENTER

AVAILABLE SUITE WITH STUNNING CITY/LAKEFRONT VIEWS

1111 SOUTH ORANGE AVE
ORLANDO, FL 32806

The Lake Copeland Medical Center is located in the heart of Downtown Orlando's Medical Campus directly across from the Orlando Health Complex (ORMC) which is home to the University of Florida Cancer Center, Winnie and Arnold Palmer Medical buildings, Orlando Health Heart Institute, and in walking distance to the Sunrail Station.

Sitting at the signaled intersection of Orange Avenue and Columbia Street, tenants and their patients have easy access entering and leaving the property making it ideal for patient drop-off and pick-up.

The suite is located on the third floor, is approximately 3,712 SF and features its own private entrance, stunning 360-view of Lake Copeland, ORMC, Downtown Orlando, SODO, and comes with covered parking.

TENANT IMPROVEMENT ALLOWANCE AVAILABLE
The space is currently in Grey Shell Condition and ready for your customization. Space is also be ideal for a tech/creative firm.

PROPERTY HIGHLIGHTS

- 20 covered parking spaces available
- 5/1000 additional parking
- Tenant improvement allowance
- Customizable space

BUILDING SIZE	17,239 SF
AVAILABLE SPACE	3,712 SF
LOT SIZE	30,492 SF
ZONING	MU-2/T
BUILDING CLASS	B
PARKING.....	20 COVERED + 5 /1,000 EXTRA
SIGNAGE.....	AVAILABLE ON ORANGE AVE



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FLOOR PLAN

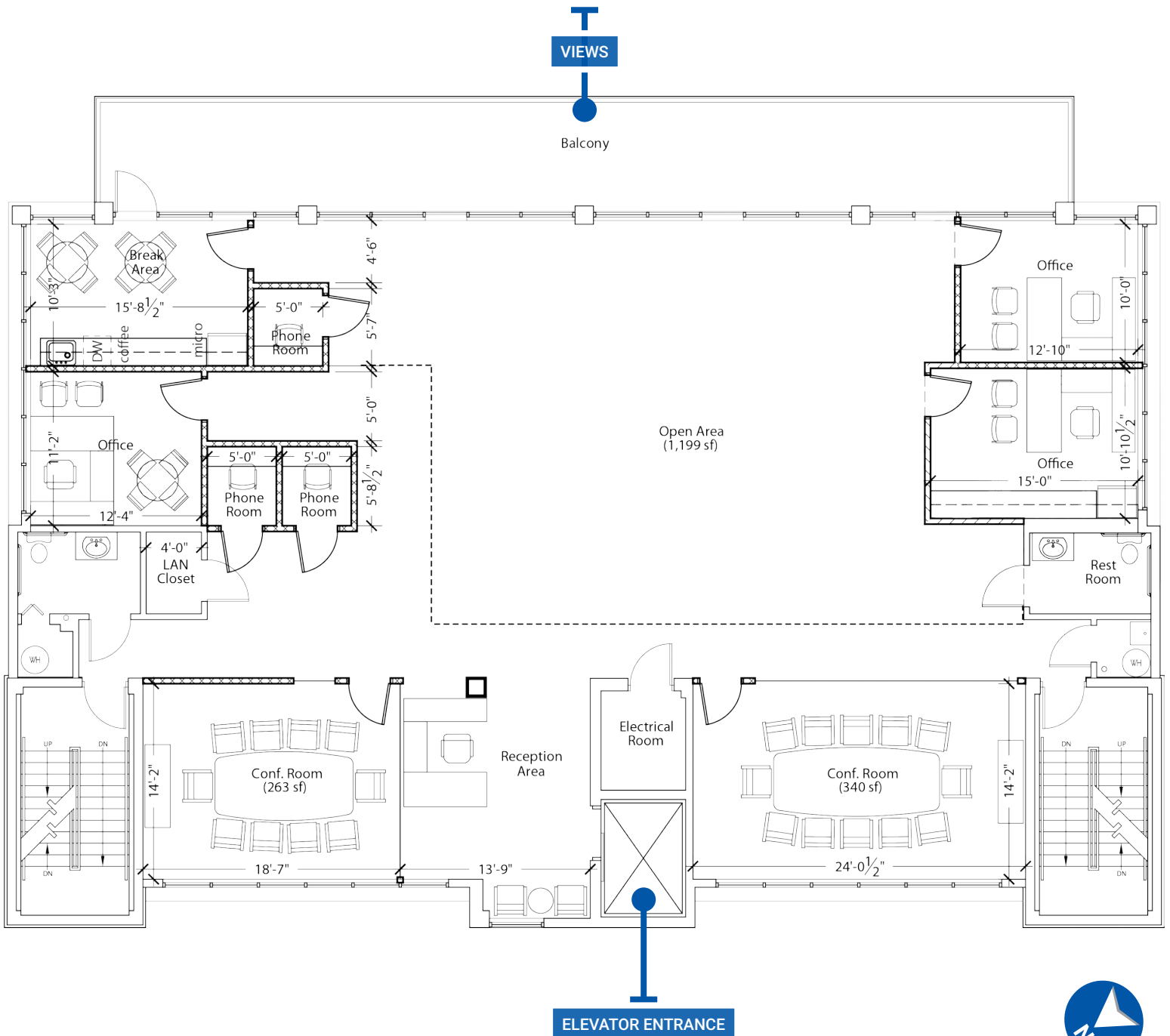
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3RD FLOOR | PROPOSED



VIEWS

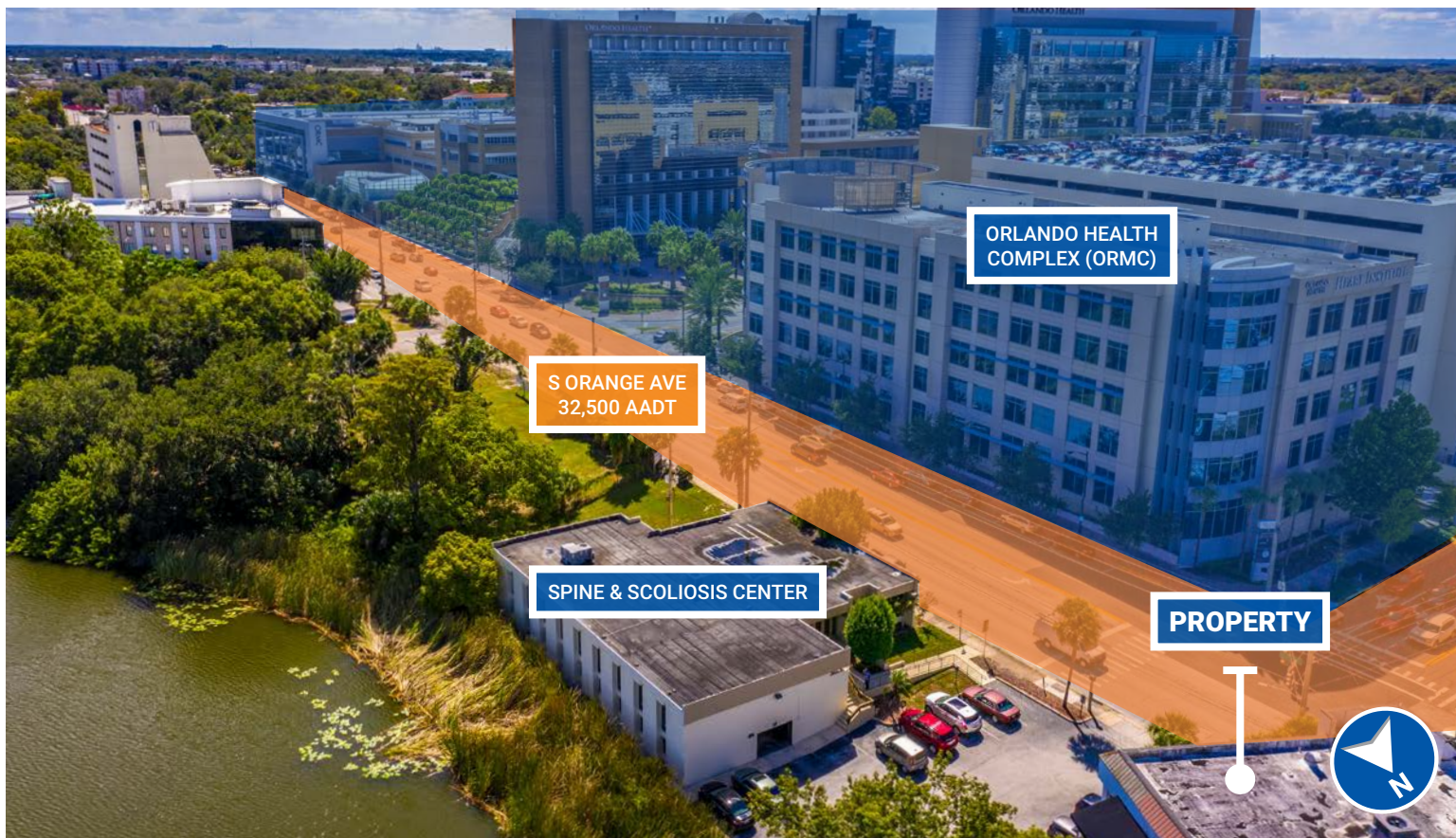


ELEVATOR ENTRANCE





Office



POPULATION DENSITY

