THE SOLARY

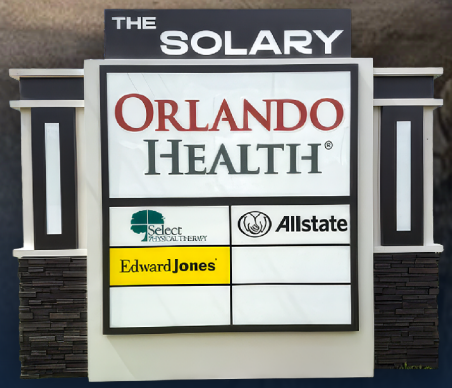
FOR LEASE · $30.00 / SF NNN

MEDICAL · PROFESSIONAL · RETAIL · OVIEDO

YOUR PRACTICE, NEXT DOOR TO ORLANDO HEALTH

Two suites at The Solary, on CR 419 at Lockwood Blvd.

1890 CR 419 | Oviedo, Florida 32765



1,433 – 2,663 SF	**$30.00 NNN**	**20,500 AADT**	**Orlando Health**
Two suites available now	Lease rate per SF / year	Daily traffic on CR 419	Medical anchor on site

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

4ACRE COMMERCIAL

THE OPPORTUNITY

A proven address.
Ready for your practice.

The Solary is a two-story, ± 16,023 SF professional building on CR 419 at Lockwood Boulevard, in one of Oviedo's busiest retail and service corridors. Orlando Health Physician Associates, Select Physical Therapy, Allstate and Edward Jones already call it home. Two suites are available now: a 2,663 SF ground-floor suite that is fully built out, and a 1,433 SF second-floor warm shell ready to be designed around your business.

1 Medical neighbors already in place

Orlando Health and Select Physical Therapy bring patients to the building every day, and Allstate and Edward Jones round out a professional tenant mix that refers business back and forth.

2 Seen from CR 419

Frontage on CR 419 (about 20,500 vehicles a day) at the Lockwood intersection, with a panel on the monument sign and building signage over the arcade.

3 Move in now, or build to suit

Suite 1020-30 has a reception area, eight private offices and a kitchen in place. Suite 2050 is a warm shell with a window wall to the balcony, ready for your plan.



THE SOLARY · 1890 CR 419, OVIEDO


80 SURFACE PARKING SPACES



MONUMENT SIGN ON CR 419

DETAILS AT A GLANCE

AVAILABLE	**BUILDING**	**YEAR BUILT**
1,433 – 2,663 SF	± 16,023 SF · 2 stories	2008
PARKING	**ZONING**	**SIGNAGE**
80 spaces · surface	PUD	Monument + building
LOT	**LEASE RATE**	**3D TOURS**
± 1.81 acres	$30.00 / SF NNN	Both suites

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

4ACRE COMMERCIAL

THE BUILDING

A covered arcade on CR 419. Busy neighbors.

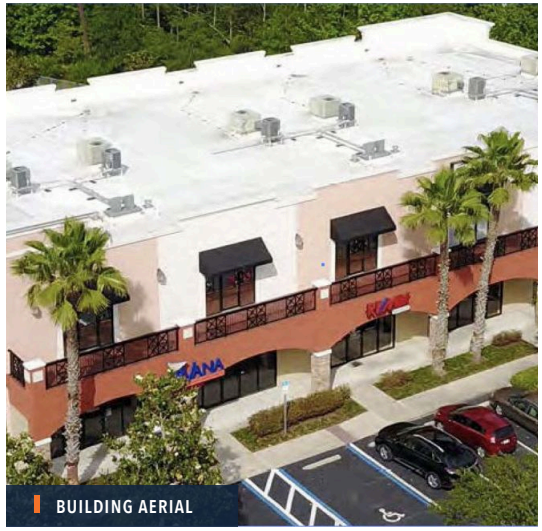
THE SOLARY



FRONT ELEVATION · ORLANDO HEALTH AND SELECT PHYSICAL THERAPY



FRONT CORNER · CR 419 SIDE


BUILDING AERIAL



GROUND-FLOOR ARCADE


REAR ELEVATION AND PARKING

Orlando Health
Physician Associates in the building

Covered arcade
Ground-floor storefronts under the arches

Monument sign
Tenant panels facing CR 419

Parking at the door
80 surface spaces on 1.81 acres

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

4ACRE COMMERCIAL

AVAILABILITY

Two suites. 1,433 to 2,663 SF.



FRONT ELEVATION · SUITE LOCATIONS APPROXIMATE

SUITE	SIZE	LAYOUT	TOUR
Suite 1020-30 First floor · Now	2,663 SF	Built out: reception, 8 private offices, kitchen, 2 restrooms	3D tour ›
Suite 2050 Second floor · Now	1,433 SF	Warm shell: 63'0" × 21'9" open space, restroom, window wall to balcony	3D tour ›

TOTAL AVAILABLE
± 4,096 SF

LEASE RATE
$30.00 / SF NNN

SUITE 1020-30 BASE RENT*
$6,657.50 / month

SUITE 2050 BASE RENT*
$3,582.50 / month

LEASE STRUCTURE
NNN · per written proposal

PARKING
80 spaces · surface

WALK BOTH SUITES FROM YOUR DESK

Each suite has a 3D virtual tour. Click "3D tour" in the table, or the button on its suite page.


SUITE 1020-30 · RECEPTION


SUITE 2050 · WINDOW WALL

*Base rent = rate × SF ÷ 12; NNN charges are additional. Suite sizes per owner.

IN THE BUILDING TODAY

Orlando Health Physician Associates
Allstate
Select Physical Therapy
Edward Jones

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



LOOKING NORTH-EAST · THE SOLARY ON CR 419 AT LOCKWOOD BLVD

LOCATION

Oviedo's growth corridor. Minutes from UCF.

CR 419 is Oviedo's main east-west route, linking the historic downtown and Lockwood Boulevard to Chuluota and the east side of Seminole County. The Solary sits at the Lockwood intersection, with grocery, pharmacy and dining on every corner, and the University of Central Florida, the Research Park and SR 417 a short drive south and west.

DRIVE TIMES*

1	SR 417 (Central Florida GreeneWay)	8 min
2	University of Central Florida	12 min
3	Central Florida Research Park	15 min
4	Winter Springs	15 min
5	Orlando Sanford Int'l (SFB)	25 min
6	Downtown Orlando	30 min

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,977	48,032	113,540
Households	1,728	16,246	36,370
HH income	$137,314	$135,013	$125,470
Businesses	382	2,246	4,569
Employees	2,835	14,957	46,474

*Approximate drive times in typical traffic. Demographics and traffic count from the prior 4 Acre marketing package; to be refreshed.

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

4 ACRE COMMERCIAL

THE NEIGHBORHOOD

A corridor that keeps getting busier.



ARYA AT OVIEDO · RENDERING



SITE PLAN

Next door: Arya at Oviedo

Kimaya Real Estate's planned five-story mixed-use building at the corner of CR 419 and Lockwood Boulevard: ground-floor retail with 172 age-restricted (55+) apartments above, inside the 100-acre River Oaks Reserve PUD. Oviedo approved the land-use change for the project in May 2025.

Patients within walking distance
172 households of residents 55 and older, the heaviest users of medical and wellness services.

More people, more trips
Retail at the base and new rooftops add to the traffic already passing on CR 419.

EVERYDAY NEEDS NEARBY

CATEGORY	AT CR 419 & LOCKWOOD AND NEARBY
Grocery	Publix · Winn-Dixie
Pharmacy	Walgreens · CVS
Quick dining	Jersey Mike's · Subway · Taco Bell · Arby's · Jeremiah's Italian Ice
Services	The UPS Store · Truist
Mitchell Hammock Rd	Starbucks · Chipotle · Chick-fil-A · Panera · Five Guys · LA Fitness · Pure Barre
Alafaya Square	Publix · IHOP · GNC · Planet Fitness

Arya details per Kimaya Real Estate's public filings and local news coverage (ClickOrlando, May 2025); design, timing and unit count subject to change. Retailers per the prior 4 Acre points-of-interest map.

172
55+ apartments planned next door

9.6 AC
Arya site at CR 419 & Lockwood

100 AC
River Oaks Reserve PUD

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

THE BUSINESS CASE

Built-out space. Built-in neighbors.

	TYPICAL NEW SHELL SPACE	THE SOLARY
NEIGHBORS	Unknown until the center leases up	**Orlando Health, Select PT, Allstate, Edward Jones**
TIME TO OPEN	Design, permit and build from bare shell	**Suite 1020-30 built out today**
VISIBILITY	Often set back or on a side street	**CR 419 frontage · 20,500 AADT**
SIGNAGE	Building sign only, if any	**Monument panel + building sign**
PARKING	Shared with big-box traffic	**80 surface spaces at the door**

16.6%
Orlando office vacancy · CBRE Q3 2026

$29.67
Orlando office avg. asking rent / SF · CBRE Q3 2026

$31.19
Orlando retail avg. asking rent / SF · C&W Q3 2026

Sources: CBRE Orlando Office Figures Q3 2026; Cushman & Wakefield Orlando Retail MarketBeat Q3 2026. Market rents are metro averages on the basis each source reports. The comparison column describes general characteristics, not a specific property. The Solary: $30.00 / SF NNN, lease structure per written proposal.

HIGHEST AND BEST USE BY SUITE

SUITE 1020-30 · 2,663 SF · GROUND FLOOR
Reception, eight private offices and a kitchen, ready now: primary-care or specialty practice, physical or behavioral therapy, dental or vision, insurance or financial office with a team of 10–15.

SUITE 2050 · 1,433 SF · SECOND FLOOR
Warm shell with a 63' window wall onto the balcony: med spa or wellness studio, design or architecture firm, or a professional office built to your plan.

MONTHLY BASE RENT AT $30.00 / SF NNN*

Suite 1020-30 · 2,663 SF	**$6,657.50**
Suite 2050 · 1,433 SF	**$3,582.50**

Illustrative uses, subject to zoning and ownership approval. *Rate × SF ÷ 12; NNN charges additional.


THE SOLARY AT DUSK


SUITE 1020-30 · WINDOW OFFICE


SUITE 2050 · BALCONY VIEW

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

FIRST FLOOR · BUILT-OUT OFFICE SUITE

Suite 1020-30

2,663 SF

$30.00 / SF NNN

Reception, eight private offices and a kitchen, ready to move in.

A storefront entry under the arcade opens to a reception and waiting area. A central hall leads to eight private offices, a full kitchen and two restrooms, with workstations, cabinetry and flooring already in place.

HIGHLIGHTS

- Storefront glass on the arcade
- Eight private offices
- Full kitchen
- Two restrooms

LAYOUT

Reception	14'7" × 18'9"
Largest office	14'7" × 21'9"
Offices (3)	11'0" × 13'9"
Offices (3)	10'7" × 12'10"
Office	12'10" × 11'0"
Kitchen	14'4" × 15'0"

BEST FIT

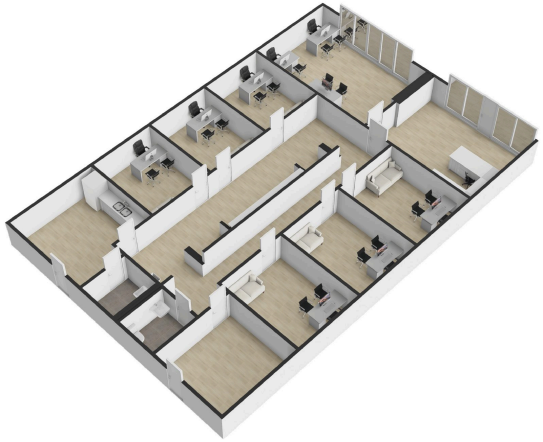
Medical or therapy practice, insurance or financial office: a team of 10–15

WALK THE SUITE NOW

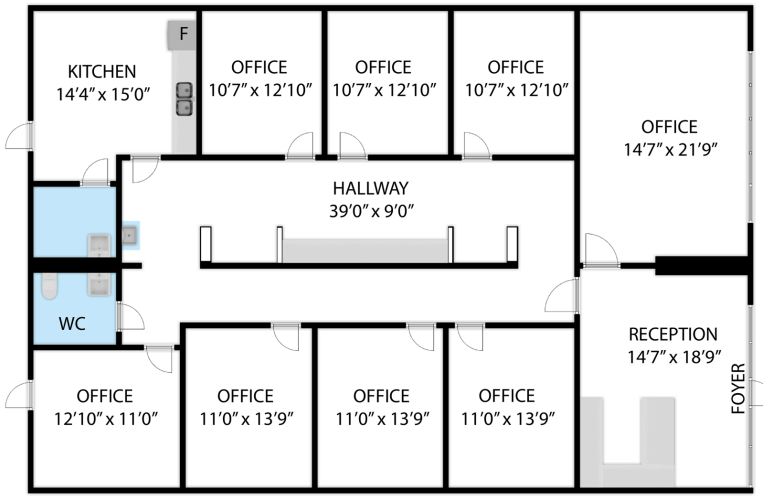
Every room, to scale, from your desk.

TAKE THE 3D VIRTUAL TOUR

3D VIEW



FLOOR PLAN




RECEPTION


WINDOW OFFICE


HALLWAY


KITCHEN

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

4ACRE COMMERCIAL

SECOND FLOOR · WARM SHELL

Suite 2050

1,433 SF

$30.00 / SF NNN

An open floor with a window wall, ready to build to suit.

One open room, 63 feet long, with a glass wall and door onto the second-floor balcony and a second entry at the back. The shell has a restroom in place and exposed ceilings, so the plan, finishes and ceiling height are yours to choose.

HIGHLIGHTS

- Window wall onto the balcony
- Front and back entries
- Restroom in place
- Design to suit

LAYOUT

Open space	63'0" × 21'9"
Restroom	7'3" × 6'0"
Condition	Warm shell

BEST FIT

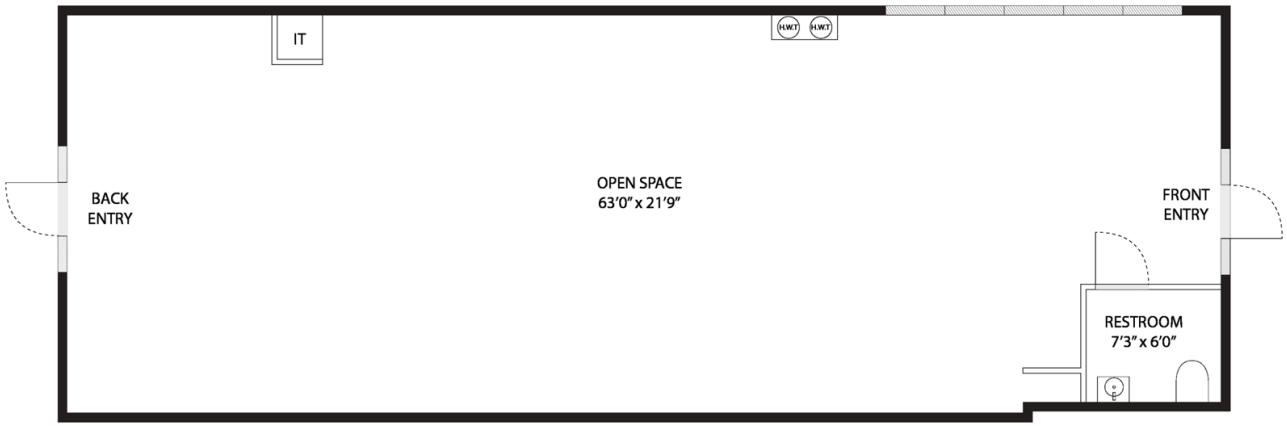
Med spa, wellness studio, design firm or professional office built to suit

WALK THE SUITE NOW

Every room, to scale, from your desk.

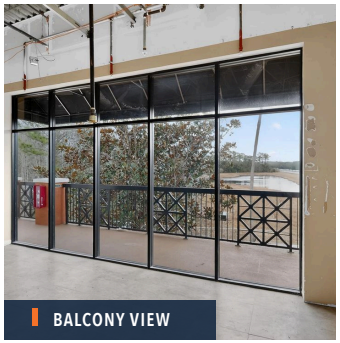
TAKE THE 3D VIRTUAL TOUR

FLOOR PLAN



Floor plan approximate; not to scale.


WINDOW WALL · BALCONY


BALCONY VIEW


OPEN SPACE


ARCHED GLASS ENTRY

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

4ACRE COMMERCIAL

THE SOLARY · 1890 CR 419, OVIEDO

Your Practice on CR 419

Two suites, next door to Orlando Health.

Contact Jacob or Nick for pricing or to schedule a tour.

ACRE COMMERCIAL

Jacob Flaherty
jacob@4acre.com
386.747.4353

Nick Fouraker, CCIM
nick@4acre.com
407.601.1466

Floor plans and dimensions are approximate. Illustrative uses are subject to zoning and ownership approval. 4 Acre Commercial Real Estate (4 Acre) does not represent or warrant the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.