

WESTWOOD CENTER

FOR LEASE - MEDICAL/OFFICE SPACE



Partnership. Performance

6427

WESTWOOD BOULEVARD
ORLANDO, FL 32821

**AVISON
YOUNG**

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WESTWOOD CENTER

Opportunity

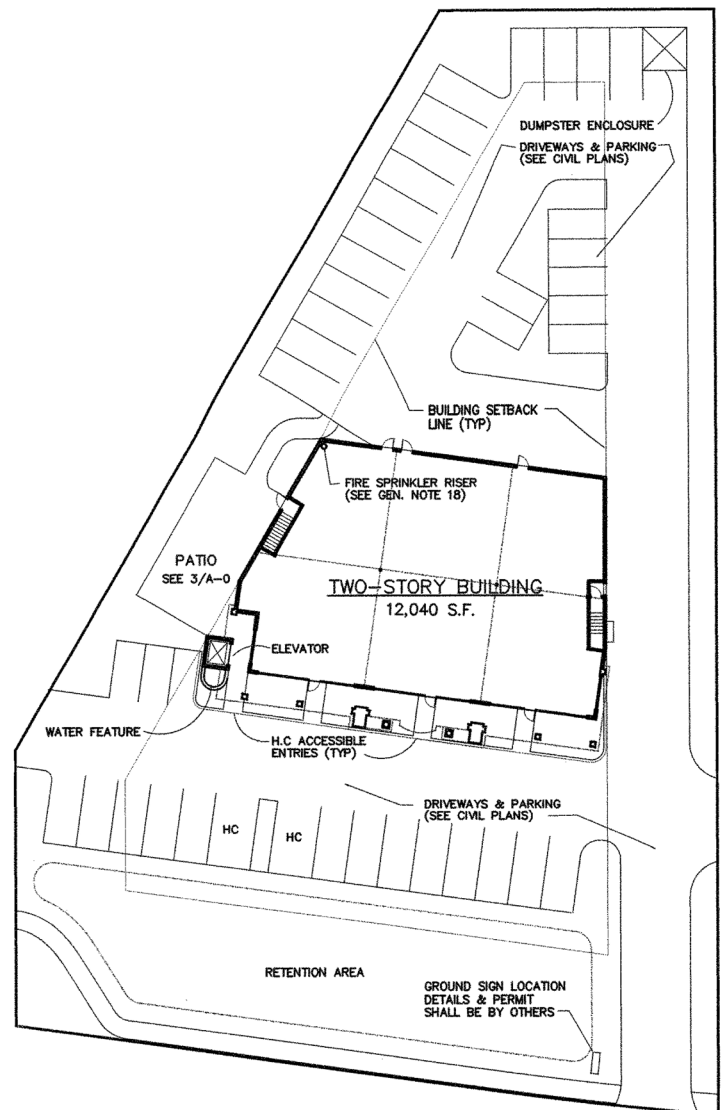
This 2-story, 13,300 sf Class A property features a 3,100 sf **move in ready** urgent care facility as well as 6,200 sf of second floor shell office space. It is ideally located in the heart of the Tourist Corridor, less than one mile from **Sea World** and the **Orange County Convention Center** and offers **excellent access** to the **Beachline Expressway (SR 528)** and **Interstate 4 (I-4)**.

Building Features

- > 6,200 sf of second floor shell office space
- > Elevator accessible
- > Building and monument signage available
- > Ample parking
- > 3-phase power
- > Masonry construction
- > Zoned P-D



Site Plan



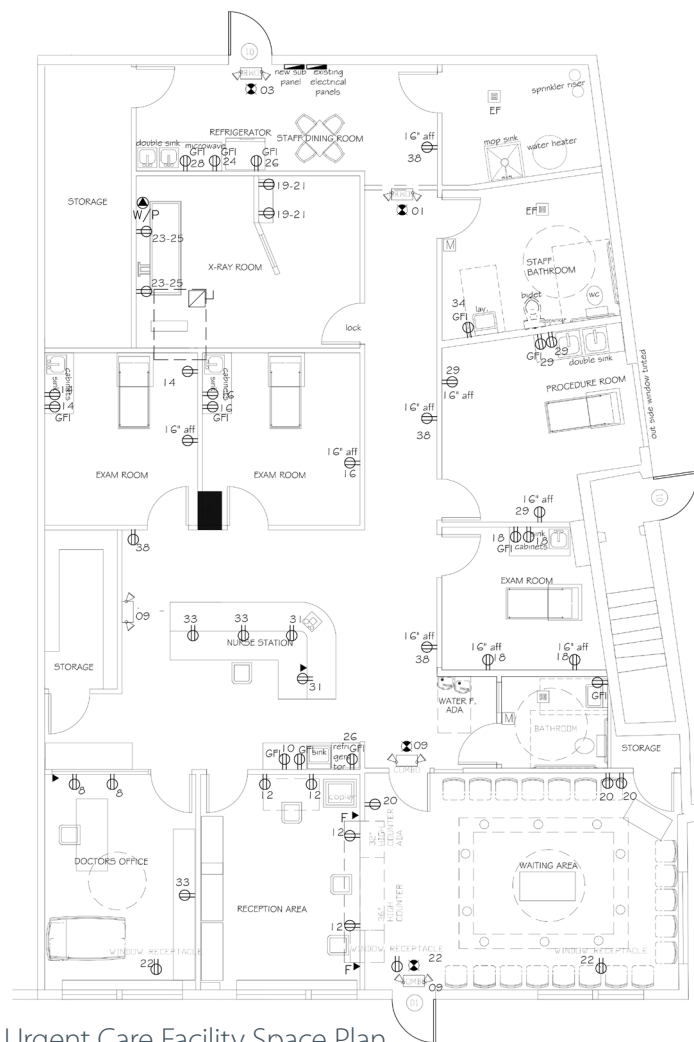
WESTWOOD CENTER

Urgent Care Facility

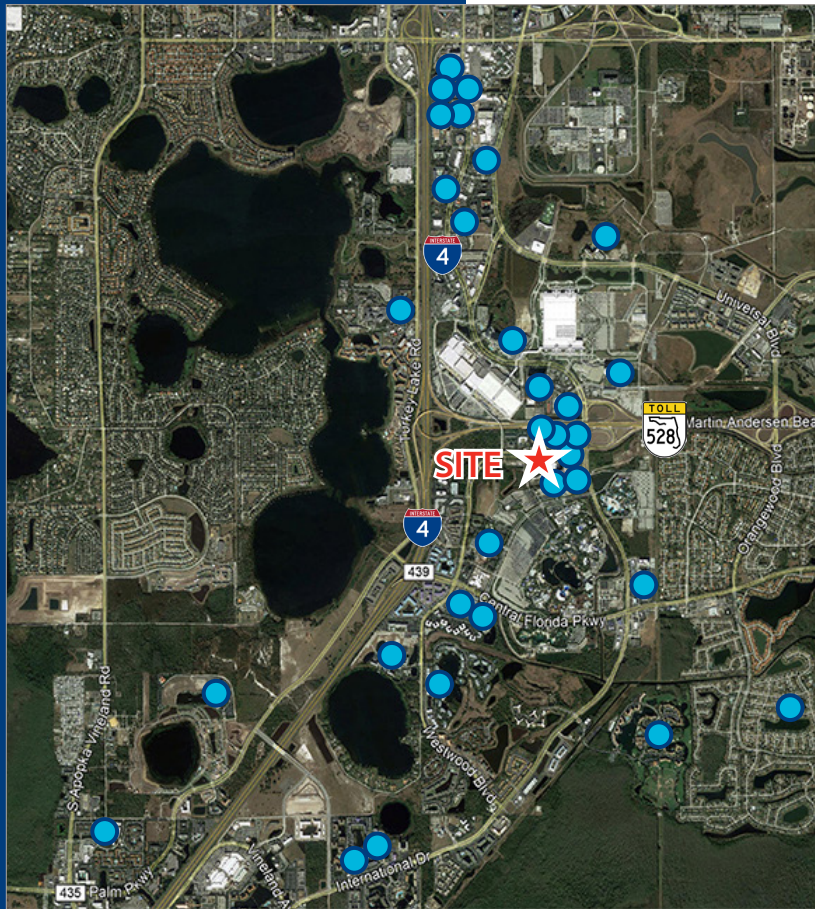
- > **3,100 sf plug-n-play urgent care facility**
- > First class build out with granite countertops
- > Fully furnished to include medical furniture, equipment, computers and security system
- > Medicare, Medicaid, and NPI numbers in place

For more information, including a 360° tour, please visit:

[Urgent Care Facility](#)



Urgent Care Facility Space Plan



AREA HOTELS

- JW Marriott
- The Ritz Carlton
- Grand Bohemian
- Hyatt Regency
- Rosen Shingle Creek
- Marriott Lakeshore Reserve
- Renaissance Orlando
- Marriott Cypress Harbour
- Loews Portofino
- Westgate Lakes Resort & Spa
- Courtyard by Marriott
- Hampton Inn
- Days Inn Convention Center
- Doubletree by Hilton
- Extended Stay America
- Florida Hotel & Conference Center
- Four Points Sheraton
- Grande Lakes Orlando
- Hilton Garden Inn
- Hilton Orlando
- Hilton at Tuscany Village
- Homewood Suites
- Marriott's Harbour Lake
- Quality Inn
- Residence Inn
- Rosen Inn Pointe Orlando
- Rosen Plaza Hotel
- Sheraton Vistana
- Woodspring Suites

For Leasing Information:

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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--|----------|------------|----------|
| Population | 2,299 | 39,200 | 135,229 |
| Average HH Income | \$46,939 | \$89,677 | \$78,778 |
| Daytime Population | 1,186 | 14,830 | 48,400 |
| 2017 Annual Visitors to Orlando | | 68 million | |
| Yearly Conventions Held at Orange County Convention Center (average) | | 230 | |