

1495

BUDINGER AVE.

For Lease | 5,158 SF

 **IMA** *Medical Group*

1495

Turn-Key Medical Office Space Adjacent  
To Orlando Health St Cloud



1 4 9 5 B U D I N G E R A V E . S T . C L O U D , F L 3 4 7 6 9

ORLANDO  
HEALTH®

St. Cloud Hospital

ORLANDO  
HEALTH®

Medical Pavilion

THE  
SPACE

<b>Lease Rate:</b>	Call For Details
<b>Building Size:</b>	±5,158 SF
<b>Primary Type:</b>	Medical Office
<b>Zoning:</b>	P
<b>Signage:</b>	Building
<b>Parking Spaces</b>	4.57/1,000

## PROPERTY OVERVIEW

Best-located medical building in the St. Cloud Regional Medical Center corridor. Built in 2018, it's a high-performance clinical environment suited to a modern patient experience. This property has a crisp professional aesthetic and a location that makes finding the office effortless for patients. Located in close proximity to Florida's turnpike and with easy access off of E Irlo Bronson Memorial Hwy, this is a strategic opportunity for any practice looking to gain a foothold in Osceola County.

## HIGHLIGHTS

- Hospital-Adjacent: Located directly across from St. Cloud Regional Medical Center for seamless patient synergy.
- Superior Parking: Ample 4.57/1,000 SF parking ratio to accommodate patient volume and staff needs.
- Recent 2018 Build: Modern architectural design and infrastructure, reducing the need for immediate TI or maintenance.
- Zoned for Growth: City of St. Cloud "Professional (P)" zoning allows for diverse medical, clinical, and business office uses.
- Turn-Key Potential: Efficient interior layouts suitable for immediate medical or professional occupancy.



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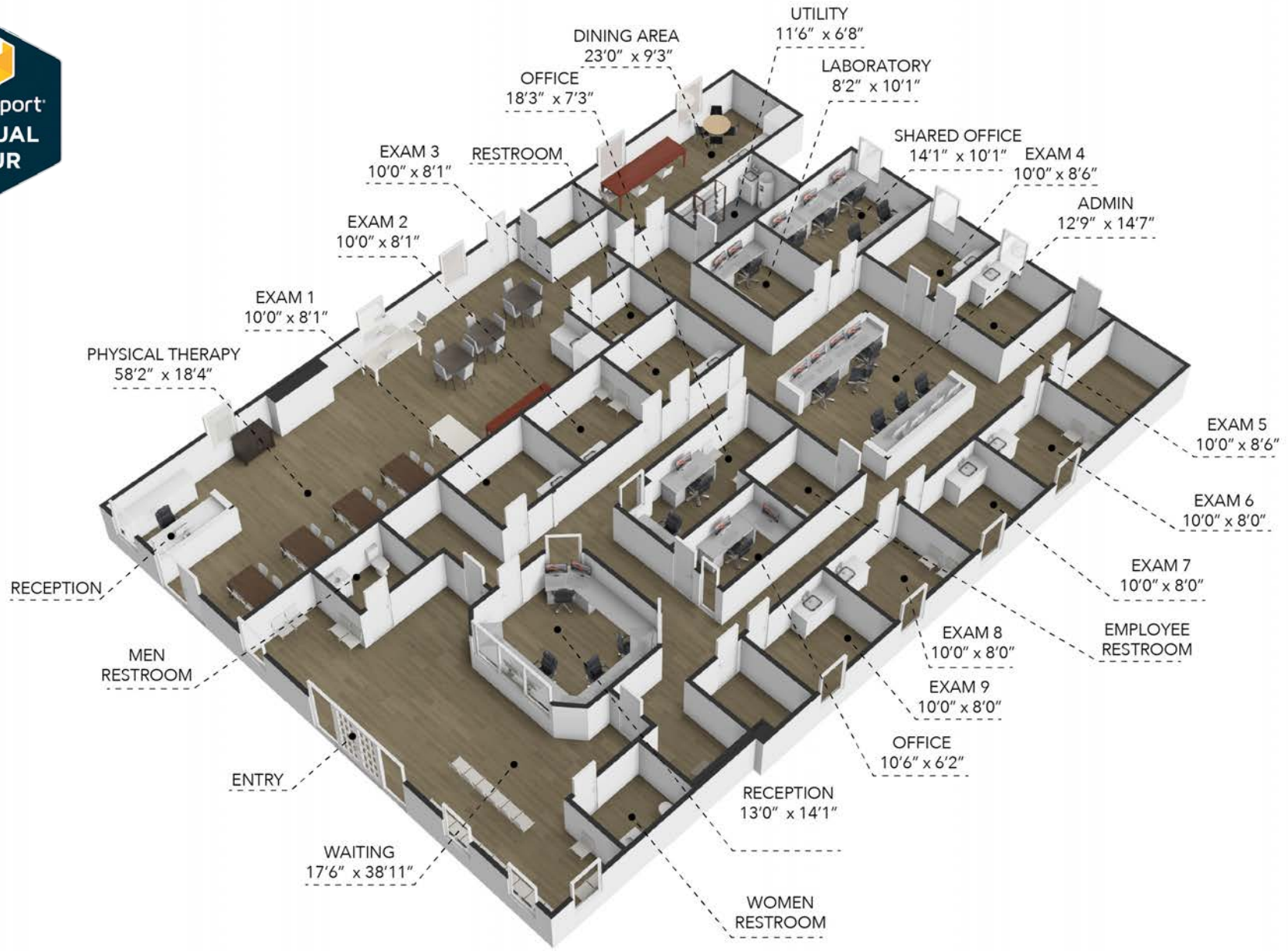
# EXTERIORS



**CONTACT: NICHOLAS FOURAKER, CCIM • 407.601.1466**



# SPACE LAYOUT



# FLOOR PLAN | ±5,158 SF



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# INTERIORS | RECEPTION & ADMIN



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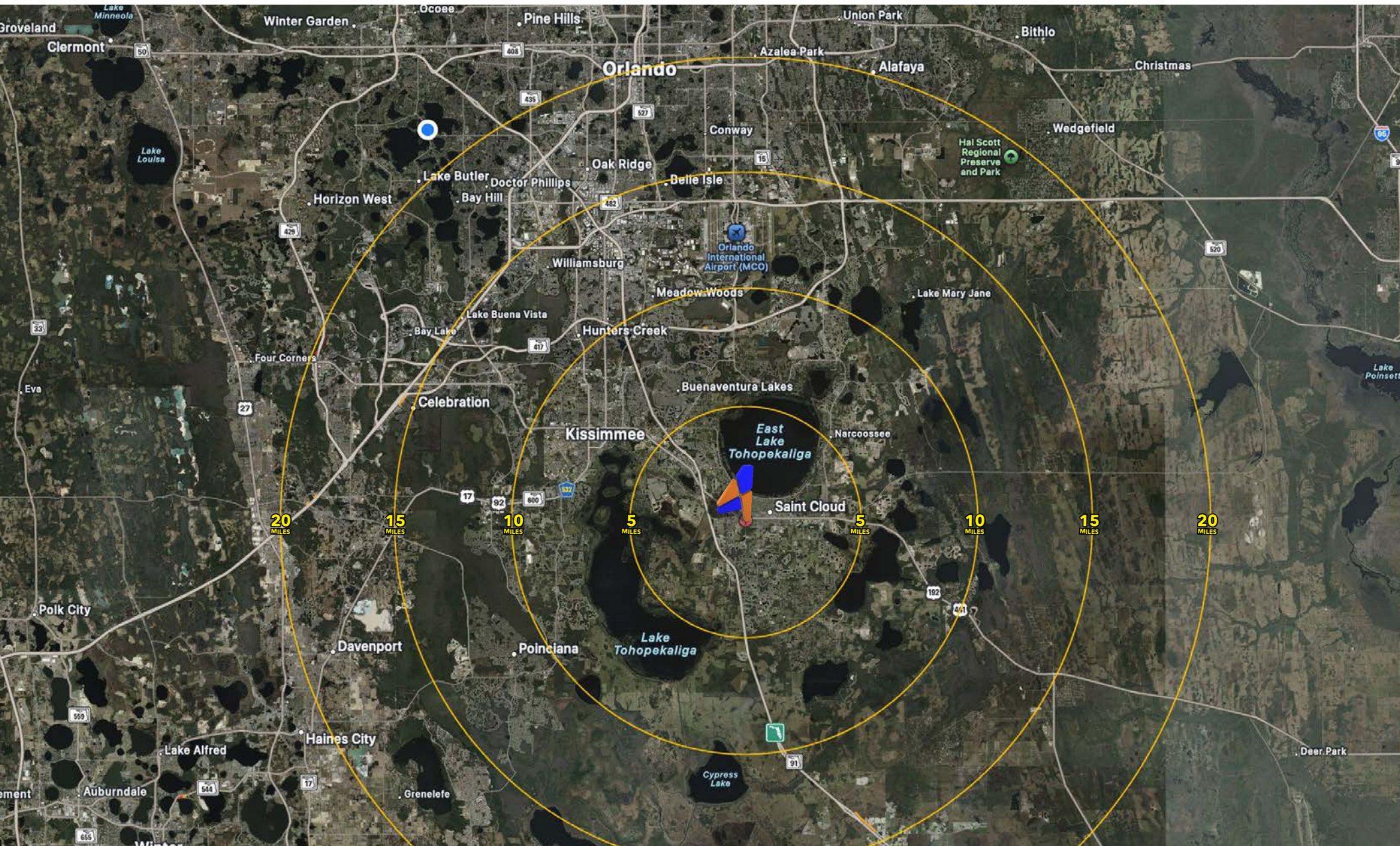
# INTERIORS | EXAM ROOMS & OFFICES



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# THE LOCATION



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# LOCATION AERIAL



EAST LAKE TOHOPEKALIGA

E IRLO BRONSON HIGHWAY

192

E IRLO BRONSON HIGHWAY

AVANTE  
REHABILITATION

ORLANDO  
HEALTH  
Medical Pavilion

THE  
PROPERTY

ORLANDO  
HEALTH  
St. Cloud Hospital

ORLANDO HEALTH  
JEWETT  
ORTHOPEDIC

BUDINGER AVE

17TH STREET

ORLANDO HEALTH  
WOMEN'S  
IMAGING

PAIN  
MANAGEMENT

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