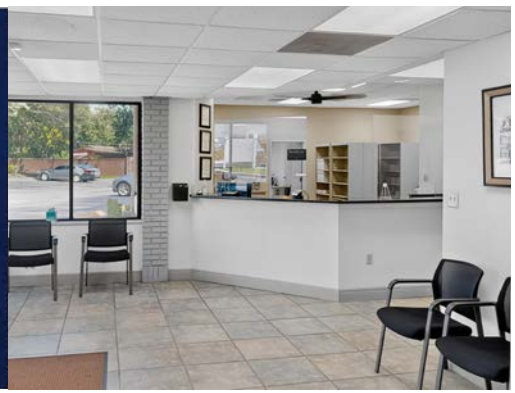
FOR SALE · SODO MEDICAL OFFICE

Owner-User Opportunity With Income In Place

OAKWATER PROFESSIONAL PARK



3861 Oakwater Circle is a freestanding ±7,214 SF medical office building in Oakwater Professional Park, just off South Orange Avenue – with a second suite already leased to help carry the cost of ownership.







CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 OR NATALEE GLEITER | NATALEE@4ACRE.COM 407.353.8548

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THE OPPORTUNITY

Stop paying rent. Start owning now.

OAKWATER PROFESSIONAL PARK

PROPERTY OVERVIEW

For a medical practice, the hardest thing to find along the Orange Avenue corridor is not space to lease. It is a building you can buy.

3861 Oakwater Circle is a freestanding, two-suite medical office building in Oakwater Professional Park, an established eleven-building professional park whose governing documents reserve ownership for physicians, dentists, and other professional users. The building was purpose-built for medical and has operated as a clinical practice since 1994, with a roof replaced in 2017 and a dedicated 37-space parking field at a ratio of more than 5/1,000 square feet.

The primary suite of approximately 4,300 square feet is fully built out with exam rooms, a large procedure room, a nurses' station, private offices and a glassfronted reception, and is available for a buyer's practice. Alternatively the primary suite could be subdivided down into two suites to further help offset owner costs. The adjoining suite of approximately 2,914 square feet is leased to an established physical therapy provider whose rent helps offset the cost of ownership from day one.



Three ways to own it

Occupy and offset. Practice in the primary suite; the tenant helps carry the building.

Occupy and grow. Expand into the second suite as the practice adds providers.

Hold and lease. Lease both suites and hold a stabilized SODO medical asset.

DETAILS AT A GLANCE

Address	3861 Oakwater Circle, Orlando, FL 32806
Building	±7,214 SF freestanding medical office
Configuration	Two suites — ±4,300 SF primary suite available for owner; ±2,914 SF leased
Site	±26,270 SF (±0.60 acre) parcel
Parking	37 dedicated spaces · 5.13 per 1,000 SF
Year built	1994
Zoning	PO (City of Edgewood) — medical and dental office
Signage	Monument and building signage
Access	Ground-level, private patient entry
Parcel ID	12-23-29-6138-00-600

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PROPERTY OVERVIEW

Purpose-built for medical since 1994.

OAKWATER PROFESSIONAL PARK



FREESTANDING BUILDING · DEDICATED PARKING



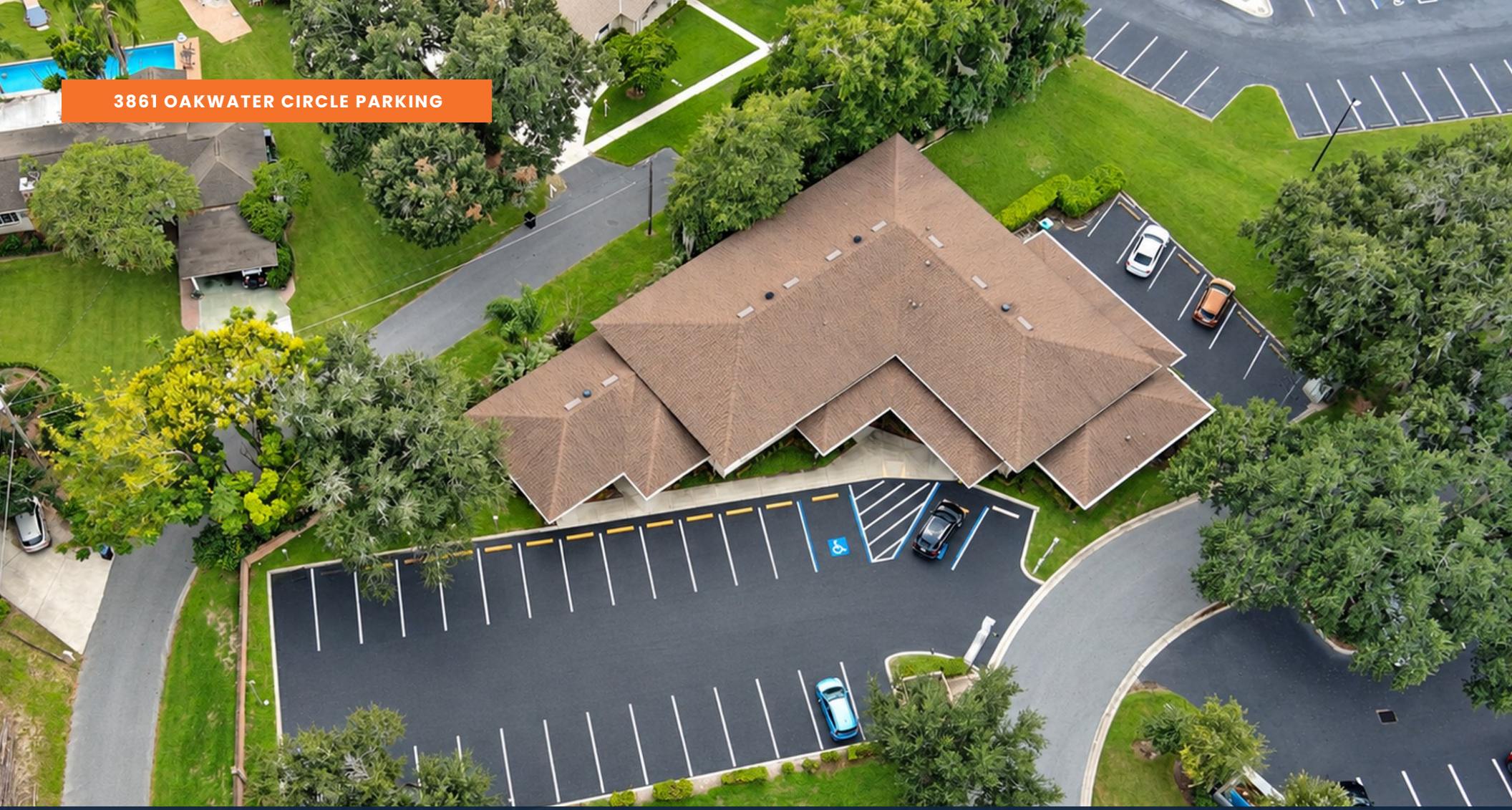


A single-story brick building with a pitched roof, covered entries and glass-fronted reception, designed from the start as a medical practice rather than converted from general office. Two suites share the building but operate independently, each with its own patient entry.

Total building	±7,214 SF
Primary suite	±4,300 SF · available for buyer
Second suite	±2,914 SF · leased, physical therapy
Stories	One · ground-level access throughout
Construction	Brick veneer
Parking	37 spaces · 5.13/ 1,000 SF
Signage	Monument at Oakwater Circle · building
Land	±0.60 AC
Zoning / FLU	PO / Commercial · City of Edgewood
Association	Oakwater Professional Park condominium; transfers subject to association approval

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SITE & PARKING

Parking that keeps up with a busy schedule.

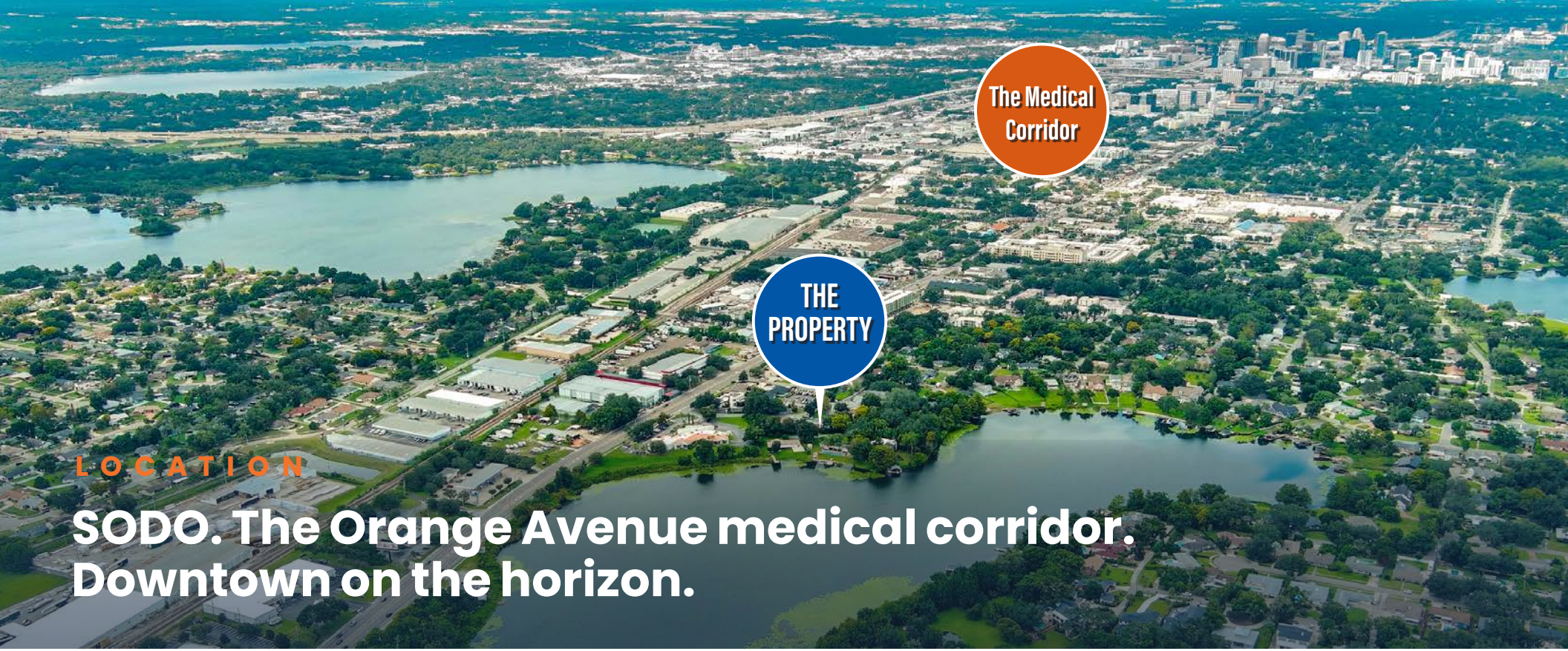
Thirty-seven dedicated spaces on a ±0.60-acre parcel give the building a ratio of ±5 spaces per thousand square feet — well above what most infill medical buildings on the corridor can offer, and enough to support a multi-provider practice with a full waiting room and a full staff at the same time.

Spaces	37 dedicated, surface
Ratio	5.13/1,000 SF
Access	Oakwater Circle loop drive; internal park circulation
Entries	Separate ground-level entries for each suite
Setting	Mature oaks; low-rise professional neighbors

Parking requirements for a specific medical use are governed by the City of Edgewood. Buyers should confirm their practice's exam-room and staff counts against current code.

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LOCATION

SODO. The Orange Avenue medical corridor. Downtown on the horizon.

Oakwater Professional Park sits one turn off South Orange Avenue in the SODO district, the spine that connects Orlando Health's main campus and the downtown core to the established neighborhoods of Edgewood, Belle Isle, Conway and Pine Castle. Patients reach the building without navigating a hospital garage; referring physicians reach it in minutes. The building is close enough to the Orlando Health and ORMC campus to serve as a natural outpatient satellite, yet far enough south to draw from a dense, mature residential base that has few independent medical buildings of its own.

The surrounding park is entirely professional and medical in character, which means quiet neighbors, familiar wayfinding for patients, and a peer environment that supports referral relationships across specialties.

DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME
1 Mile	18,633	10,030	$105,678
2 Miles	62,031	30,101	$102,222
3 Miles	121,469	56,025	$101,642

PROXIMITY

South Orange Avenue	Adjacent — one turn from the park entrance
Orlando Health / ORMC campus	±2 miles north
Downtown Orlando	±4 miles north
SR 408 (East-West Expressway)	±3 miles
Interstate 4	±3 miles via Michigan St. or Kaley Ave.
Orlando International Airport	±8 miles

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PRIMARY SUITE · 3D VIEW

One corridor. Every step counted.

OAKWATER PROFESSIONAL PARK

The plan reads the way a clinic should work. Patients enter through the foyer into a bright waiting area and check in at a glass reception window. Behind it, exam rooms line one side of a straight clinical corridor within sight of the nurses' station, so a medical assistant can room a patient, return to the station and see the next chart without crossing the practice. Offices, the meeting room and staff spaces sit at the quiet end, away from patient flow. A virtual Matterport tour of the suite is available on request.

INCLUDES

- 8 exam rooms
- 1 procedure room
- Front reception
- Nurse's station
- 3 storage rooms
- Break room
- 4 Restrooms
- 4 private offices
- 2 Seperate private entrances
- Conference room



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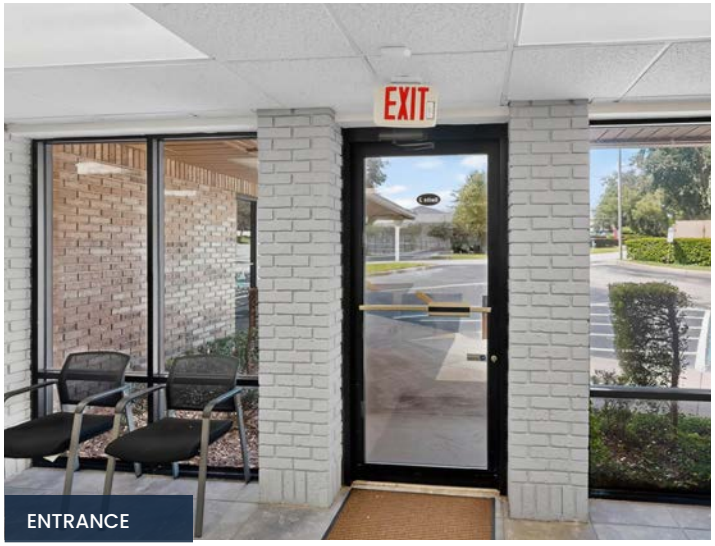
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OAKWATER
PROFESSIONAL PARK

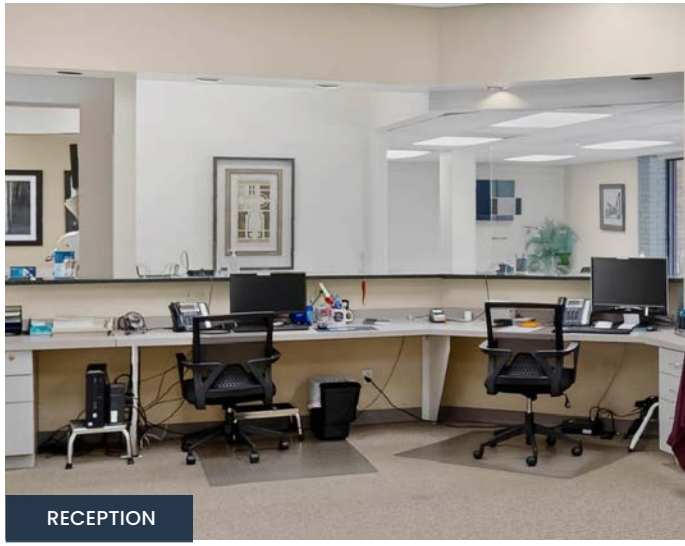
THE PATIENT EXPERIENCE

First impressions, ready-made.

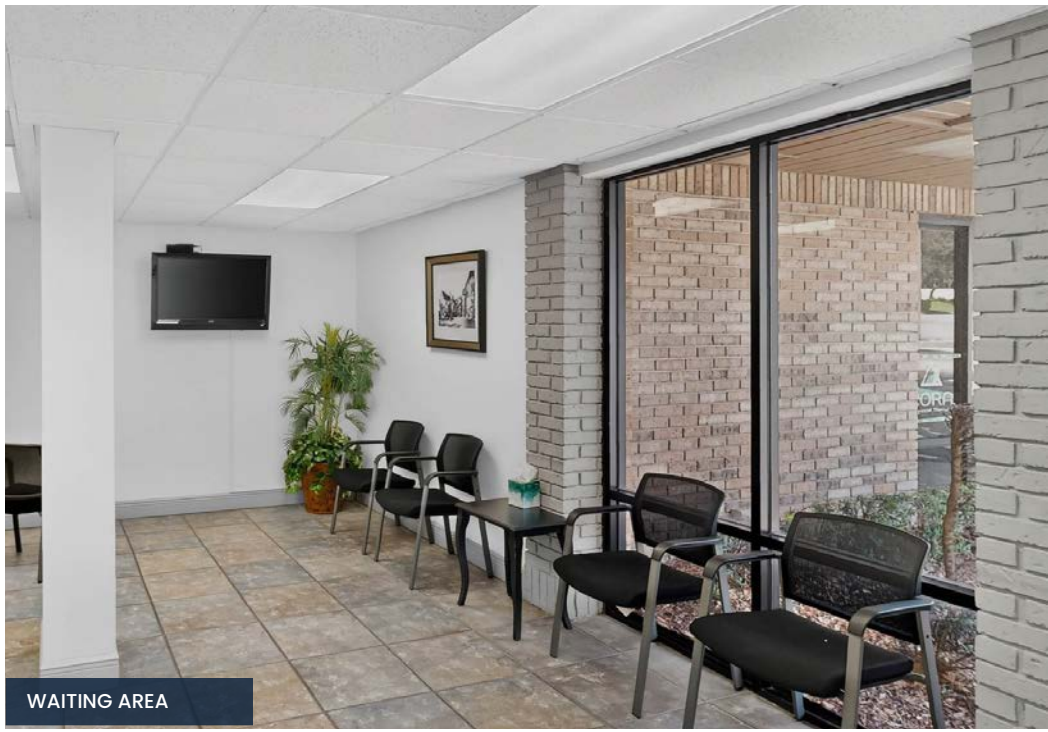
A ground-level entry with no elevator, a window-lit waiting room that seats a full morning schedule, and a glass check-in window that keeps the front desk secure and the conversation private. Patients park, walk in and are seen – the kind of simplicity that drives satisfaction scores and repeat visits.



ENTRANCE


RECEPTION


RECEPTION


WAITING AREA

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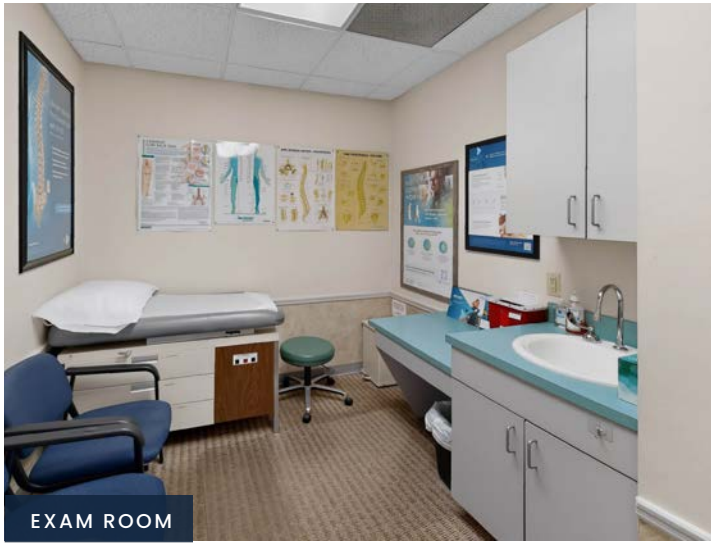
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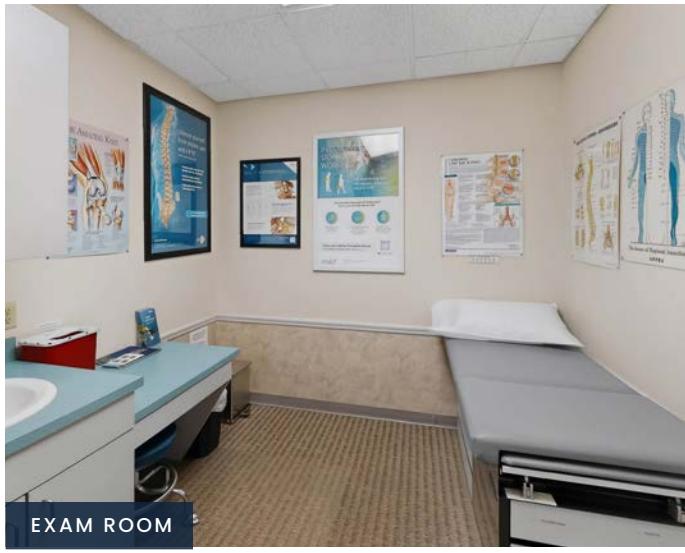
OAKWATER
PROFESSIONAL PARK

CLINICAL SPACE

8 exam rooms and a procedure suite that most infill buildings cannot offer.

8 rooms are finished with sinks, upper and lower casework and durable flooring. The procedure room is designed for the operation of large medical equipment.


EXAM ROOM


EXAM ROOM



PROCEDURE / IMAGING ROOM


NURSES' STATION

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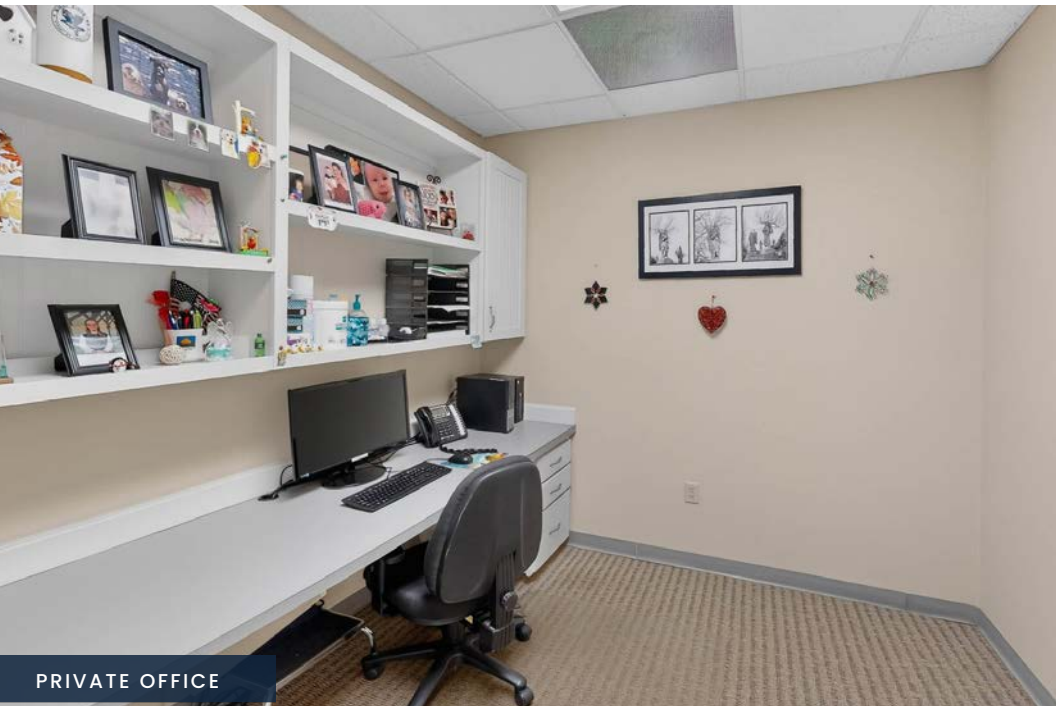
BEHIND THE CLINIC

Room to run the business of medicine.

Three private offices, a conference room for provider meetings and payer calls, a billing and records area, a staff kitchen and dedicated storage. The practice's administrative side has a home of its own instead of a converted exam room.


CONFERENCE ROOM


BREAK ROOM


PRIVATE OFFICE


ADMINISTRATION

CONTACT: COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902 OR NATALEE GLEITER | NATALEE@4ACRE.COM 407.353.8548

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NEXT STEPS

Contact Colin or Natalee

Experience the value for your medical practice.

Private showings are available by appointment and scheduled around the current practice's patient hours. A Matterport virtual tour of the primary suite, the floor plans and additional property information are available to qualified buyers on request.

Sale of the unit is subject to approval by the Oakwater Professional Park association in accordance with its governing documents. Please do not disturb the occupants.



COLIN CHOU
ADVISOR
colin@4acre.com
850.218.1902



NATALEE GLEITER
MANAGING DIRECTOR
natalee@4acre.com
407.353.8548

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