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LEASE

Second Floor Medical Space | Immediate Hospital Proximity

451 SOUTH MILWEE STREET

Longwood, FL 32750

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

LANCE COBB

O: 941.387.1200

lance.cobb@svn.com

FL #SL3483253

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	3,000 SF
LOT SIZE:	0.71 Acres
BUILDING SIZE:	9,000 SF
ZONING:	1900 / PROFESSIONAL SERVICES BUILDING
YEAR BUILT:	1990
YEAR RENOVATED:	2026

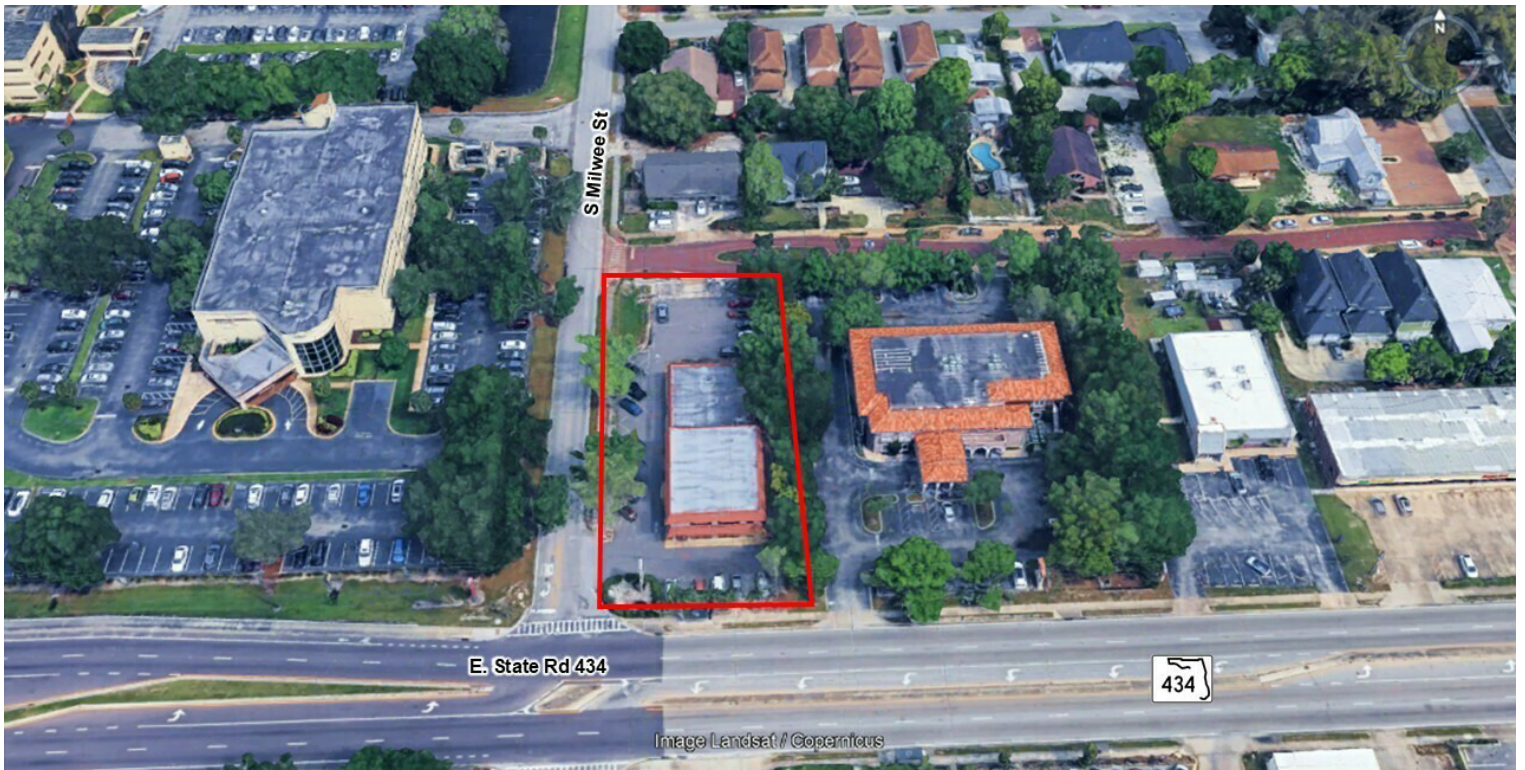
PROPERTY HIGHLIGHTS

- Medical Build-to-Suit Opportunity – 2nd Floor
- Elevator Access
- Tenant Improvement (TI) Dollars Available – Build-to-Suit (BTS) Negotiable
- Located adjacent to Orlando Health South Seminole Hospital
- Strong healthcare corridor with established referral network
- Excellent access to SR 434 and I-4 for regional connectivity
- Surrounded by dense residential population and daytime traffic
- Nearby retail, dining, and service amenities
- Ideal for new or expanding medical practices

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover an exceptional medical build-to-suit opportunity at 451 South Milwee Street in Longwood, Florida. This second-floor space offers a rare ability to design and customize your layout to meet the specific needs of your practice, all within a well-positioned and established healthcare corridor.

The building features convenient elevator access, ensuring ease of movement for patients and staff, along with ample on-site parking to support daily operations. Thoughtfully designed for flexibility, the space can accommodate a variety of medical uses—from primary care and specialty practices to administrative healthcare services.

Located adjacent to Orlando Health South Seminole Hospital and with immediate access to SR 434 and I-4, the property provides excellent connectivity and visibility within the greater Central Florida market. The surrounding area offers a strong patient base, complementary medical users, and nearby retail and dining amenities—creating a convenient and professional environment for both patients and providers.

This is a unique opportunity to establish or expand your practice in a highly accessible, hospital-adjacent location with the ability to tailor the space to your exact operational needs.

LOCATION DESCRIPTION

Strategically positioned at the signalized intersection of SR 434 and Milwee Street, this location offers exceptional visibility and accessibility in the heart of the Longwood/Altamonte Springs corridor. SR 434 is a major east-west thoroughfare connecting I-4 to Semoran Boulevard (SR 436), providing seamless access throughout Central Florida and strong daily traffic counts.

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PROPERTY DETAILS

LEASE RATE	\$26 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Second Floor Medical Space Immediate Hospital Proximity
STREET ADDRESS	451 South Milwee Street
CITY, STATE, ZIP	Longwood, FL 32750
COUNTY	Seminole
MARKET	Longwood
SUB-MARKET	Orlando
CROSS-STREETS	SR 434 & Milwee St
TOWNSHIP	20
RANGE	30
SECTION	31
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	0 Miles to SR 434
NEAREST AIRPORT	25 Miles to Orlando International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	1900 / PROFESSIONAL SERVICES BUILDING
LOT SIZE	0.71 Acres
APN #	31 20 30 502 0000 0090
LOT FRONTAGE	96 ft
LOT DEPTH	263 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	42500
TRAFFIC COUNT STREET	SR 434
WATERFRONT	No
THOMAS GUIDE PAGE #	16
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	\$26 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	9,000 SF
NOI	\$0.00
CAP RATE	0.0
BUILDING CLASS	A
OCCUPANCY %	75.0%
TENANCY	Multiple
CEILING HEIGHT	10 ft
MINIMUM CEILING HEIGHT	10 ft
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	9,000 SF
YEAR BUILT	1990
YEAR LAST RENOVATED	2026
GROSS LEASABLE AREA	9,000 SF
CONSTRUCTION STATUS	Build to suit
FRAMING	Concrete
CONDITION	Good
ROOF	BUILT UP COMP/WOOD/GYPSM
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab
EXTERIOR WALLS	Concrete
OFFICE BUILDOUT	Medical - BTS

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	3.6
NUMBER OF PARKING SPACES	32

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	one (1)
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	1
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
RESTROOMS	2 ADA

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	3,000 SF	LEASE RATE:	\$26 SF/yr

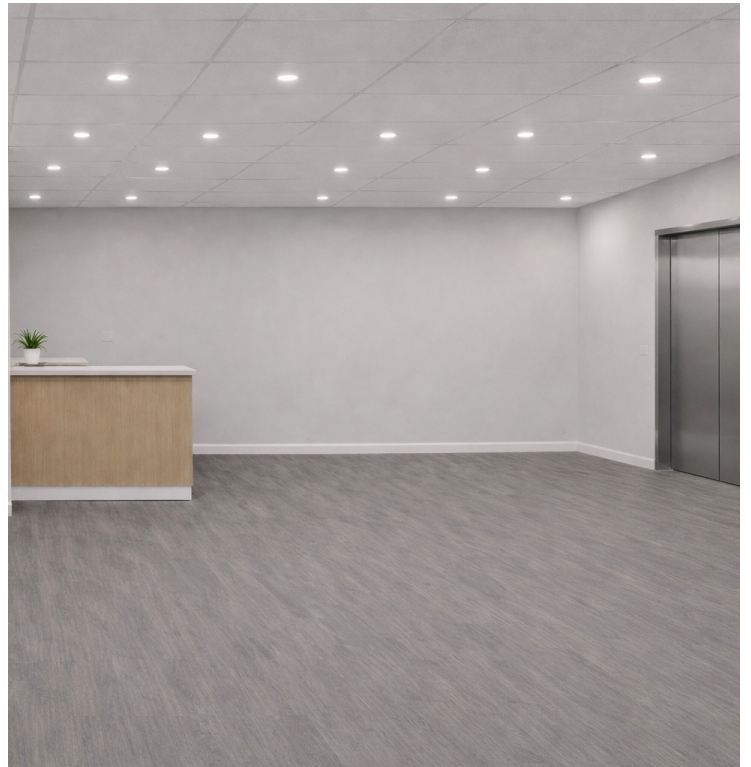
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 2	Available	3,000 SF	NNN	\$26.00 SF/yr

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ADDITIONAL PHOTOS



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AERIAL MAP



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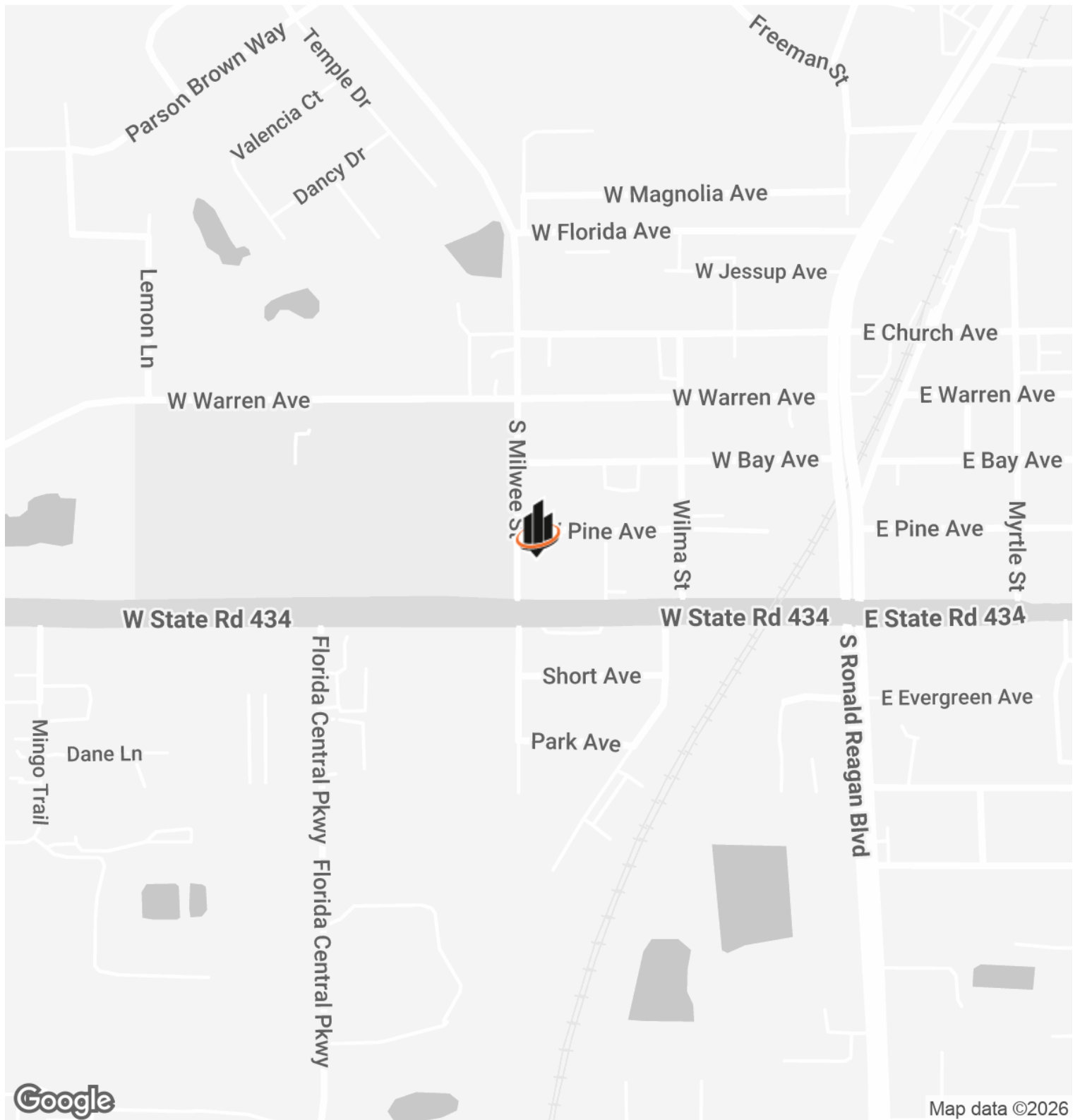
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GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

SVN | Commercial Advisory Group

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PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

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