



LEASE

Baldwin Park Medical Office

855 OUTER RD

Orlando, FL 32814

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/YR
NUMBER OF UNITS:	1
AVAILABLE SF:	3,014 SF
LOT SIZE:	0.127 Acres
BUILDING SIZE:	3,014 SF
ZONING:	PD/AN

PROPERTY HIGHLIGHTS

- Six examination rooms with water supply and sinks
- Lab
- Separate front and rear entrances
- Flexible medical-office configuration
- Freestanding medical office building
- Ample on-site parking
- Upscale Baldwin Park location
- Strong, high-income demographics
- Convenient to Winter Park and Downtown Orlando

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PROPERTY DESCRIPTION

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Excellent Baldwin Park location! This freestanding medical office building offers both front and rear entrances, allowing for a flexible and efficient configuration. The property features six examination rooms with sinks, with ample on-site parking. Ideally positioned near Winter Park and Downtown Orlando, the building provides convenient access for patients and staff.

LOCATION DESCRIPTION

Located in the heart of upscale Baldwin Park, 855 Outer Road offers an exceptional urban setting surrounded by attractive neighborhoods, dining, shopping, and community amenities. The property is conveniently positioned near Winter Park and Downtown Orlando, providing easy access to the region's major business, medical, and entertainment destinations.

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PROPERTY DETAILS

LEASE RATE	\$28 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Baldwin Park Medical Office
STREET ADDRESS	855 Outer Rd
CITY, STATE, ZIP	Orlando, FL 32814
COUNTY	Orange
MARKET	Orlando
SUB-MARKET	Baldwin Park
CROSS-STREETS	Outer Rd & Lake Baldwin Ln
TOWNSHIP	22
RANGE	30
SECTION	20
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Mega
NEAREST HIGHWAY	0.5 miles to US 50
NEAREST AIRPORT	10.8 miles to Orlando International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	PD/AN
LOT SIZE	0.127 Acres
APN #	30-22-20-0527-01-185
CORNER PROPERTY	No
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	\$28 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	3,014 SF
BUILDING CLASS	A
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	3,014 SF
YEAR BUILT	2005
YEAR LAST RENOVATED	2024
GROSS LEASABLE AREA	3,014 SF
CONSTRUCTION STATUS	Existing
FRAMING	Block
CONDITION	Excellent
ROOF	Wood Truss - Com, Fiber Sheet
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block
OFFICE BUILDOUT	Medical

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	N/A
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
CENTRIX EQUIPPED	No

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LEASE SPACES



LEASE INFORMATION

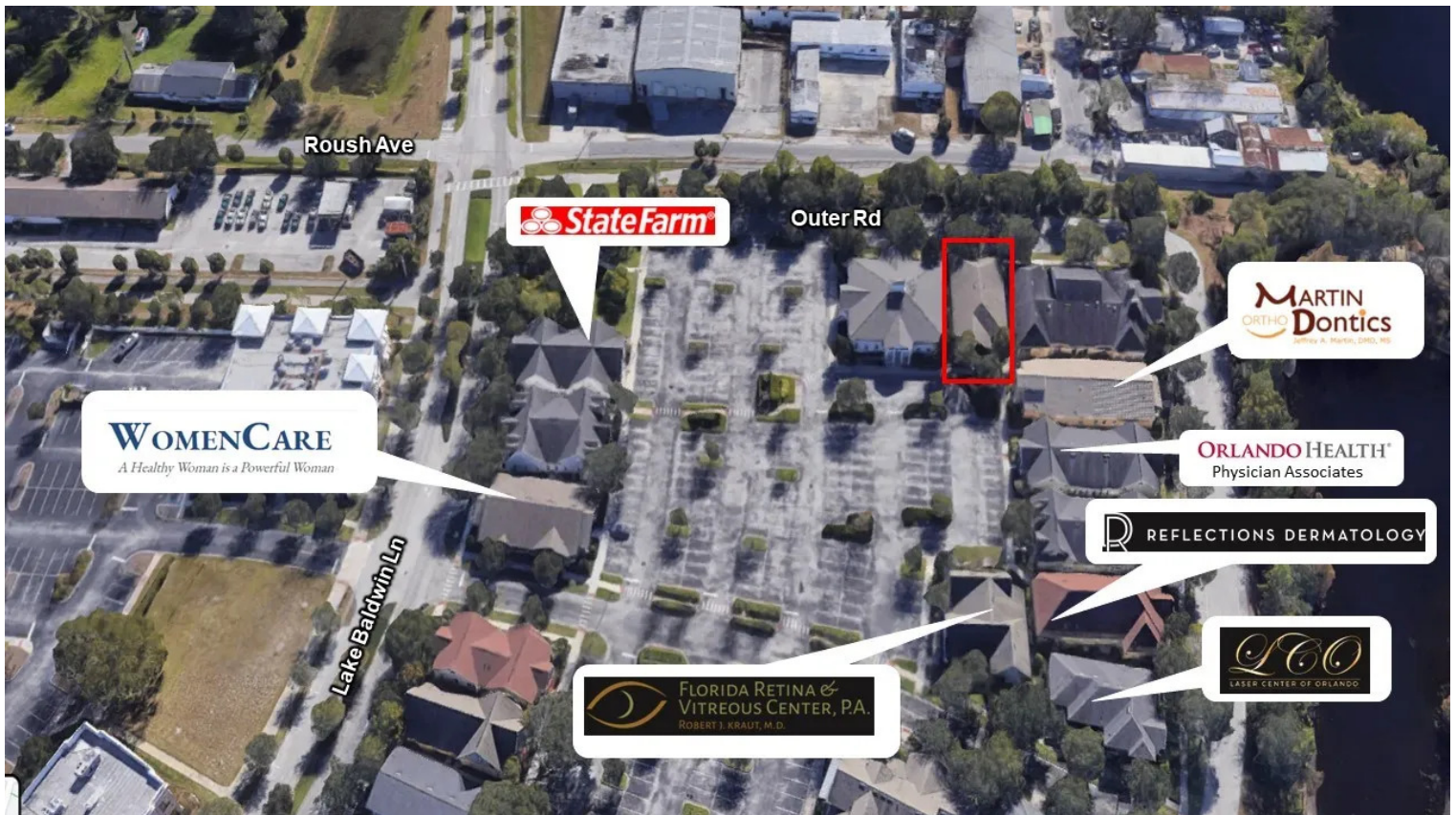
LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	3,014 SF	LEASE RATE:	\$28 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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Medical Office	Available	3,014 SF	NNN	\$28.00 SF/yr
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AERIAL MAP

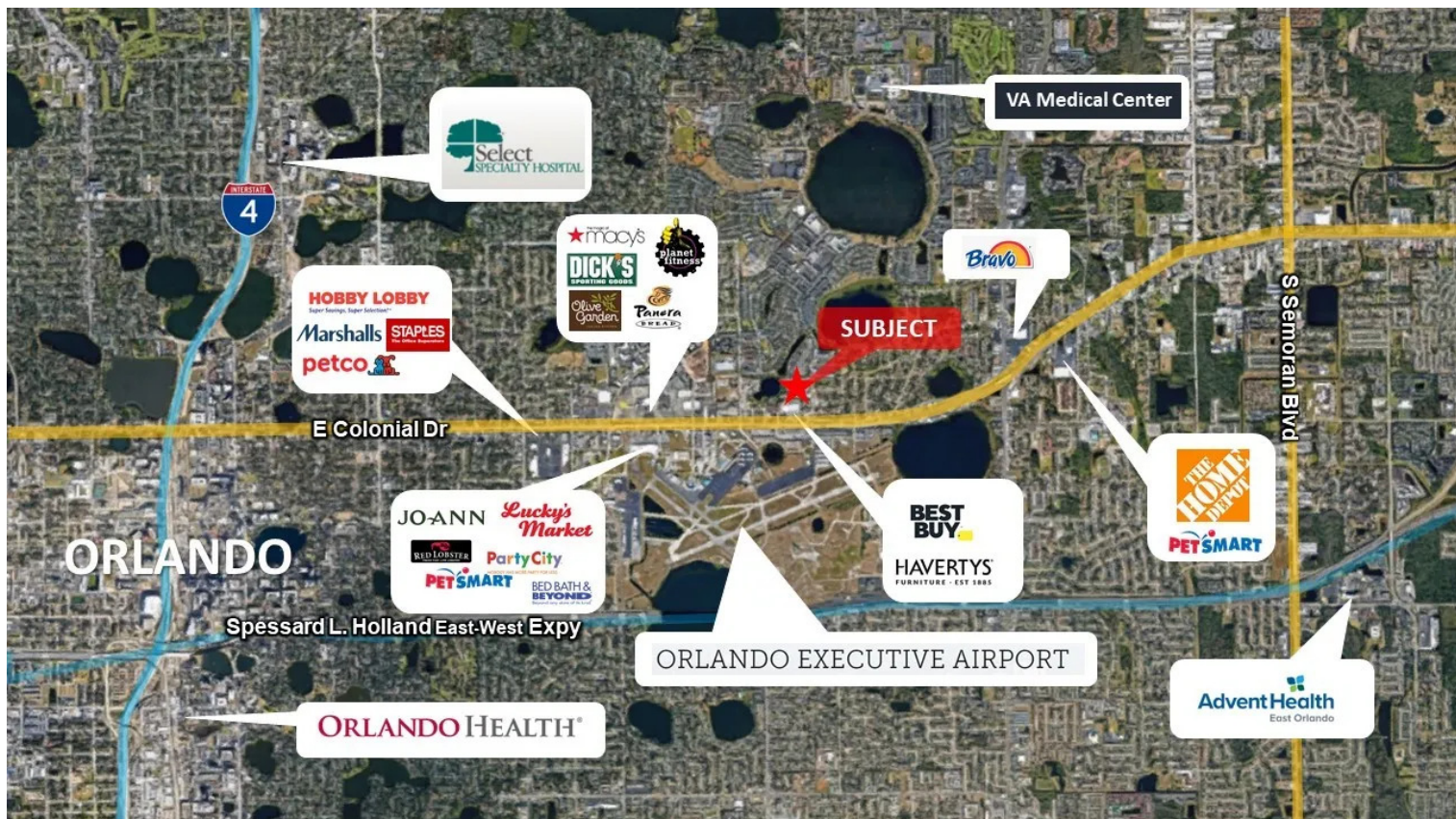


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AERIAL MAP

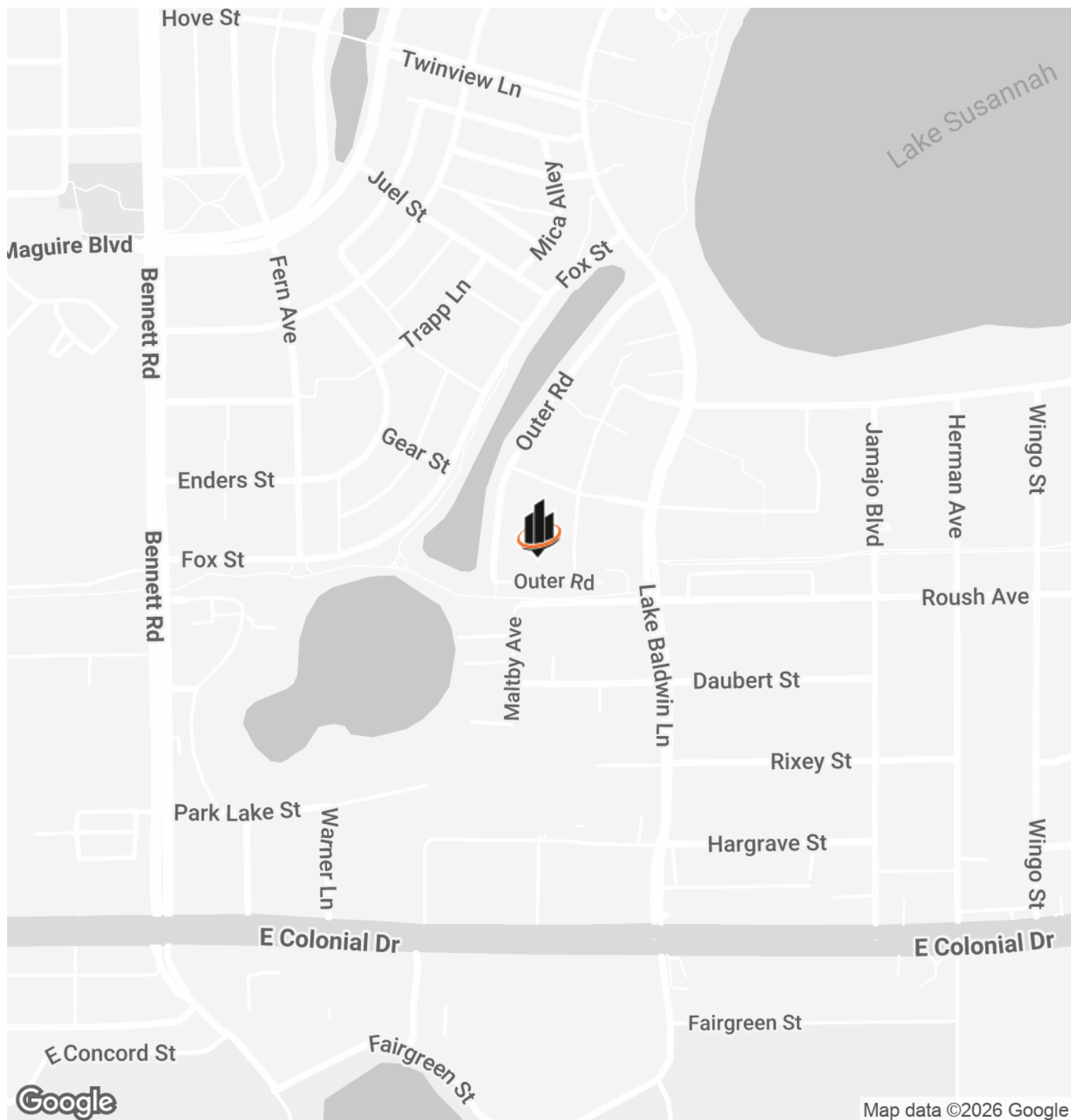


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LOCATION MAP

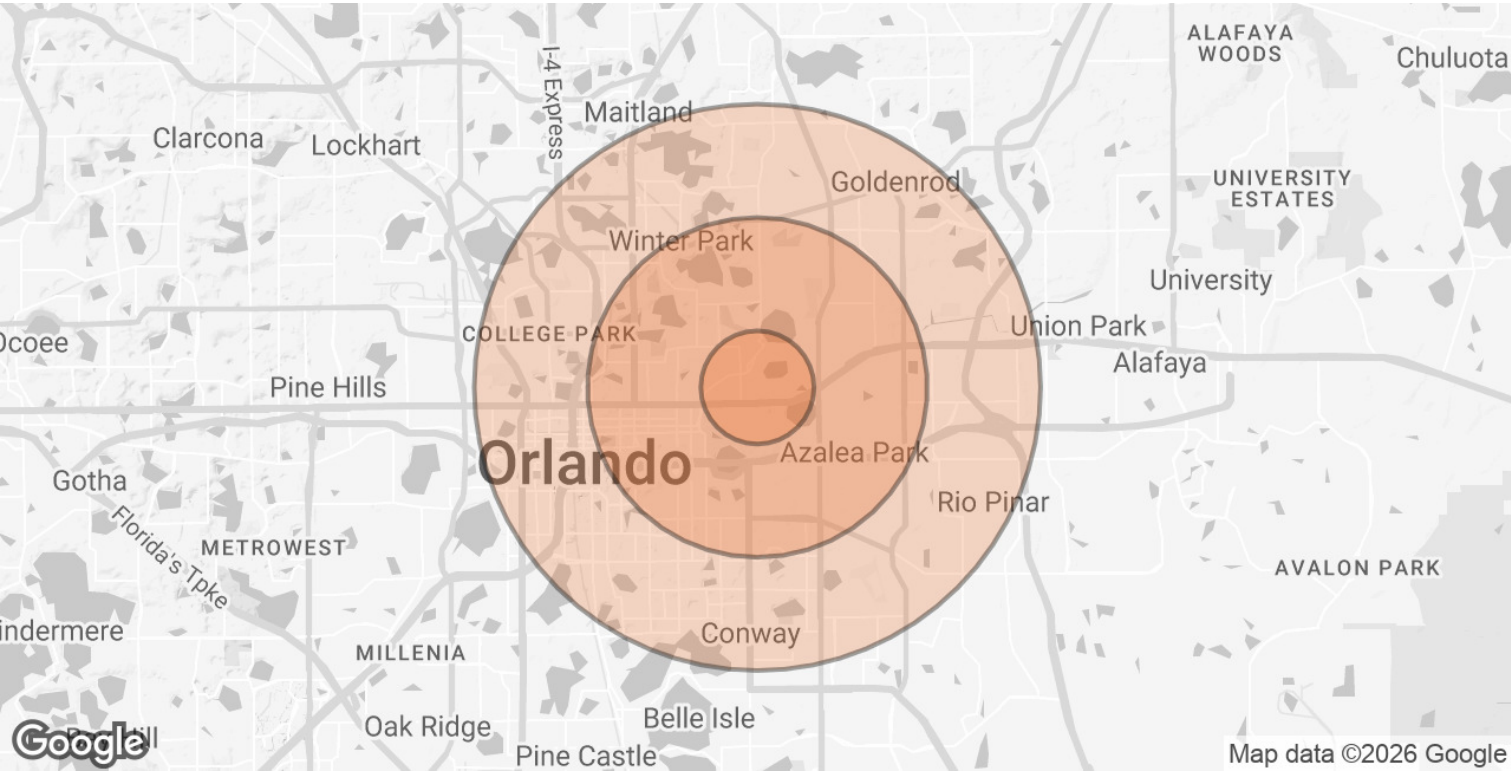


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,550	99,415	286,226
AVERAGE AGE	37.1	36.0	35.8
AVERAGE AGE (MALE)	38.4	35.4	34.5
AVERAGE AGE (FEMALE)	36.3	37.3	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,278	42,802	119,583
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$83,851	\$70,112	\$67,274
AVERAGE HOUSE VALUE	\$282,105	\$350,498	\$319,112

2020 American Community Survey (ACS)

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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden is a Senior Investment Advisor with more than 30 years of experience in commercial real estate, investment sales, leasing, finance, development, and national occupier services. She advises investors, property owners, developers, healthcare organizations, and corporate clients on acquisitions, dispositions, leasing, tenant and landlord representation, site selection, build-to-suit opportunities, and portfolio strategy.

As Founder of the Global Medical Team, Gail has extensive expertise in medical and healthcare real estate, including medical office buildings, ambulatory surgery centers, outpatient facilities, and multi-location healthcare portfolios. She has helped manage and expand a national corporate real estate portfolio from approximately 500,000 square feet to more than 4 million square feet.

Gail has managed transactions ranging from \$500,000 to more than \$200 million across medical office, industrial, office, self-storage, retail, multifamily, senior housing, and land. Her strategic approach combines detailed market research, assertive negotiation, financial insight, and disciplined execution to reduce risk, control costs, and deliver favorable outcomes.

Her industry recognition includes being named a Real Estate Forum Woman of Influence twice, multiple SVN Partners Circle and President's Circle awards, and rankings as high as #3 worldwide and #1 in Florida among SVN advisors.

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