



1603 S. Hiwassee Road  
Orlando, FL 32835

Owned by:



## Suites Available

1,700± - 2,000± sf

**FOR LEASE**



Location



Floor Plan



Contact



Next

Emily Zinaich  
Senior Vice President  
407.440.6641  
[emily.zinaich@avisonyoung.com](mailto:emily.zinaich@avisonyoung.com)

Patrick Morrison  
Associate  
407.440.6649  
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### Prime Location

- Medical / Professional Office Building located in the prestigious MetroWest community
- Monument signage available
- Covered patient drop off area
- Parking Ratio: 5/1,000 RSF
- In close proximity to Valencia College - West Campus

### Area Demographics:

Population	Avg HH Income
• 1-mile radius: 18,195	• 1-mile radius: \$55,472
• 3-mile radius: 117,718	• 3-mile radius: \$62,807
• 5-mile radius: 290,745	• 5-mile radius: \$65,205

Traffic Count: 34,000 vehicles



Home



Location



Floor Plan



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Previous



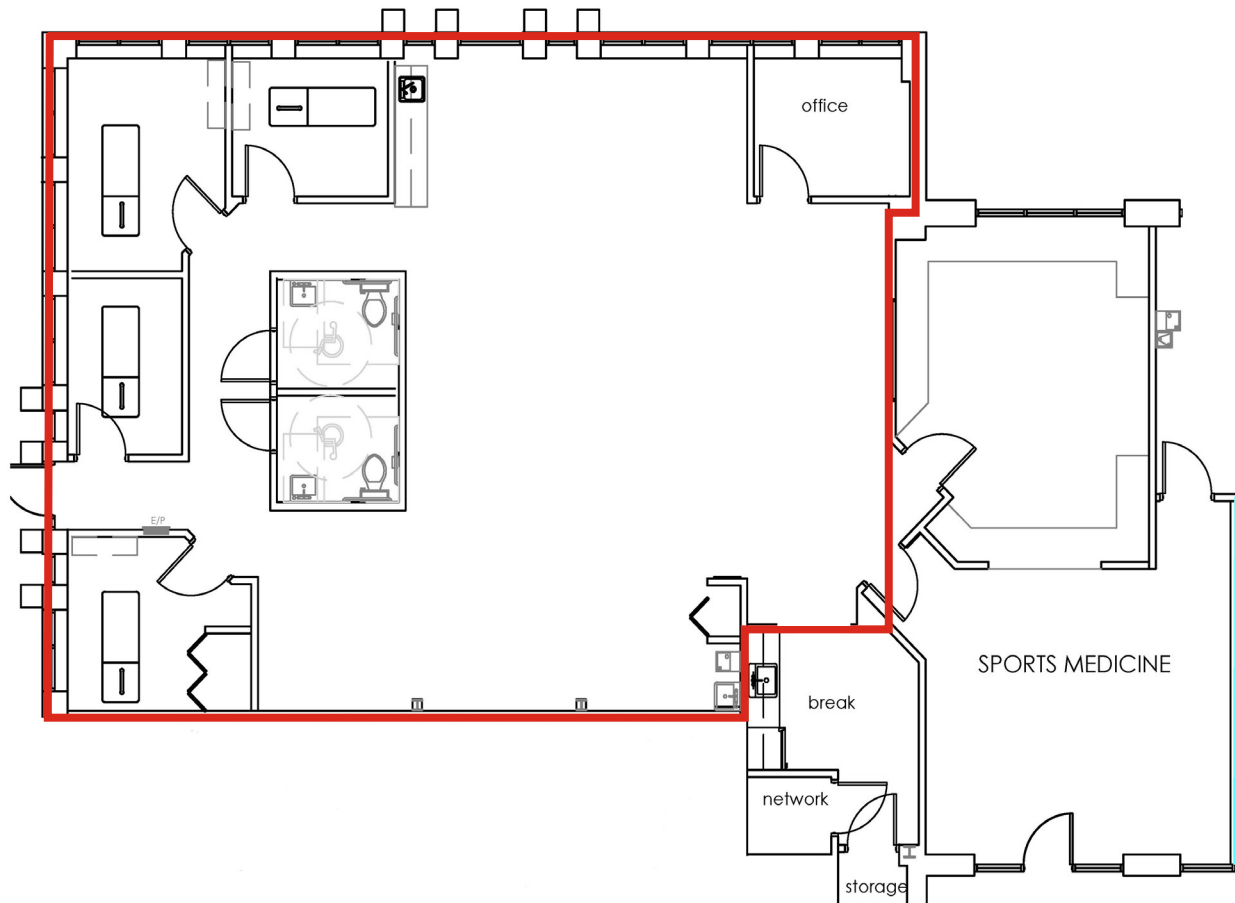
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Suite 105

Office: Approximately 2,000± sf



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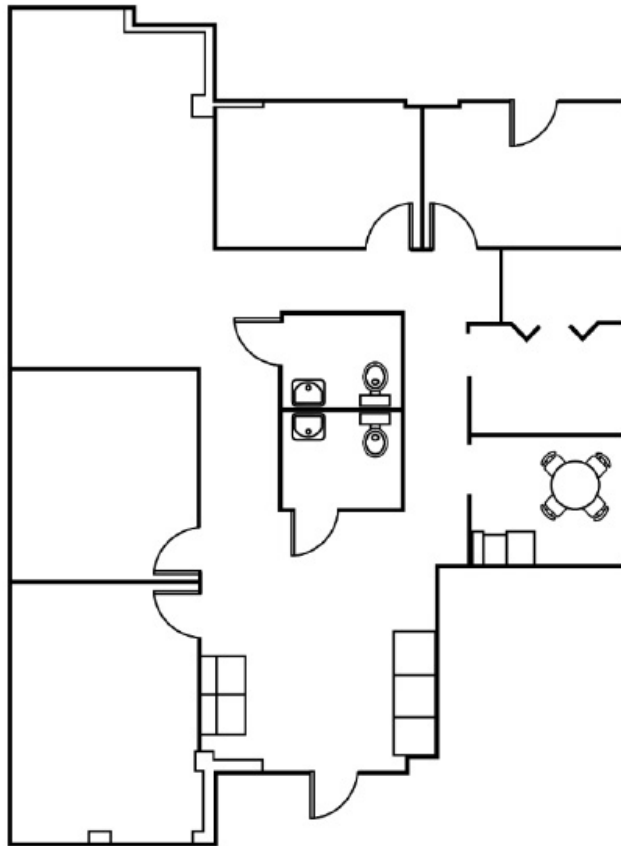
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Suite 130

Office: 1,790± sf



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