EXECUTIVE & MEDICAL OFFICE · OVIEDO

FOR SALE

1250 City View Center

Own an office that's already built.



1250 City View Center | Oviedo, Florida 32765

$1,500,000
Asking price · ±$340 / SF

±4,410 SF
Divisible: Suite A 1,312 SF / Suite B 3,098 SF

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

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THE OPPORTUNITY

Own 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. Two suites separated by a security door let a buyer occupy the whole building, or occupy one suite and lease the other.

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 move in on day one instead of month six.

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 Occupy it, lease it, or both

Use all ±4,410 SF as your headquarters, or occupy Suite A and lease Suite B, which could bring in roughly $87K–$93K a year NNN at today's $28–$30/SF asking rents. Build equity instead of paying a landlord.



FRONT ENTRY · BUILDING 1250


GLASS CONFERENCE ROOM


EXECUTIVE KITCHENETTE

BUILDING	**TOTAL SIZE**	**SUITES**
Single-story · 2007	±4,410 SF	A 1,312 · B 3,098 SF
PRIVATE OFFICES	**PARKING**	**OWNERSHIP**
10 + executive suite	21 · 4.8 / 1,000	Office condominium
ZONING	**USE**	**ASKING PRICE**
PUD	Office / medical	$1.5M · ±$340 / SF

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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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OWNERSHIP OPTIONS

One building. Four ways to own it.

A security door divides the building into two self-contained suites that share the central restrooms, hallway and storage. Occupy all of it, occupy one suite and let the other help pay the mortgage, or hold it as an investment.

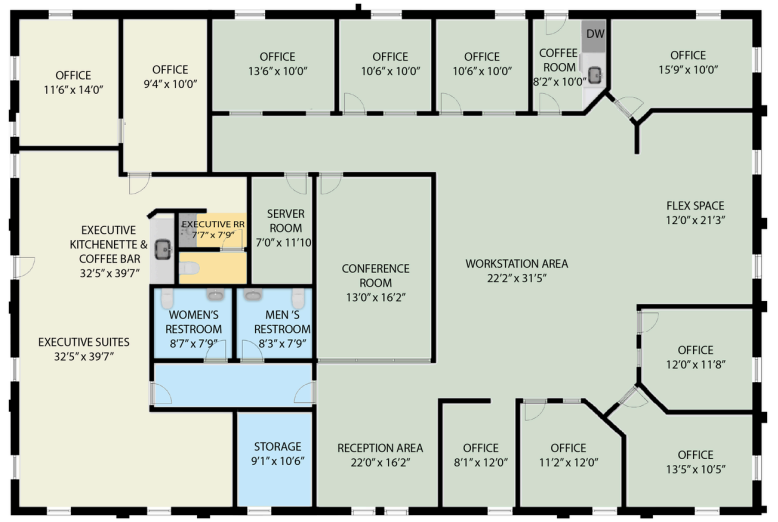
STRATEGY	YOU OCCUPY	YOU LEASE OUT	PRO FORMA RENT*
Owner-user	All ±4,410 SF: ten private offices, executive suite, conference room, reception and workstations	Nothing	Your own HQ
Occupy A	Suite A · 1,312 SF executive suite, two offices, private restroom	Suite B · 3,098 SF	**$86.7K–$92.9K /YR**
Occupy B	Suite B · 3,098 SF reception, conference room, eight offices, workstations	Suite A · 1,312 SF	**$36.7K–$39.4K /YR**
Investor	Nothing	Both suites · 4,410 SF	**$123.5K–$132.3K /YR**

ASKING PRICE	PRICE / SF	DIVIDED BY	VIRTUAL TOUR
$1,500,000	**±$340**	**Security door**	**3D Matterport**

*Annual NNN rent at the current $28–$30/SF asking lease rate, before vacancy, reserves and any unreimbursed expenses. Illustrative only, not a guarantee of income. Fully leased at asking rents, the investor scenario implies a gross yield of roughly 8.2%–8.8% on the asking price.

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

Owners get the image of a custom office without paying to build 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

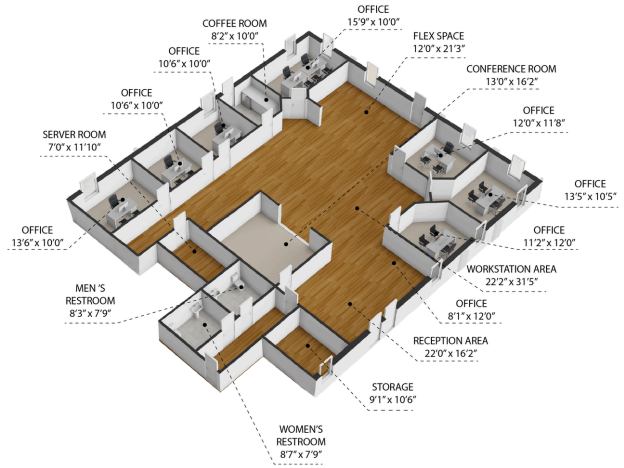
Reception	**22'0" × 16'2"**
Conference room	**13'0" × 16'2"**
Workstation area	**22'2" × 31'5"**
Flex space	**12'0" × 21'3"**
Private offices	**8**
Coffee room	**8'2" × 10'0"**
Server room	**7'0" × 11'10"**
Restrooms	**2 · shared**

IDEAL FOR

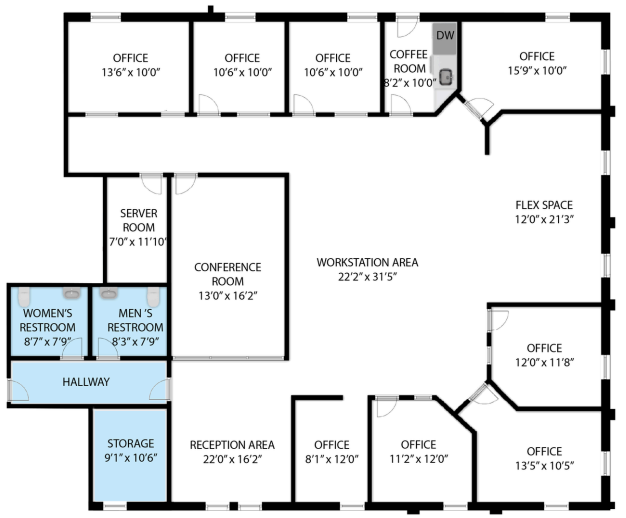
Professional services, medical billing & administration, insurance, financial advisory, engineering

TAKE THE 3D VIRTUAL TOUR

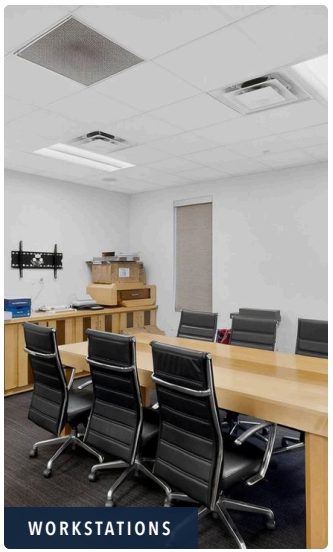
3D VIEW

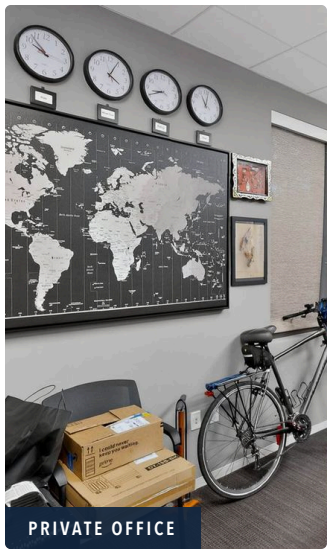


FLOOR PLAN




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

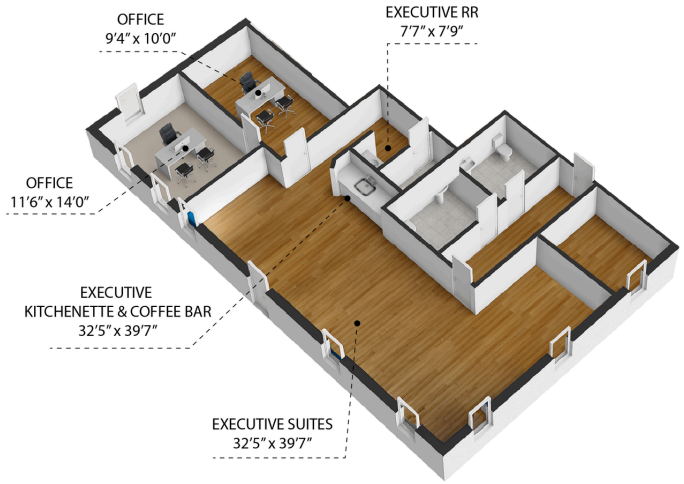
Executive suite	**Open plan**
Kitchenette & coffee bar	**Built-in**
Office	**11'6" × 14'0"**
Office	**9'4" × 10'0"**
Executive restroom	**7'7" × 7'9"**
Storage	**9'1" × 10'6" · shared**
Restrooms	**2 · shared**

IDEAL FOR

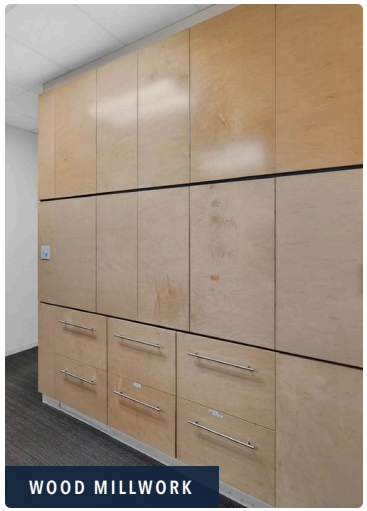
Executive or principal's office, boutique law or wealth firm, therapy and wellness practice

TAKE THE 3D VIRTUAL TOUR

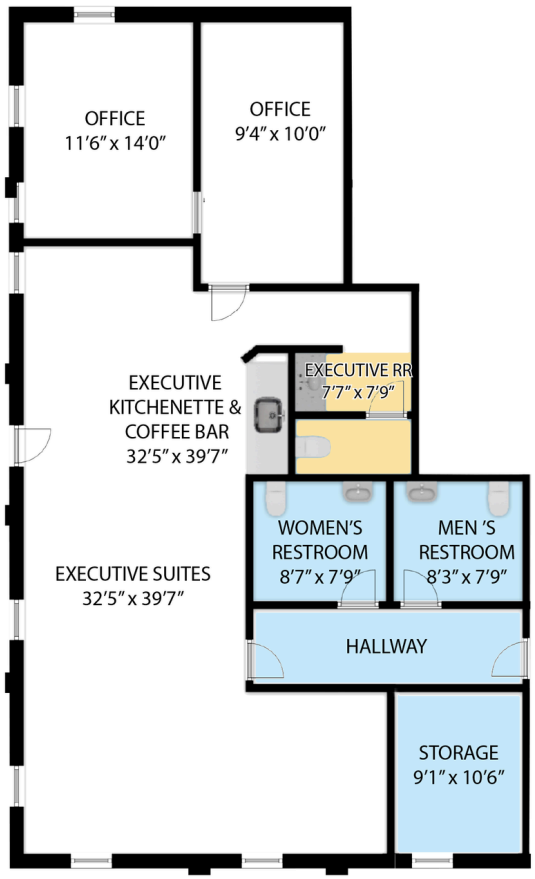
3D VIEW




HIDDEN KITCHENETTE


WOOD MILLWORK

FLOOR PLAN



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SCHEDULE A TOUR

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Your next office is already built.
Now you can own it.

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Oviedo, Florida 32765
±4,410 SF · Suite A 1,312 SF · Suite B 3,098 SF
Asking price $1,500,000



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TAKE THE 3D VIRTUAL TOUR

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