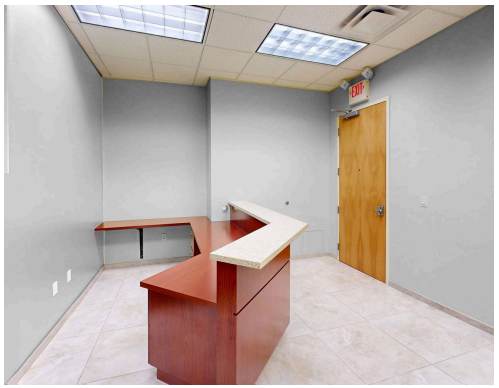
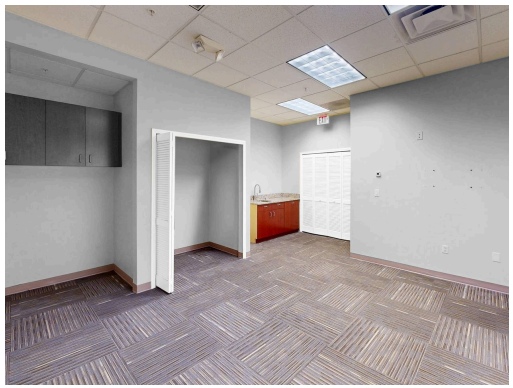
FOR SALE · METROWEST OFFICE CONDO

Own Your Office in the Heart of MetroWest

6150 MetroWest Blvd.

Suite 302 is a turn-key ±1,117 SF office condo on the top floor of Metro Park Three, ready for a professional or medical practice that would rather own its address than lease it.







CONTACT: NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548

4ACRE COMMERCIAL

THE OPPORTUNITY

Your practice. Your address. Your equity.

6150 MetroWest Blvd

PROPERTY OVERVIEW

6150 MetroWest Blvd, Suite 302 is a well-positioned, highly accessible office condominium in the heart of MetroWest – a ±1,117 SF suite on the top floor of Metro Park Three, built out and ready for a professional or medical user on day one.

The suite opens from a glass-front lobby into a finished reception area with a built-in desk, then to a central open work area, two conference or private rooms and two window offices, with storage, a coat closet and a kitchenette sink. It is the right size for a practice of three to six people that wants a professional front door without the cost of a full floor.

Metro Park Three sits within a dense residential population, moments from MetroWest Golf Club, Valencia College's West Campus and the Kirkman Road retail and hotel corridor, with quick access to I-4, Florida's Turnpike and SR 408 – about 15 minutes to Downtown Orlando and 20 to Orlando International Airport.

THREE WAYS TO OWN IT

Owner-user practice. Medical, dental, therapy or wellness – reception and private rooms already in place.

Professional office. Law, accounting, insurance, financial or real estate firms that want an address they control.

Investor. A right-sized, turn-key suite in a stable office node that leases to the same small-professional tenant base.

±1,117 SF
Turn-key office condo

3rd floor
Top floor of Metro Park Three

4 private rooms
2 window offices + 2 conference

DETAILS AT A GLANCE

ADDRESS	6150 MetroWest Blvd, Suite 302 Orlando, FL 32835
AVAILABLE	Suite 302 · ±1,117 SF · 3rd floor (top floor)
OFFERING	For sale · office condominium · Call for pricing
BUILDING	Metro Park Three · ±45,000 SF · three stories
YEAR BUILT	2006
BUILD-OUT	Reception, open area, 2 conference / private rooms, 2 window offices, storage
PARKING	4 / 1,000 SF · surface
SIGNAGE	Lobby directory
USE CODE	1701 · Condo-Office
PARCEL ID	01-23-28-5578-00-302
3D TOUR	Walk Suite 302 in Matterport



MAIN ENTRANCE · METRO PARK THREE

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THE BUILDING · METRO PARK THREE

A three-story office address with room to park.

6150 MetroWest Blvd.



METRO PARK THREE · 6150 METROWEST BLVD


AMPLE SURFACE PARKING





Metro Park Three is a ±45,000 SF, three-story office building with a curtain-wall glass entry, a covered front walk and mature live oaks across a surface lot parked at roughly four spaces per thousand square feet. It is professionally maintained under a condominium association, so ownership comes without the roof-and-parking-lot surprises of a standalone building.

3 stories
Suite 302 is on the top floor

4 / 1,000
Surface parking ratio

2006
Year built[1]

±45K SF
Building size[1]

[1] Building size and year built per public listing data; buyer to verify with the Orange County Property Appraiser.

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THE ARRIVAL

First impressions, already handled.



GROUND-FLOOR LOBBY





COVERED FRONT ENTRY

Clients and patients arrive at a covered glass entry and a polished stone lobby with a building directory – the kind of front door a small practice could never build on its own.

Suite 302 sits on the quiet top floor, away from ground-level foot traffic.

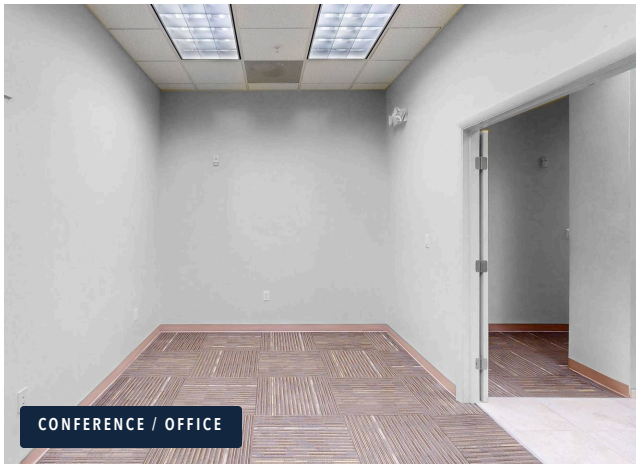
SUITE 302 · INTERIORS

Turn-key from the front desk back.

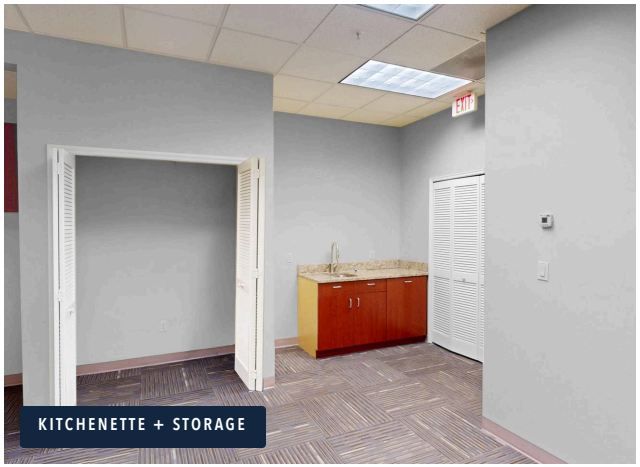
6150 MetroWest Blvd.


RECEPTION · 12'3" × 15'0"


OPEN WORK AREA · 18'10" × 16'10"


CONFERENCE / OFFICE


WINDOW OFFICE


KITCHENETTE + STORAGE

Finished ceilings and lighting, commercial carpet tile, a built-in reception desk and a kitchenette sink are already in place. Move in, add furniture and open.

Note: wall colors have been changed for illustrative purposes.

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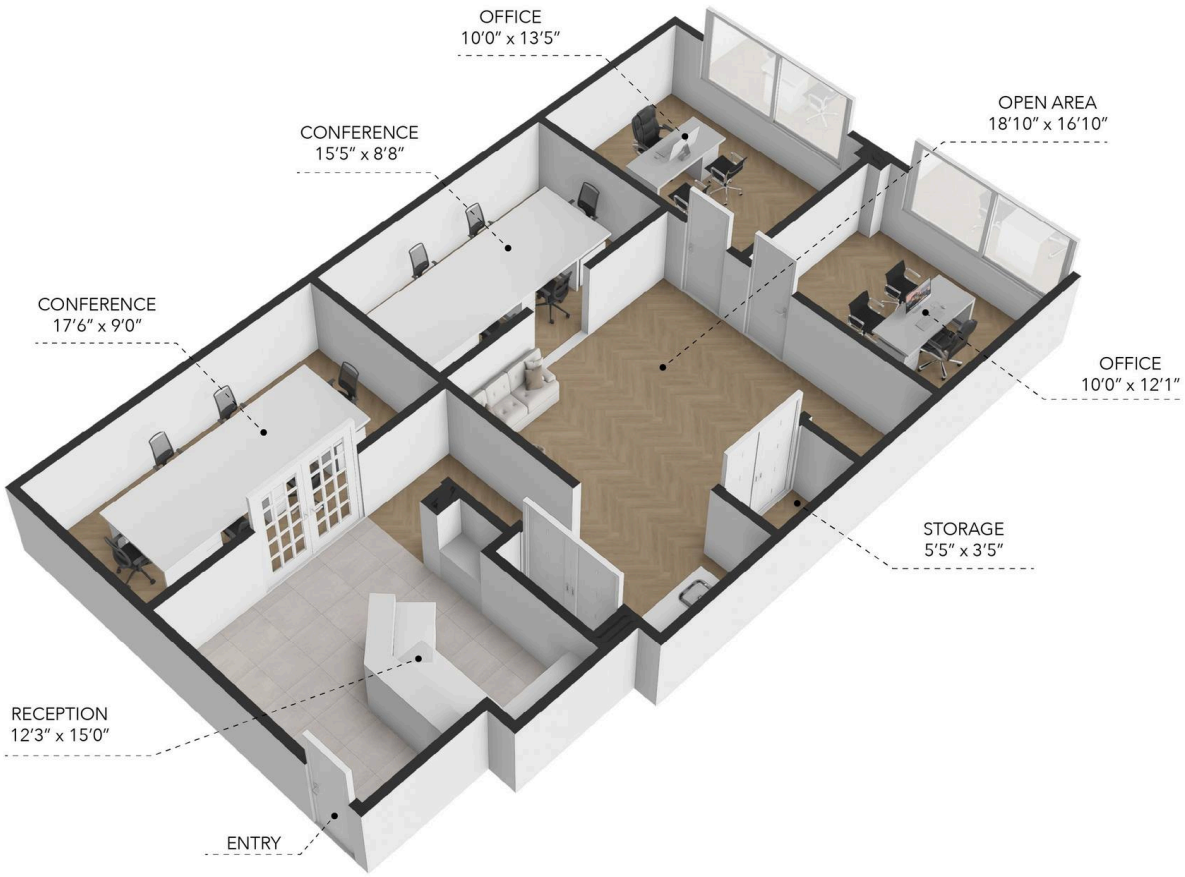
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SUITE 302 · ±1,117 SF

Already built out.
Ready to occupy.

6150 MetroWest Blvd.

3D FLOOR PLAN



2D FLOOR PLAN



ROOM SCHEDULE

Reception built-in reception desk, foyer entry	12'3" × 15'0"
Open work area central bullpen with kitchenette sink	18'10" × 16'10"
Conference / office French doors to reception	17'6" × 9'0"
Conference / office interior room off the open area	15'5" × 8'8"
Window office exterior glass	10'0" × 13'5"
Window office exterior glass	10'0" × 12'1"
Storage + closet plus coat closet at reception	5'5" × 3'5"

WALK THE SUITE NOW

Step through every room of Suite 302 in a full 3D Matterport model.

TAKE THE 3D VIRTUAL TOUR

Plans are not to scale; dimensions are approximate and should be verified. Furniture in the 3D plan is illustrative.

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AERIAL · METRO PARK THREE

6150 MetroWest Blvd.

SUITE 302 · 3RD FLOOR

SETTING

Lake, golf and green space on every side.

Metro Park Three sits on a landscaped campus beside a retention lake, with the MetroWest Golf Club and the Kirkman Road corridor a short drive away.

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METRO PARK THREE WITHIN THE METROWEST NEIGHBORHOODS

6150 MetroWest Blvd.

LOCATION · METROWEST, ORLANDO

The hub of MetroWest, minutes from everything.

MetroWest is a master-planned community of apartments, townhomes and single-family neighborhoods wrapped around a championship golf course – a deep, close-in customer and workforce base for a professional office.

PROXIMITY

MetroWest Golf Club	Moments away
Valencia College · West Campus	Minutes away
Orlando Health Heart Institute	Minutes away
Kirkman Rd retail, dining + hotels	Close by
I-4 · Florida's Turnpike · SR 408	Quick access
Downtown Orlando	±15 minutes
Orlando International Airport (MCO)	±20 minutes

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
Population	23,372	118,239	298,940
Avg. HH income	$79,176	$85,421	$82,853
Businesses	1,229	7,286	17,764
Employees	6,574	56,113	149,851

Drive times approximate and traffic-dependent. Demographics per the listing's prior marketing package; verify before relying on them.

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THE BUSINESS CASE

Rent buys a year. Ownership builds equity.

6150 MetroWest Blvd.

WHAT LEASING THE SAME SPACE COSTS

$2,762 / month[2]

About $33,141 a year to lease ±1,117 SF at Orlando's average office asking rent of $29.67/SF — every dollar of it gone at the end of the term.

Leasing
Annual escalations, renewal risk, a landlord's timetable, no residual value.

Owning
Fixed debt service, principal paid down, depreciation, control of your address.

16.6%
Orlando office vacancy, Q3 2026[3]

$29.67
Avg. asking rent / SF, Q3 2026[3]

112K SF
Net absorption, Q3 2026[3]

SBA 504 and 7(a) programs let qualifying owner-users finance a large share of the purchase with a modest down payment, which often brings the monthly cost of owning close to the cost of renting — while the business builds equity in its own real estate. Talk to your lender and tax advisor about your situation.

HIGHEST AND BEST USE

Medical, dental or wellness practice

Reception with a built-in desk, a waiting area, two private rooms that can serve as consult or treatment rooms and a sink already on site. Suits a small practice or satellite office serving MetroWest's dense residential base.

BEST FIT: THERAPY, COUNSELING, CHIROPRACTIC, MED-SPA, DENTAL SATELLITE

Professional services firm

Two window offices for principals, two conference rooms and an open area for staff — a complete office for a team of three to six that wants a professional front door.

BEST FIT: LAW, CPA, INSURANCE, FINANCIAL PLANNING, TITLE, REAL ESTATE

Investor hold

A turn-key, right-sized suite in an established office node; small suites lease to the deepest pool of tenants in any office market.

BEST FIT: 1031 REPLACEMENT, IRA OR FAMILY-OFFICE HOLD

[2] $29.67/SF × 1,117 SF ÷ 12; illustrative only — actual rents vary by building and lease structure. [3] CBRE, Orlando Office Figures Q3 2026 (metro-wide). Uses shown are illustrative and subject to the condominium documents, zoning and any required approvals.

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6150 METROWEST BLVD · SUITE 302

Prime location.
Professional presence.
Ownership opportunity.

Own your office in the heart of MetroWest.

Reach out to schedule a private showing.

4 ACRE COMMERCIAL



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