

Brand-New *Dental Practice* For Sale

FULLY BUILT-OUT OPERATORY SUITE · OCOEE, FLORIDA

1,440 RENTABLE SF	10 YEAR LEASE	2×5 RENEWAL OPTIONS	\$33 CURRENT RATE / SF
----------------------	------------------	------------------------	---------------------------



2910 Maguire Road, Suite 1005 — Ocoee, FL 34761
Shoppes at Meadow Ridge · High-visibility retail corridor

EXCLUSIVE USE GRANTED

SPACE DESCRIPTION

This 1,440 square foot suite has been thoughtfully designed and fully built out for immediate dental operations. The layout features four fully equipped operatories, providing ample capacity for a general dentist or specialist to hit the ground running from Day One. Supporting the clinical space is a large dedicated sterilization area — a detail that speaks volumes about how seriously this suite was planned — along with an in-suite dental lab, a private doctor's office, and a staff breakroom. Every square foot has been put to work. You walk in, you set up your equipment, and you open your doors.

PRACTICE HIGHLIGHTS

- 4 fully equipped operatories — clinical capacity ready Day One
- Large dedicated sterilization room — professionally planned & code-compliant
- In-suite dental lab — rare amenity, adds immediate workflow efficiency
- Private doctor's office + staff breakroom included
- Exclusive dental use — no competing practice permitted in building

LEASE SUMMARY

Suite	Suite 1005
Size	1,440 RSF
Lease Term	10 Years
Renewal Options	2 × 5 Years
Current Base Rent	\$4,201 / mo
CAM / NNN (Est.)	~\$870 / mo
Est. Monthly Total	~\$5,071 / mo
Annual Escalations	~3% / Year
Remaining Term	~8+ Years
Landlord	Ruby Eagles Holdings
Exclusive Use	Yes — Building-Wide

- Monument sign visibility on Shoppes at Meadow Ridge pylon
- Co-tenanted with Quest Diagnostics, State Farm, Goodwill & more
- Strong Central Florida demographics — growing residential base
- Trade name *Contemporary Dental Care* available with sale

A Rare Turnkey Entry Point into Central Florida Dentistry

This is a **plug-and-play dental practice opportunity** in one of Ocoee's most established retail corridors. The suite has been professionally designed and fully built out for immediate clinical operations — no construction delays, no permit headaches, no guesswork. With a **long-term lease already in place**, exclusive dental use protections, and monument signage visibility, a qualified buyer can open their doors and see patients from Day One. Selling price to be negotiated. **Contact ARC Medical Realty to discuss.**

Mike Ruso
Managing Partner / Broker · ARC Medical Realty
arcmedicalrealty.com

EXCLUSIVELY REPRESENTED
BY ARC MEDICAL REALTY

ASKING PRICE
To Be Negotiated

All figures approximate. Buyer to verify all lease terms and operating details independently. This is not an offer to sell securities.