

Premier Medical Office Space for Lease





Building owned and managed by **HEALTHCARE REALTY**

ROBERT KELLOGG, CCIM

Senior Director +1 407 541 4416 robert.kellogg@cushwake.com TODD DAVIS, SIOR, CCIM

Senior Director +1 407 541 4412 todd.a.davis@cushwake.com

Opportunity

- Class A 2-story, 33,628 SF medical office building
- Adjacent to AdventHealth Winter Park Memorial Hospital campus
- 5/1,000 parking ratio
- Free monument signage available
- Lush atrium lobby with waterfall features
- Covered drop-off entrance

SIZE

33,628 SF

DEMOGRAPHICS

2022 TOTAL POPULATION 2022 MEDIAN AGE

HOUSEHOLD INCOME

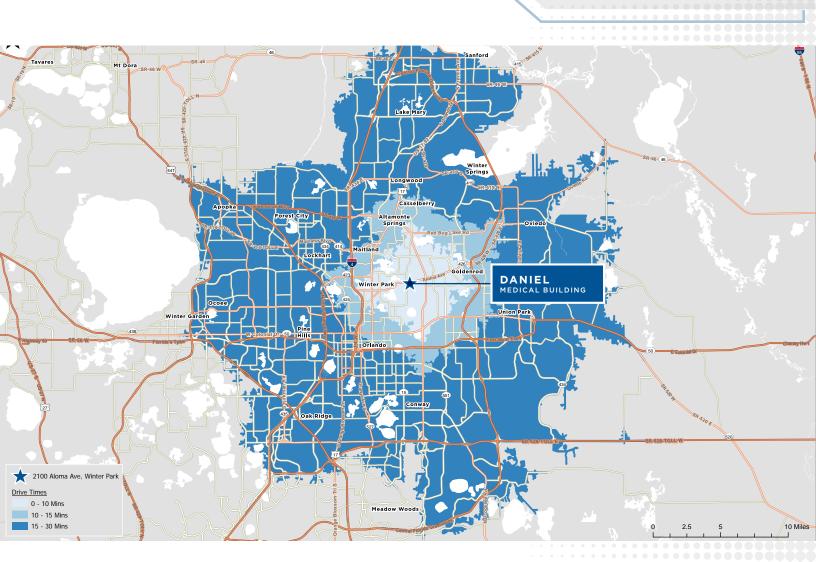
2022 AVERAGE

 1 MILE
 3 MILES
 5 MILES

 9,703
 53,683
 120,760

 44.6 Yrs
 51.3 Yrs
 48.2 Yrs

 \$42,427
 \$58,687
 \$63,909





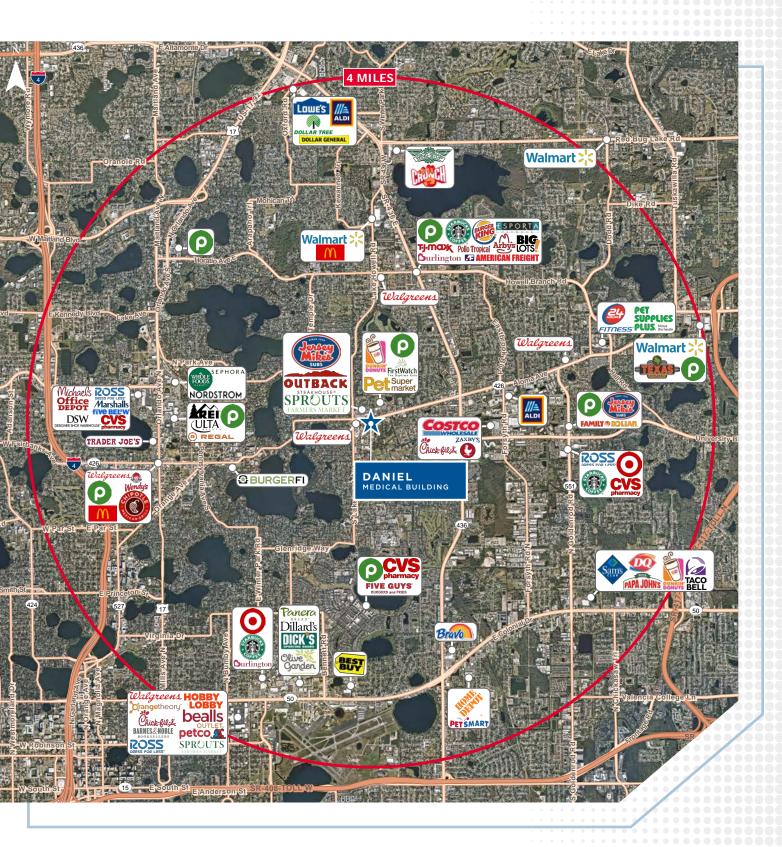
Building owned and managed by **HEALTHCARE REALTY**

ROBERT KELLOGG, CCIM
Senior Director
+1 407 541 4416
robert.kellogg@cushwake.com

TODD DAVIS, SIOR, CCIM Senior Director +1 407 541 4412

todd.a.davis@cushwake.com

Nearby Amenities





Building owned and managed by **HEALTHCARE REALTY**

ROBERT KELLOGG, CCIM

Senior Director +1 407 541 4416 robert.kellogg@cushwake.com TODD DAVIS, SIOR, CCIM

Senior Director +1 407 541 4412 todd.a.davis@cushwake.com

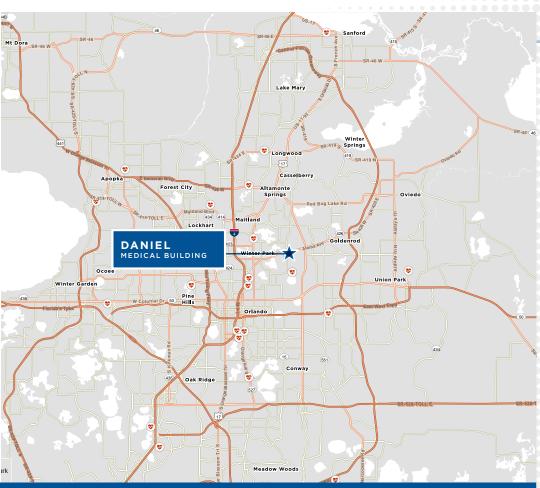


Nearby Medical









Premier Medical Office Space for Lease

ROBERT KELLOGG, CCIM
Senior Director
+1 407 541 4416
robert.kellogg@cushwake.com

TODD DAVIS, SIOR, CCIM Senior Director +1 407 541 4412 todd.a.davis@cushwake.com 2100 ALOMA AVENUE WINTER PARK, FL 32792



Building owned and managed by **HEALTHCARE REALTY**

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-05/11/23