THE SOLARY

FOR LEASE · 2 SUITES · 1,433 – 2,663 SF



THE SOLARY · 1890 CR 419, OVIEDO

ORLANDO HEALTH IN THE BUILDING · CR 419 FRONTAGE · MONUMENT SIGNAGE · $30.00 / SF NNN



ORLANDO HEALTH



MONUMENT SIGN



SUITE 1020-30



SUITE 2050

THE SOLARY · OVIEDO

Your practice, next door to Orlando Health.

The Solary is a two-story, ± 16,023 SF professional building on CR 419 at Lockwood Boulevard, home to Orlando Health Physician Associates, Select Physical Therapy, Allstate and Edward Jones. Two suites are available now: a 2,663 SF ground-floor suite with reception, eight offices and a kitchen already built, and a 1,433 SF second-floor warm shell with a window wall onto the balcony, ready to be designed around your business.

1,433 – 2,663 SF
Two suites available now

$30.00 NNN
Lease rate per SF / year

20,500 AADT
Daily traffic on CR 419

± 16,023 SF
Two stories · built 2008

80 Spaces
Surface parking on 1.81 acres

PUD Zoning
Monument + building signage

1890 CR 419 · OVIEDO, FLORIDA 32765

ACRE COMMERCIAL

CONTACT: JACOB FLAHERTY | 386.747.4353 OR NICK FOURAKER, CCIM | 407.601.1466

AVAILABLE SPACE

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

THE SOLARY



FRONT ELEVATION · SUITE LOCATIONS APPROXIMATE · ORLANDO HEALTH, SELECT PHYSICAL THERAPY, ALLSTATE, EDWARD JONES IN THE BUILDING

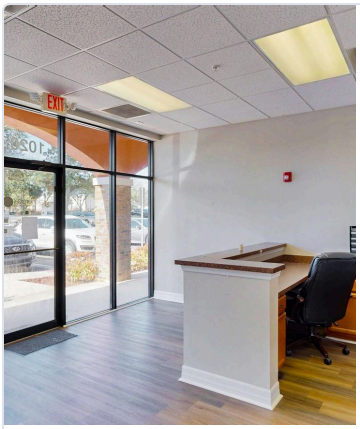
WHY THE SOLARY

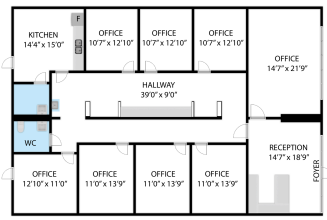
Medical neighbors in place. Orlando Health and Select Physical Therapy bring patients to the building every day.

Move in or build to suit. One suite fully built out, one warm shell ready for your plan.

Seen from CR 419. About 20,500 vehicles a day at Lockwood Blvd, with a monument panel and building signage.

A growing corridor. Arya at Oviedo plans 172 apartments for residents 55+ next door; UCF is about 12 minutes away.





Suite 1020-30

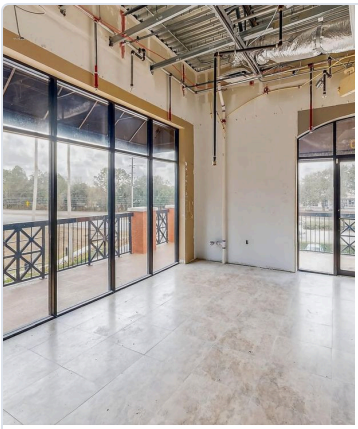
2,663 SF · FIRST FLOOR · NOW

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

Storefront entry under the arcade, central hall, eight private offices, full kitchen and two restrooms.

BEST FIT: Medical or therapy practice, insurance or financial office

3D VIRTUAL TOUR





Suite 2050

1,433 SF · SECOND FLOOR · NOW

An open warm shell with a window wall.

63' × 21'9" open space with a glass wall to the balcony, front and back entries and a restroom in place.

BEST FIT: Med spa, wellness studio, design firm, professional office

3D VIRTUAL TOUR

Best-fit uses are illustrative, subject to zoning and ownership approval. Rate $30.00 / SF NNN; lease structure per written proposal; NNN charges additional. Floor plans, suite locations and dimensions are approximate; traffic count from the prior marketing package. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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