

OFFICE AND
MEDICAL SPACE
FOR LEASE

Brand New Turnkey Office & Medical
2637 W State Road 426 Oviedo, FL 32765



**TENANT
IMPROVEMENTS
AVAILABLE**

For Qualified
Tenants



\$28 PSF

Three $\pm 3,600$ SF Buildings Divisible to $\pm 1,800$ SF

Property Details

Building Size:	$\pm 3,600$ SF
Rentable SF:	$\pm 9,000$ SF
Land Size:	$\pm 80,214$ SF
Building Class:	A
Year Built / Age:	2020
Parking Spaces:	43
Parking/1,000 SF:	3.89
Signage:	Monument & Building

Property Summary

This brand new $\pm 10,800$ SF Office/Medical complex consists of three separate buildings $\pm 3,600$ SF a piece. Currently $\pm 5,400$ SF of the space is in grey shell condition leaving opportunity for tenants to do a custom buildout. In addition there are two turn key spaces, one medical with sinks in every room and the other general office with six offices, two bathrooms, a reception and a break room. With spaces being divisible all the way down to $\pm 1,800$ SF, there is a space that will work for everyone. Tenant Improvement packages are available for qualified tenants.

Property Highlights

- Can be Subdivided into $\pm 1,800$ SF Spaces
- Monument and Large Building Signage
- Brand New Construction
- Turnkey Medical and Office Space available
- TI package available to qualified tenants
- High Traffic Count of 31,500
- Large Monument and Building Signage

PRESENTED BY

Nicholas Fouraker CCIM

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Colin Chou

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INFORMATION

EXTERIOR
PHOTOS

Brand New Turnkey Office & Medical
2637 W State Road 426 Oviedo, FL 32765



Exterior Photos - Bldg 2653 | $\pm 1,800$ SF Available

Ground Level



Aerial



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EXTERIOR
PHOTOS

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2637 W State Road 426 Oviedo, FL 32765



Exterior Photos - Bldg 2645 | $\pm 3,600$ SF | Grey Shell

Ground Level



Aerial



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EXTERIOR
PHOTOS

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Exterior Photos - Bldg 2637 | $\pm 3,600$ SF | Grey Shell

Ground Level



Aerial



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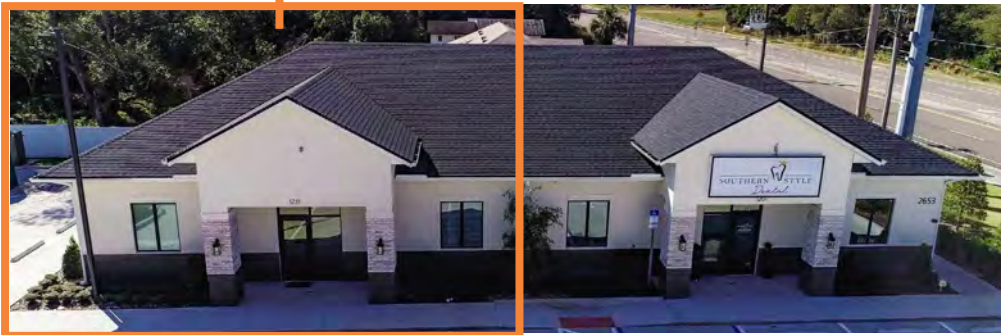
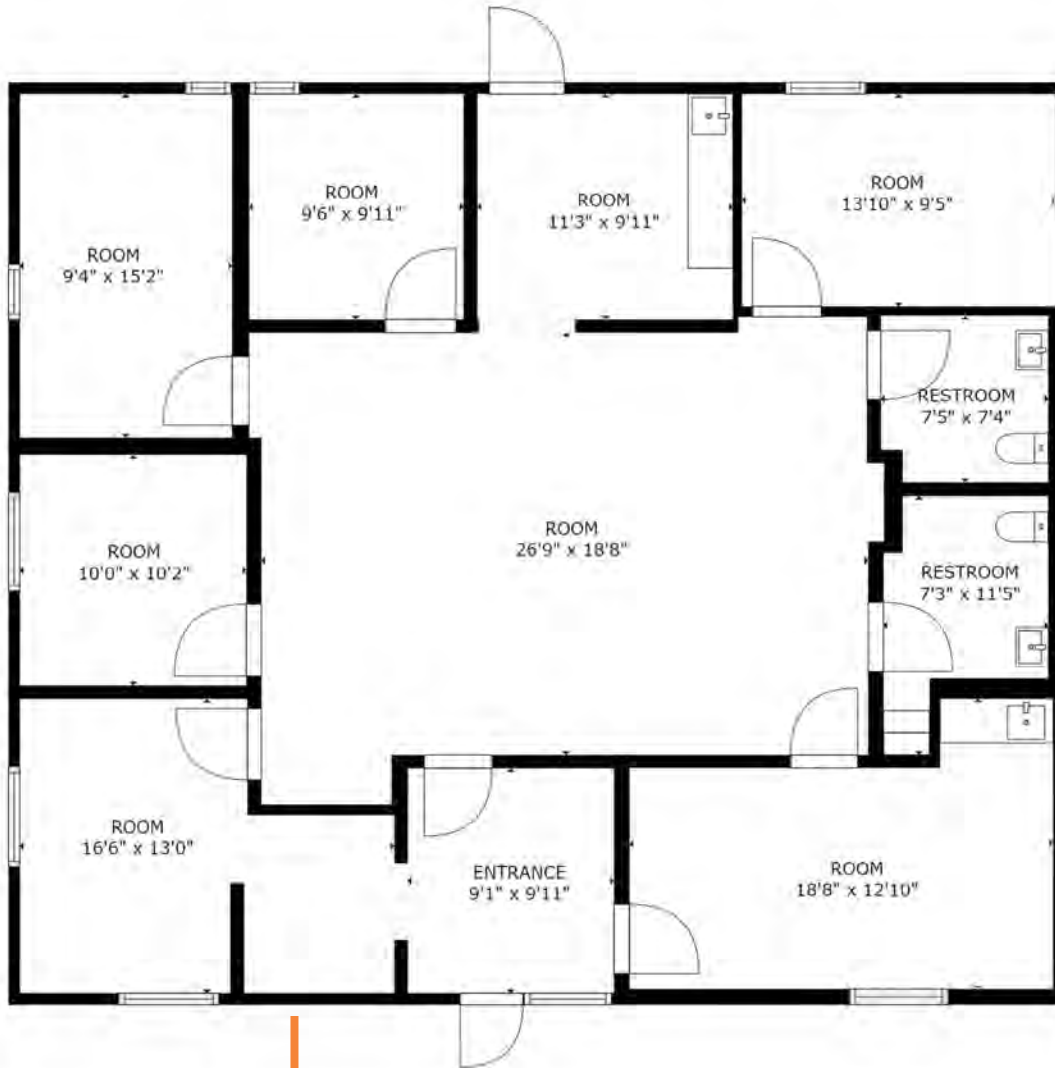
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FLOOR
PLAN

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Floor Plan - Bldg 2653 | Suite 1231 | $\pm 1,800$ SF



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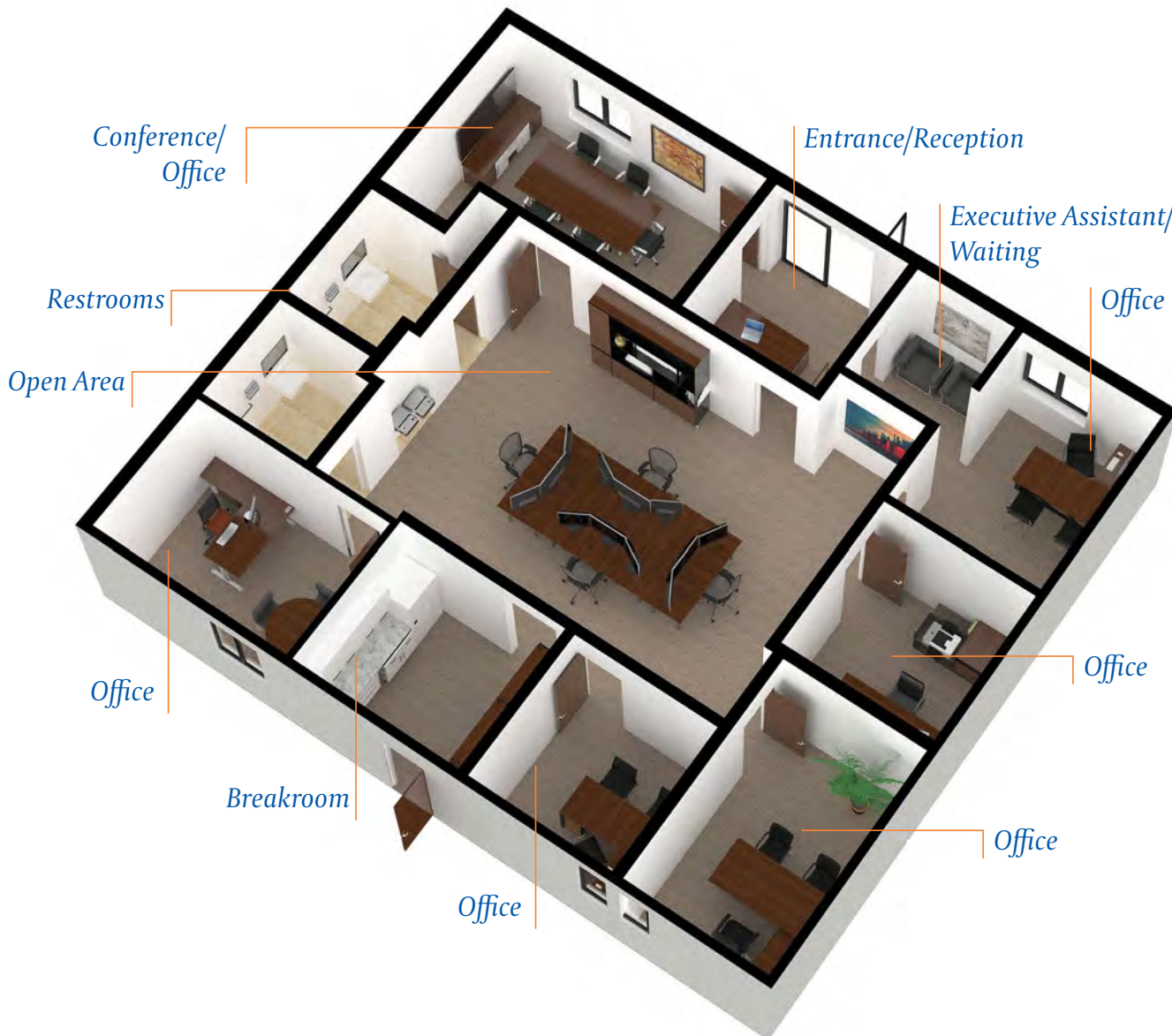
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FLOOR
PLAN

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3D Floor Plan - Bldg 2653 | Suite 1231 | $\pm 1,800$ SF



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ADDITIONAL
PHOTOS

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Interior Photos - Bldg 2653 | Suite 1231

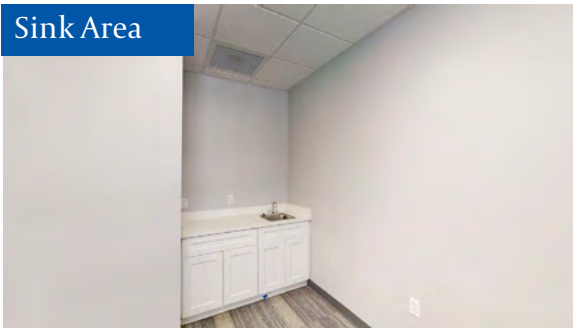
Reception



Office/Exam



Sink Area



Front Office



Open Area



Break Room



Back Office



Restroom



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LOCATION
AERIALS

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Southwest View



Northeast View



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VIRTUAL
TOUR

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To experience a virtual tour of Suite 1231
click below...



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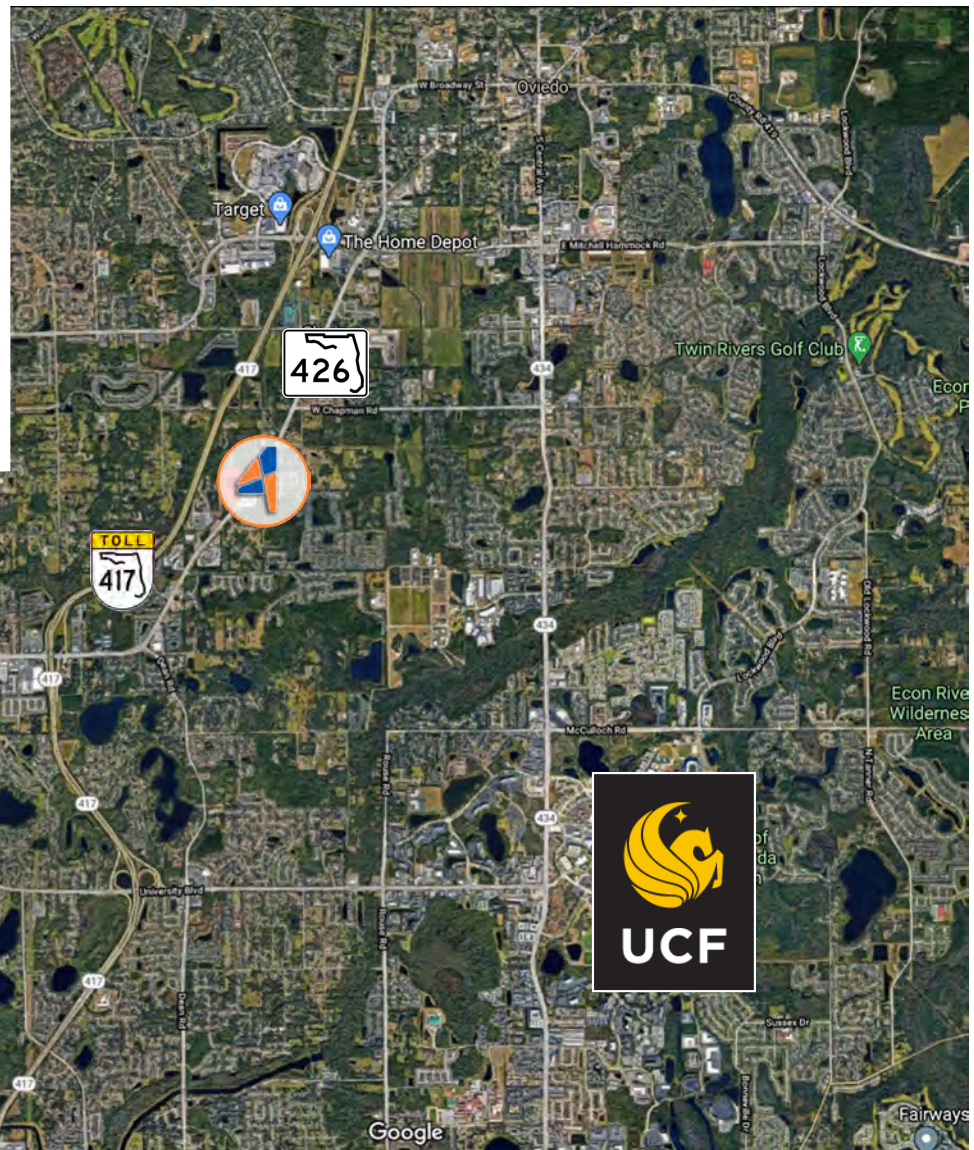
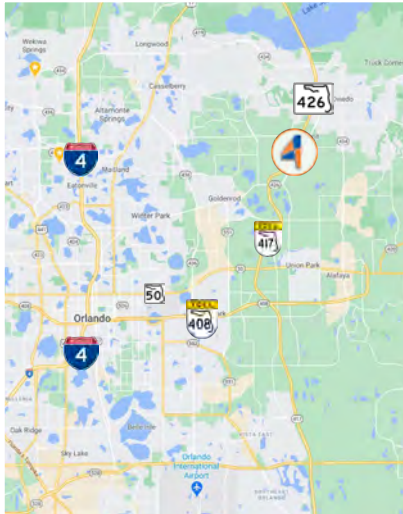
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LOCATION
MAP

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Location Maps



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