

MEDICAL  
PROFESSIONAL  
**FOR LEASE**

Newly Renovated Medical Building  
704-712 E. Colonial Dr. Orlando, FL 32803



**LEASE PRICE**  
**\$21.50 PSF**

The two-floor, freestanding building is minutes from Downtown Orlando, Executive Airport, ORMC and Florida Hospital. Its signage, painting, landscaping, lighting and cosmetics are recently renovated. This extremely hard to find opportunity is ideal for professional and medical establishments and won't last long!

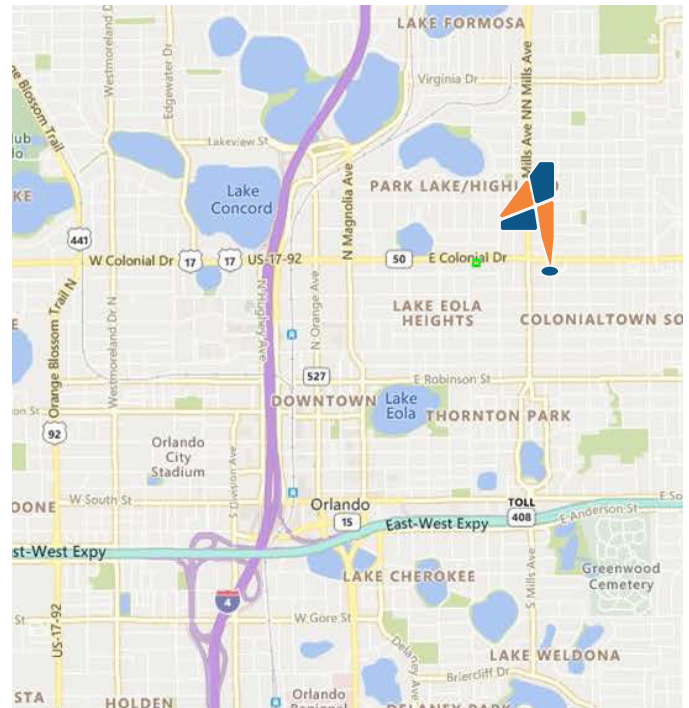
## Property Details

Lease Rate:	\$21.50 PSF
Lease Rate Medical	\$22.00 NNN
Minimum Space Available:	±789 SF
Maximum Space Available:	±2,881 SF
Additional Type:	Professional
Parking:	5/1,000 SF
Traffic Count:	55,755 Vehicles / Day

## Property Highlights

- High Exposure with Professional Neighbors
- Building Signage Available
- 74 On-Site Parking Spaces
- Additional 20 Street Parking Spaces
- Separate Entrance off Hillcrest St. for Easy Access
- Minutes from I-4, 408, Executive Airport, ORMC, FL Hospital & Thornton Park
- First Floor: Multiple Options for Floor Plans
- Second Floor: Multiple Options for Floor Plans

## Location



PRESENTED BY

**Samuel Gaslin**

**SAM@4ACRE.COM | 904.505.5282**

**Nicholas Fouraker CCIM**

**NICK@4ACRE.COM | 407.601.1466**

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INFORMATION**

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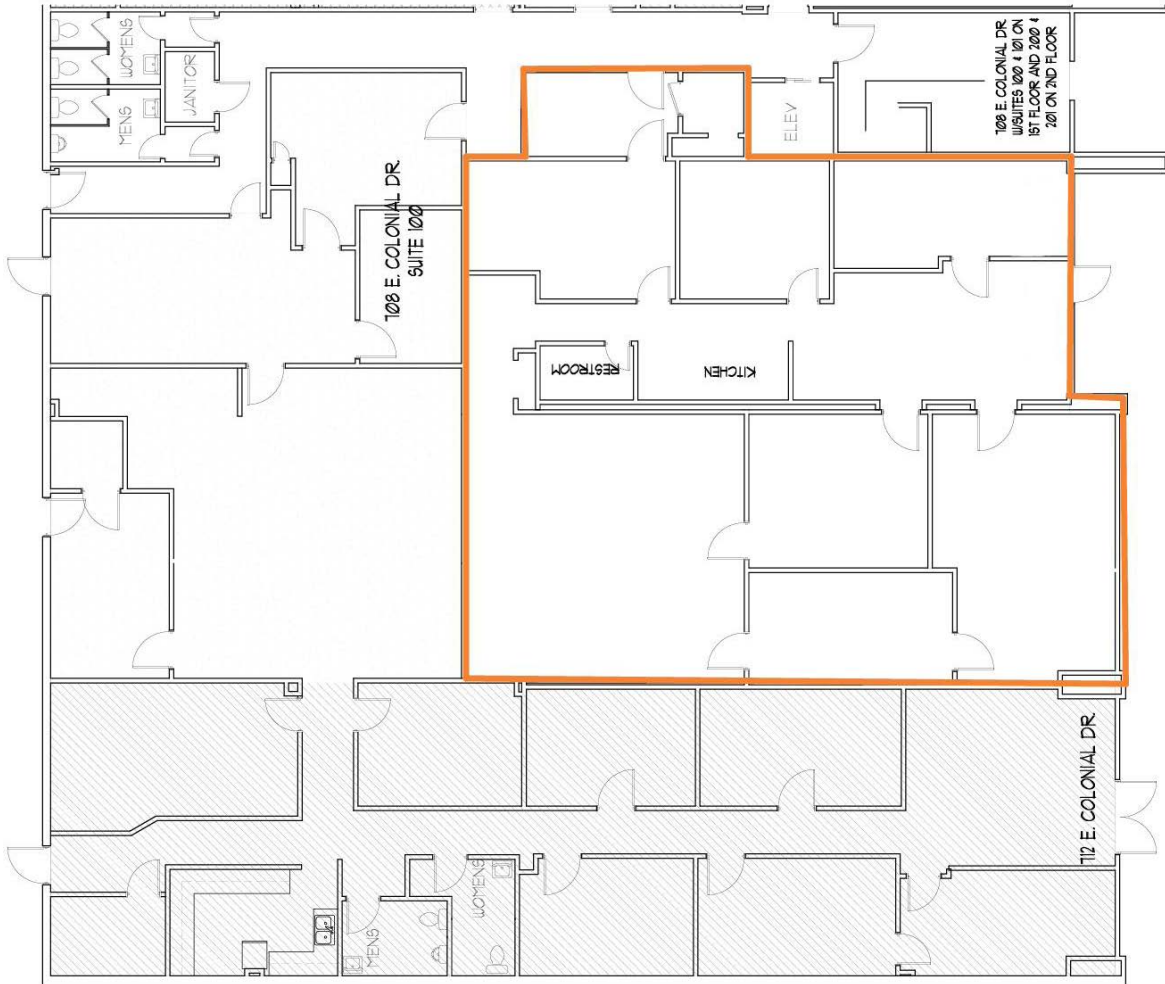
## FLOOR PLANS

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### 1<sup>st</sup> Floor Suite 710 - ±2,621

HILLCREST STREET ENTRANCE



EAST COLONIAL

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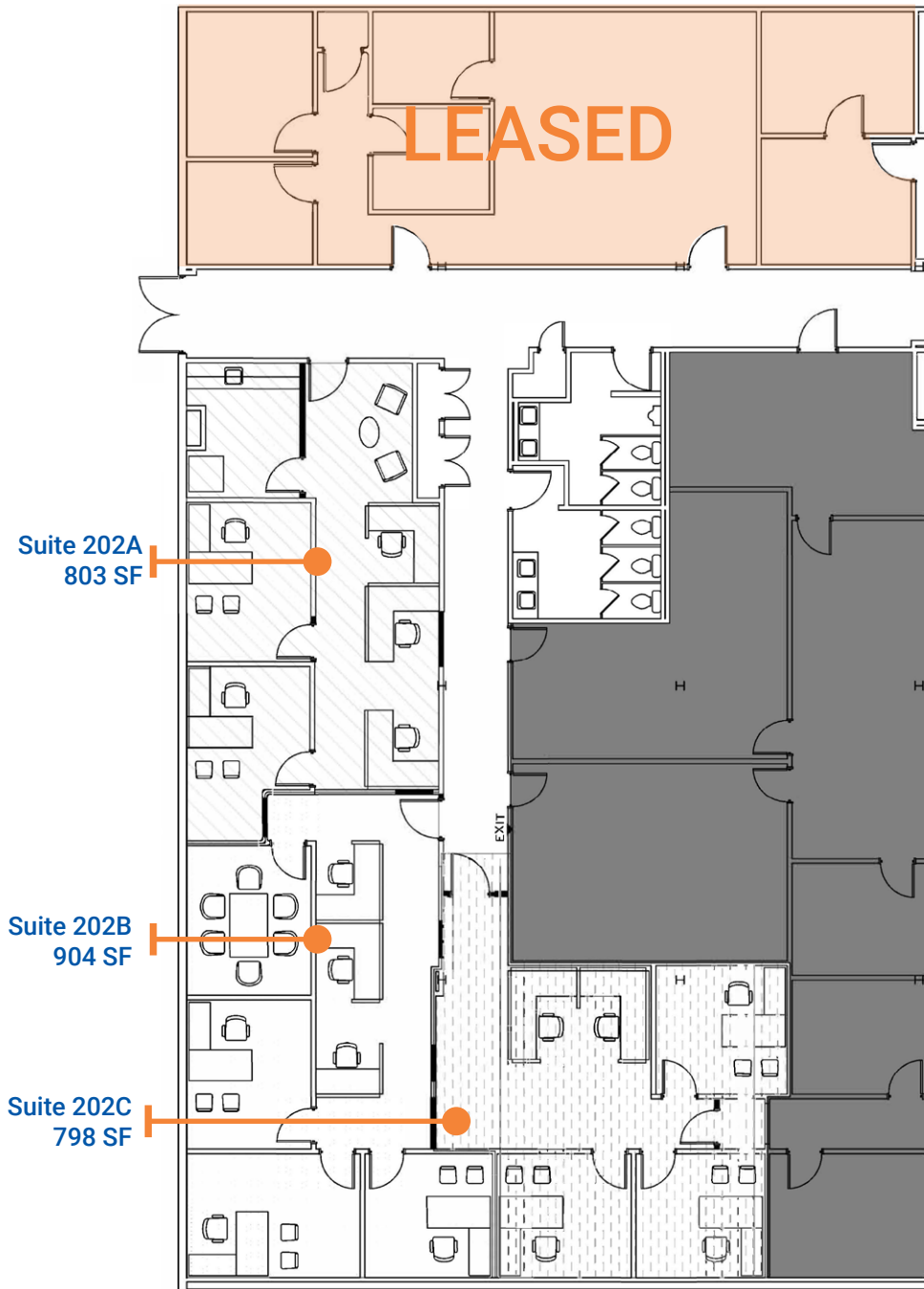
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### 2nd Floor | Option A

Suite 202A -  $\pm 803$  SF | Suite 202B -  $\pm 904$  SF | Suite 202C -  $\pm 798$  SF

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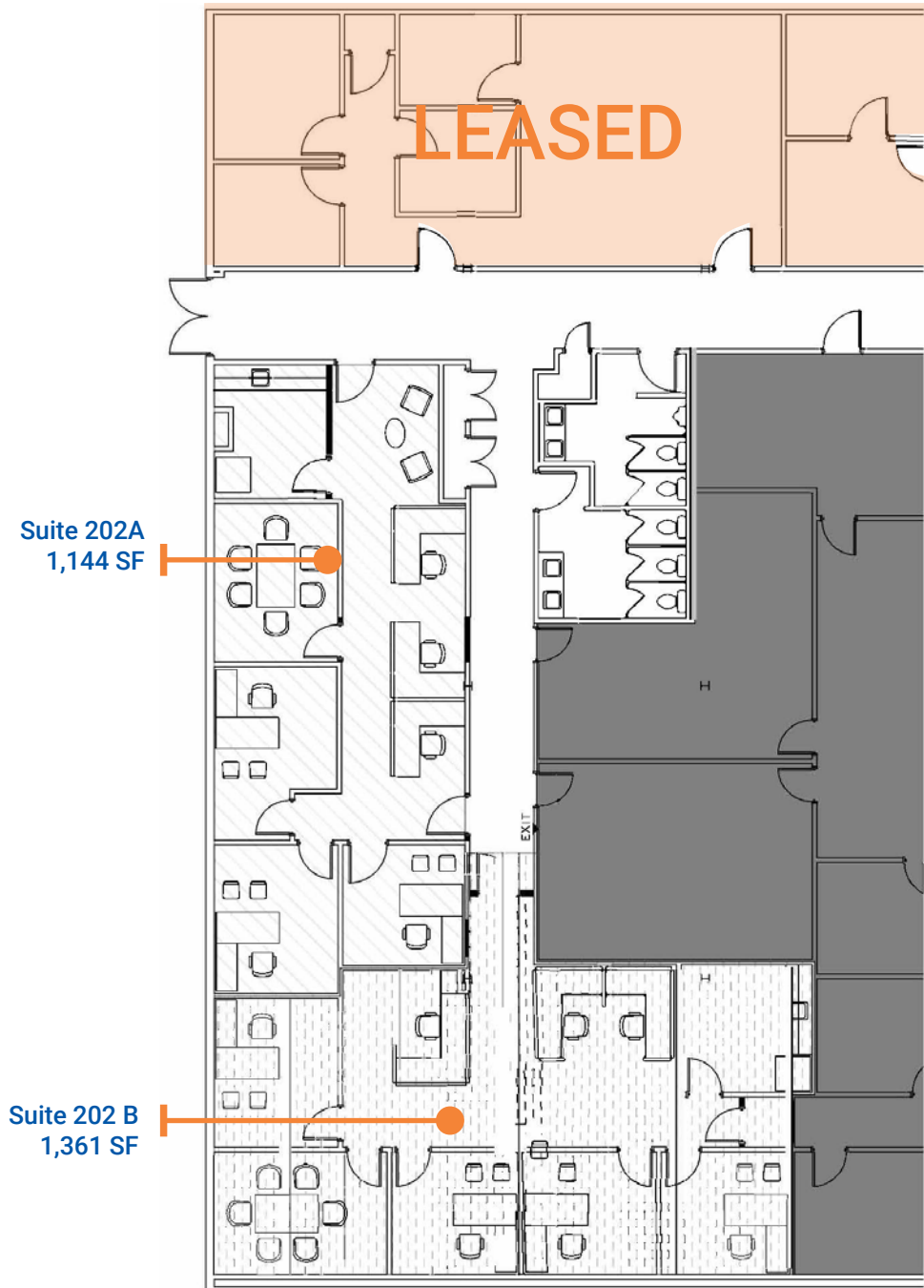
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### 2nd Floor | Option B

Suite 202A -  $\pm 1,144$  SF | Suite 202B -  $\pm 1,361$  SF

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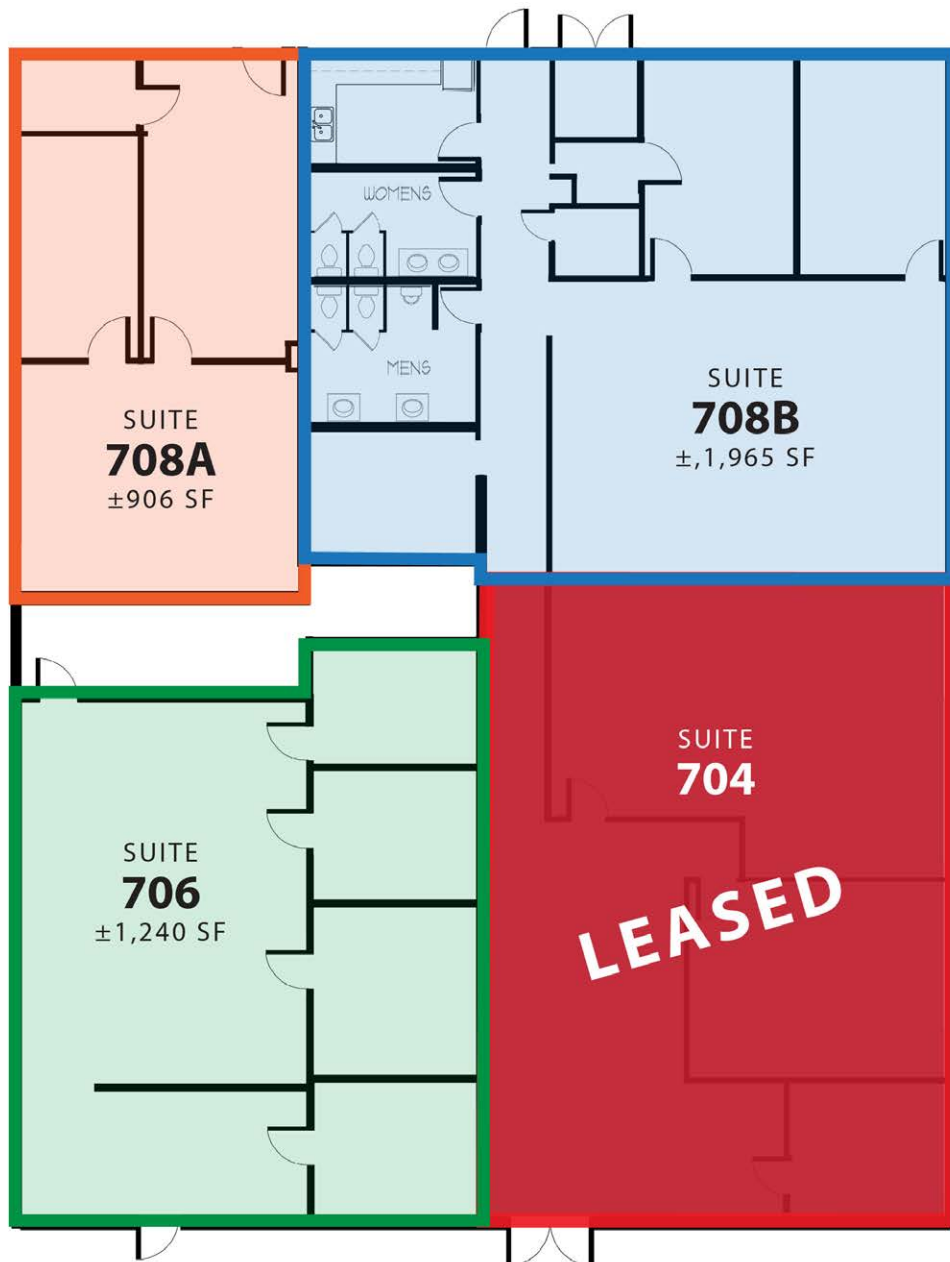
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## 1st floor

Suite 706 -  $\pm 1,240$  SF | Suite 708A -  $\pm 906$  SF | Suite 708B -  $\pm 1,965$  SF |



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AERIAL  
MAP

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## PHOTOS

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