



CITE PARTNERS

4804 EDGEWATER DRIVE

ORLANDO, FL | 1,210± SF AVAILABLE

PROPERTY SPECIFICATIONS

THE SPACE

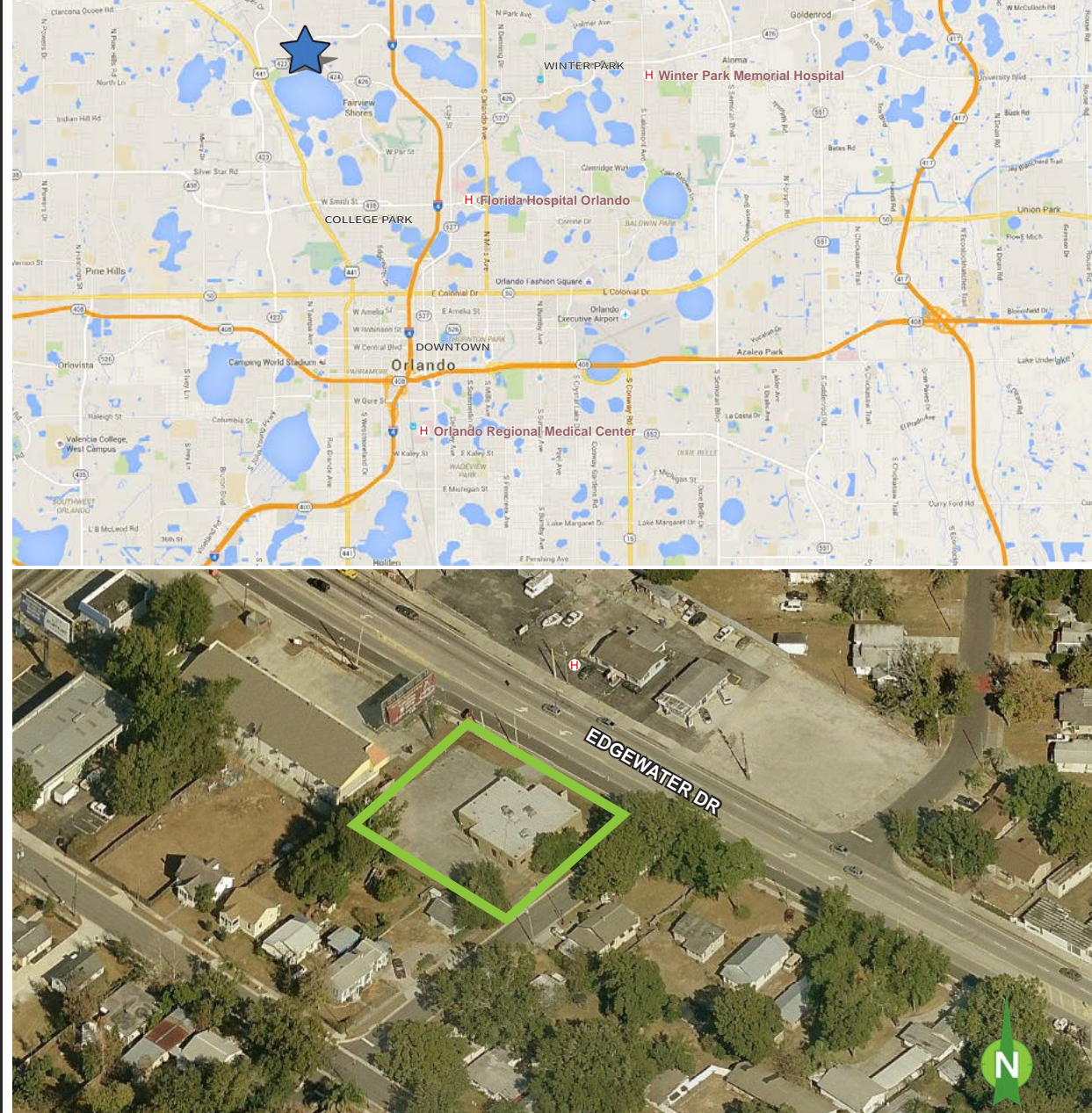
- 1,210± SF medical office suite
- Medical infrastructure in place
- 3 exam rooms, large open nurses' station, private office and 2 restrooms

THE PROPERTY

- Building Size: 4,110± SF
- One-story professional/medical office building
- Parking: 5/1000 SF
- Zoning: O-1/W, City of Orlando
- Excellent access to I-4, Winter Park, College Park and Downtown Orlando
- Highly visible with frontage along Edgewater Drive
- Daily Traffic Count on Edgewater: 24,500 VPD

THE PRICE

- **\$19.00/SF NNN**



JAMIE BARATI, SIOR, CCIM
Managing Director, Principal
jamie.barati@citepartners.com
407.930.1803

JOHN WORRELL, CCIM
Director, Principal
john.worrell@citepartners.com
407.930.1809

Cite Partners
100 East Pine Street, Suite 200
Orlando, FL 32801
www.citepartners.com

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FLOOR PLAN - 1,210 SF

