EXECUTIVE & MEDICAL OFFICE · OVIEDO

FOR LEASE

1250 City View Center

Finished to impress. Ready to move in.



1250 City View Center | Oviedo, Florida 32765

±4,410 SF
Entire building, or Suite A 1,312 SF / Suite B 3,098 SF

$28–$30 SF NNN
Asking lease rate

10 OFFICES
Plus glass conference room and an executive suite

2 MILES
To HCA Oviedo Medical Center and AdventHealth ER

CONTACT: JACOB FLAHERTY | JACOB@4ACRE.COM | 386.747.4353 OR NICHOLAS FOURAKER | NICK@4ACRE.COM | 407.601.1466

4ACRE COMMERCIAL

THE OPPORTUNITY

A finished executive office in the heart of Oviedo.

1250 City View Center is a single-story, ±4,410 SF office condominium in a landscaped professional park beside Oviedo City Hall, steps from Alafaya Square. The build-out is done, and done well: ten private offices, a glass-walled conference room, reception, an open workstation area and an executive suite with a concealed kitchenette and private restroom. Lease the whole building, or either of two suites separated by a security door.

1

Skip the build-out

Exotic wood millwork, stone feature walls, glass-front offices, floor outlets and a dedicated server room are already in place. Bring furniture and phones, not contractors, and open sooner on a space that already works.

2

Two hospitals, five minutes away

HCA Florida Oviedo Medical Center and AdventHealth Oviedo ER sit about two miles south on Red Bug Lake Road. That makes this a natural home for specialists, therapy and wellness practices, medical billing and practice administration.

3

Right-sized, two ways

Take all ±4,410 SF as a single headquarters, or lease Suite A (1,312 SF) or Suite B (3,098 SF) on its own. Shared restrooms, 21 surface spaces and monument signage serve both.



FRONT ENTRY · BUILDING 1250


GLASS CONFERENCE ROOM


EXECUTIVE KITCHENETTE

BUILDING Single-story · 2007	**TOTAL SIZE** ±4,410 SF	**SUITES** A 1,312 · B 3,098 SF
PRIVATE OFFICES 10 + executive suite	**PARKING** 21 · 4.8 / 1,000	**SIGNAGE** Monument
ZONING PUD	**USE** Office / medical	**LEASE RATE** $28–$30 / SF NNN

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LOCATION & ACCESS

Next to City Hall, minutes from two hospitals and UCF

Oviedo City Hall	1 min	Oviedo Medical Center	5 min
Alafaya Square	2 min	AdventHealth Oviedo ER	5 min
Center Lake Park	2 min	UCF main campus	11 min
Oviedo Mall	7 min	Research Park	14 min

Drive times approximate, typical traffic.

MARKET · CITY OF OVIEDO

Median HH income	**$117,070**
Bachelor's degree +	**55.5%**
Median home value	**$454,000**
Population (2025)	**41,317**
UCF enrollment	**70,674**

Sources: U.S. Census QuickFacts; UCF Facts 2025-26.

AROUND THE PARK

Oviedo is one of Seminole County's most educated communities, and City View Center sits at its civic core. City Hall and the police department are next door; the Oviedo on the Park district, with Center Lake Park, The Ellington and its restaurants, is a short walk; and Alafaya Square's Publix, banks and lunch spots back up to the park. Clients find you easily, and staff have everything they need within a few minutes.

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AVAILABILITY

One building. Two suites. Take one or both.

A security door divides the building into two self-contained suites that share the central restrooms, hallway and storage. Open the door and it works as a single ±4,410 SF headquarters.

SUITE	SIZE	LAYOUT	IDEAL FOR
Suite A	**1,312 SF**	Open executive suite with kitchenette and coffee bar, two private offices and a private executive restroom	A principal's office, boutique firm, therapy or wellness practice
Suite B	**3,098 SF**	Reception, glass conference room, eight private offices, 22' × 31' workstation area, flex room, coffee room and server room	Professional services, medical billing, insurance, financial advisory, engineering
A + B	**4,410 SF**	Ten private offices, executive suite, conference room, reception and open workstations under one roof	A single user that wants executive presence

LEASE RATE
$28–$30 / SF NNN

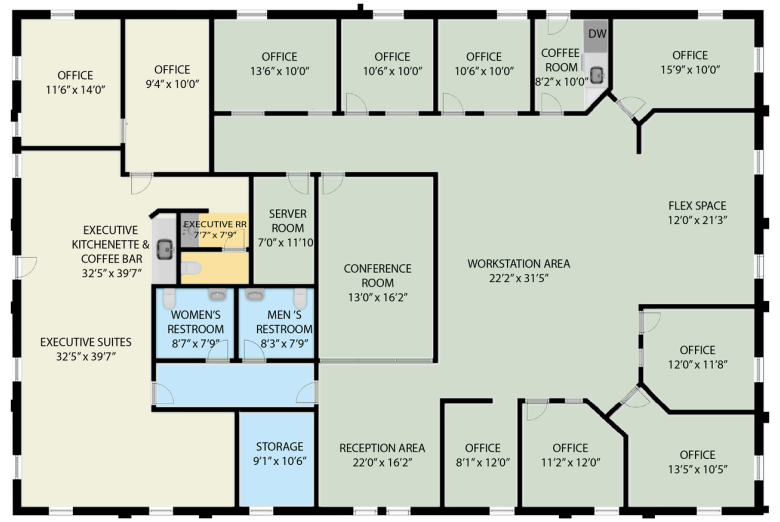
DIVIDED BY
Security door

SHARED
Restrooms & storage

VIRTUAL TOUR
3D Matterport

Floor plans and dimensions are approximate and for illustration only.

DIVISIBLE FLOOR PLAN · ±4,410 SF



Suite A · 1,312 SF Suite B · 3,098 SF Common area



MONUMENT SIGNAGE · CITY VIEW CENTER

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THE BUILDING

Details you would pay to build.



BUILDING 1250 AT DUSK



RECEPTION



GLASS-FRONT OFFICES



BRICK & STUCCO

Class-A finishes in a single-story building

Tenants get the image of a custom office without paying for one. Windows on every side fill the space with natural light and look out over the park's mature oaks.

- Glass-enclosed conference room with stone feature wall
- Exotic wood millwork and built-in cabinetry throughout
- Executive kitchenette concealed behind wood cabinetry
- Private executive restroom in Suite A
- Open workstation area with existing floor outlets
- Dedicated server room, coffee room and storage
- Ground-level entries; park-front parking at the door

TAKE THE 3D VIRTUAL TOUR

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1250 CITY VIEW CENTER · PROFESSIONAL OFFICE

Suite B

3,098 SF

A complete office out of the box. Clients arrive at a 22' reception area with the glass conference room straight ahead; staff work from eight private offices around a large open workstation area wired with floor outlets.

LAYOUT

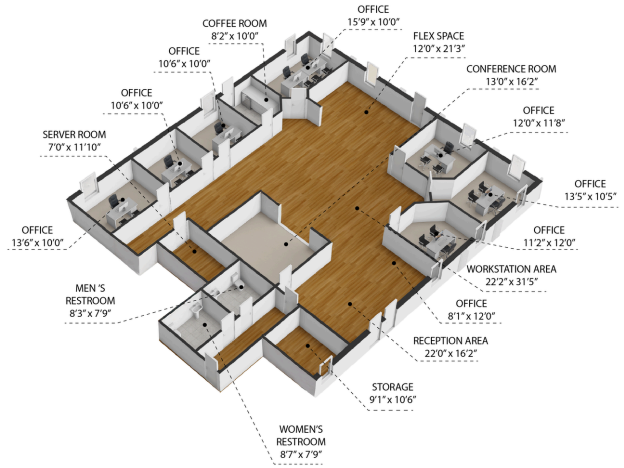
Reception	**22'0" × 16'2"**
Conference room	**13'0" × 16'2"**
Workstation area	**22'2" × 31'5"**
Flex space	**12'0" × 21'3"**
Private offices	**8**
Coffee room	**8'2" × 10'0"**
Server room	**7'0" × 11'10"**
Restrooms	**2 · shared**

IDEAL FOR

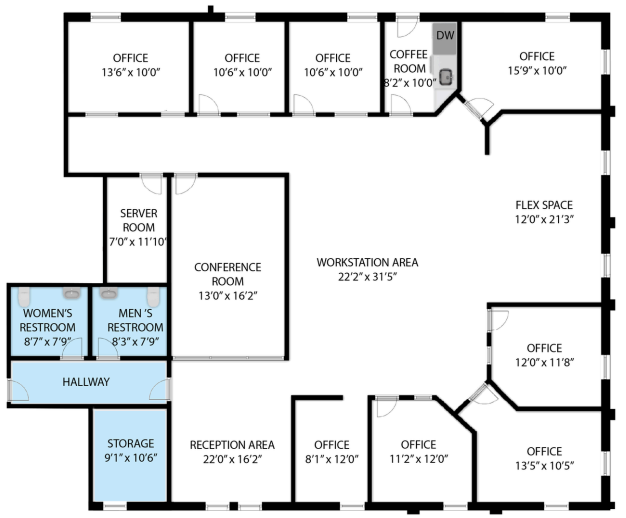
Professional services, medical billing & administration, insurance, financial advisory, engineering

TAKE THE 3D VIRTUAL TOUR

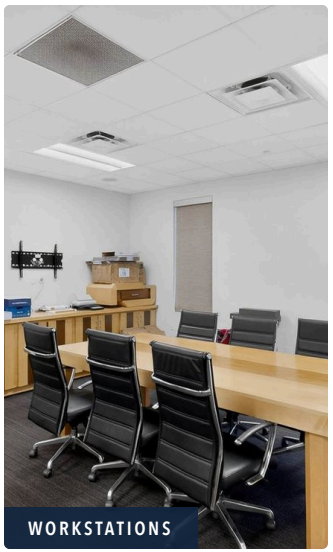
3D VIEW

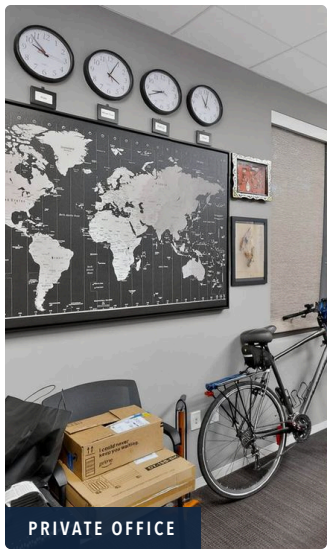


FLOOR PLAN




CONFERENCE ROOM


WORKSTATIONS


PRIVATE OFFICE

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1250 CITY VIEW CENTER · EXECUTIVE SUITE

Suite A

1,312 SF

A private executive wing with its own entry. A wide open suite with a kitchenette and coffee bar hidden behind wood cabinetry, two private offices and a private restroom. Polished enough for a principal, compact enough for a boutique practice.

LAYOUT

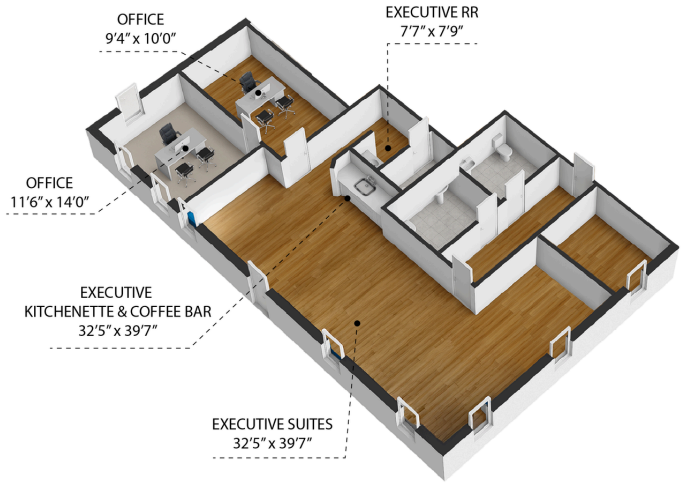
Executive suite	**Open plan**
Kitchenette & coffee bar	**Built-in**
Office	**11'6" × 14'0"**
Office	**9'4" × 10'0"**
Executive restroom	**7'7" × 7'9"**
Storage	**9'1" × 10'6" · shared**
Restrooms	**2 · shared**

IDEAL FOR

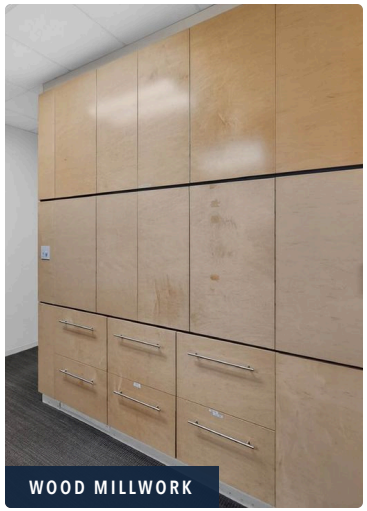
Executive or principal's office, boutique law or wealth firm, therapy and wellness practice

TAKE THE 3D VIRTUAL TOUR

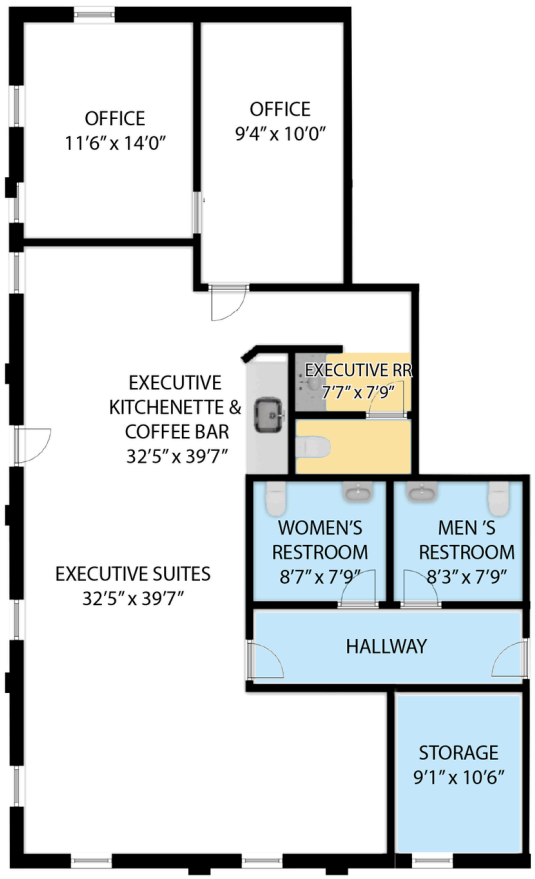
3D VIEW




HIDDEN KITCHENETTE


WOOD MILLWORK

FLOOR PLAN



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SCHEDULE A TOUR

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