

FOR LEASE

2 SUITES · 1,312 – 4,410 SF

1250 CITY VIEW CENTER · OVIEDO, FL 32765

BESIDE OVIEDO CITY HALL · STEPS FROM ALAFAYA SQUARE · 2 MILES TO TWO HOSPITALS



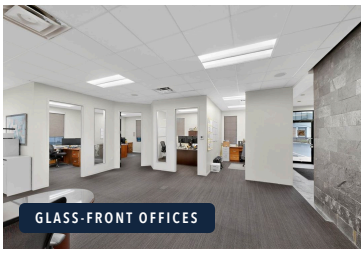
FRONT ENTRY



GLASS CONFERENCE ROOM



EXECUTIVE KITCHENETTE



GLASS-FRONT OFFICES

EXECUTIVE & MEDICAL OFFICE · OVIEDO

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.

±4,410 SF

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

$28–$30 /SF

Asking lease rate, NNN

10 offices

Plus glass conference room and an executive suite

2 miles

To HCA Oviedo Medical Center and AdventHealth Oviedo ER

$117K

Median household income · City of Oviedo

21 spaces

4.8 / 1,000 surface parking · monument signage

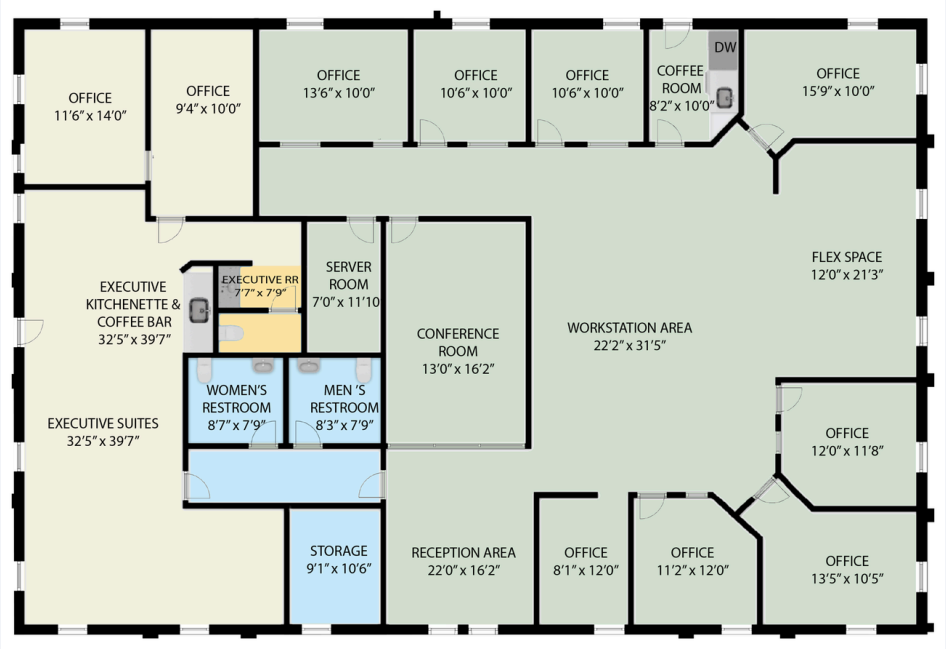
1250 CITY VIEW CENTER · OVIEDO, FLORIDA 32765 · OFFICE CONDOMINIUM · ZONED PUD

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4 ACRE COMMERCIAL

AVAILABLE SPACE

One building, two suites. Take one or both.



DIVISIBLE FLOOR PLAN · SUITE A 1,312 SF (CREAM) · SUITE B 3,098 SF (GREEN) · SHARED RESTROOMS & STORAGE (BLUE)

Skip the build-out. Exotic wood millwork, stone feature walls, glass-front offices, floor outlets and a server room are already in place.

Oviedo's civic core. City Hall next door, Oviedo on the Park a short walk, and Alafaya Square's Publix, banks and lunch spots behind the park.

Two hospitals nearby. HCA Florida Oviedo Medical Center and AdventHealth Oviedo ER are about two miles south on Red Bug Lake Road.

An affluent, educated market. $117,070 median household income and 55.5% bachelor's degree or higher; UCF and Research Park about 11–14 minutes away.





SUITE A · 1,312 SF · AVAILABLE

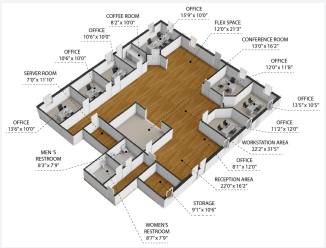
A private executive wing.

Open executive suite with a kitchenette and coffee bar behind wood cabinetry, two private offices (11'6" × 14'0" and 9'4" × 10'0") and a private executive restroom.

BEST FIT: PRINCIPAL · BOUTIQUE FIRM · THERAPY

3D VIRTUAL TOUR





SUITE B · 3,098 SF · AVAILABLE

A complete office, ready now.

Reception, a 13' × 16' glass conference room, eight private offices, a 22' × 31' workstation area with floor outlets, flex room, coffee room and server room.

BEST FIT: PROFESSIONAL · MEDICAL BILLING · ADVISORY

3D VIRTUAL TOUR

LEASE RATE $28–$30 / SF NNN ENTIRE BUILDING ±4,410 SF PARKING 21 SURFACE SPACES SIGNAGE MONUMENT

Suggested uses are illustrative and subject to zoning and ownership approval. Lease structure per written proposal. Square footages and room dimensions approximate; verify in field. Drive times approximate. Demographics: U.S. Census QuickFacts, City of Oviedo; UCF enrollment per UCF Facts 2025–26. 4 Acre Commercial Real Estate does not warrant the accuracy of this information, which was obtained from sources deemed reliable; all information should be verified prior to lease.

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