



# Sienna Gardens

1701 PARK CENTER DR, ORLANDO, FL 32835



## Property Highlights

- Easy access to SR 408, Florida's Turnpike and I-4
- Electric is included in the NNN expense
- The building offers an elevator, common area restrooms on both floors, and a stunning, spacious lobby entrance

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY

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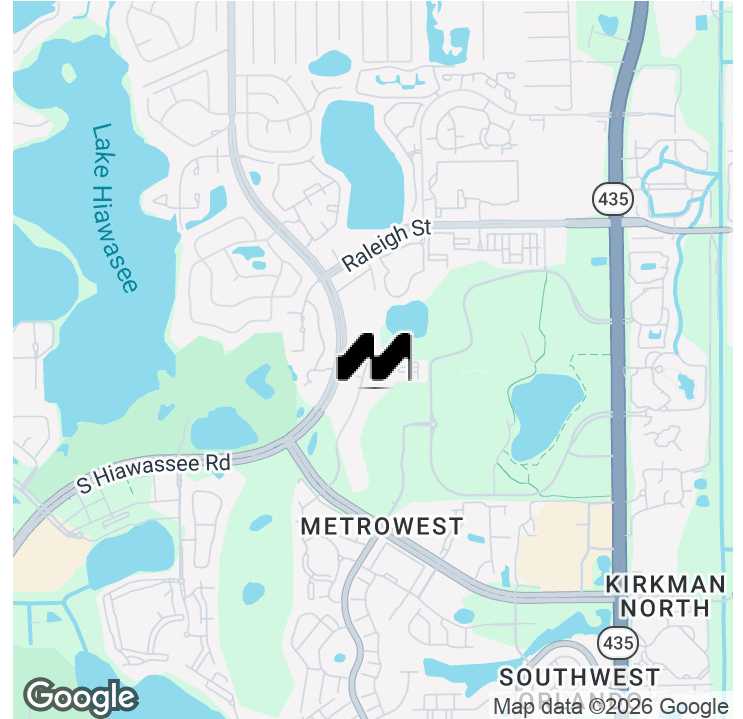
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## EXECUTIVE SUMMARY

1701 PARK CENTER DR, ORLANDO, FL 32835

# Sienna Gardens



### OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	34,449 SF
Available SF:	1,378 SF
Lot Size:	1.96 Acres
Renovated:	2022
Zoning:	O-2
Market:	Orlando
Submarket:	Metrowest

### PROPERTY OVERVIEW

Sienna Gardens is located within the highly dense residential community of MetroWest which provides office users the ability to serve the immediate area. The available suites are move-in ready on NNN leases and the property offers great co-tenancy with other medical and professional services operating in the building.

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OFFICE BUILDING

# For Lease

ADDITIONAL PHOTOS

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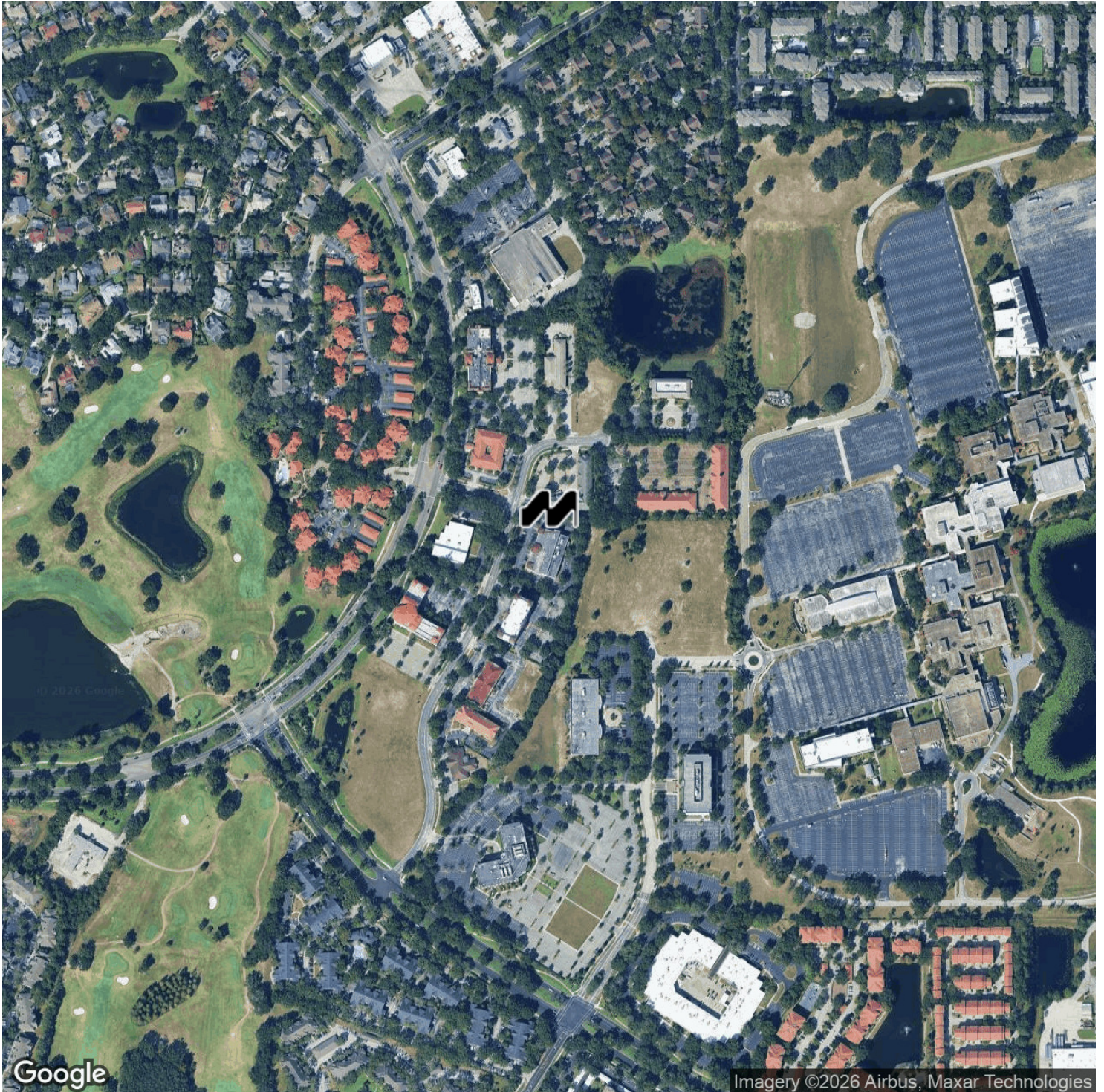
OFFICE BUILDING

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LOCATION MAP

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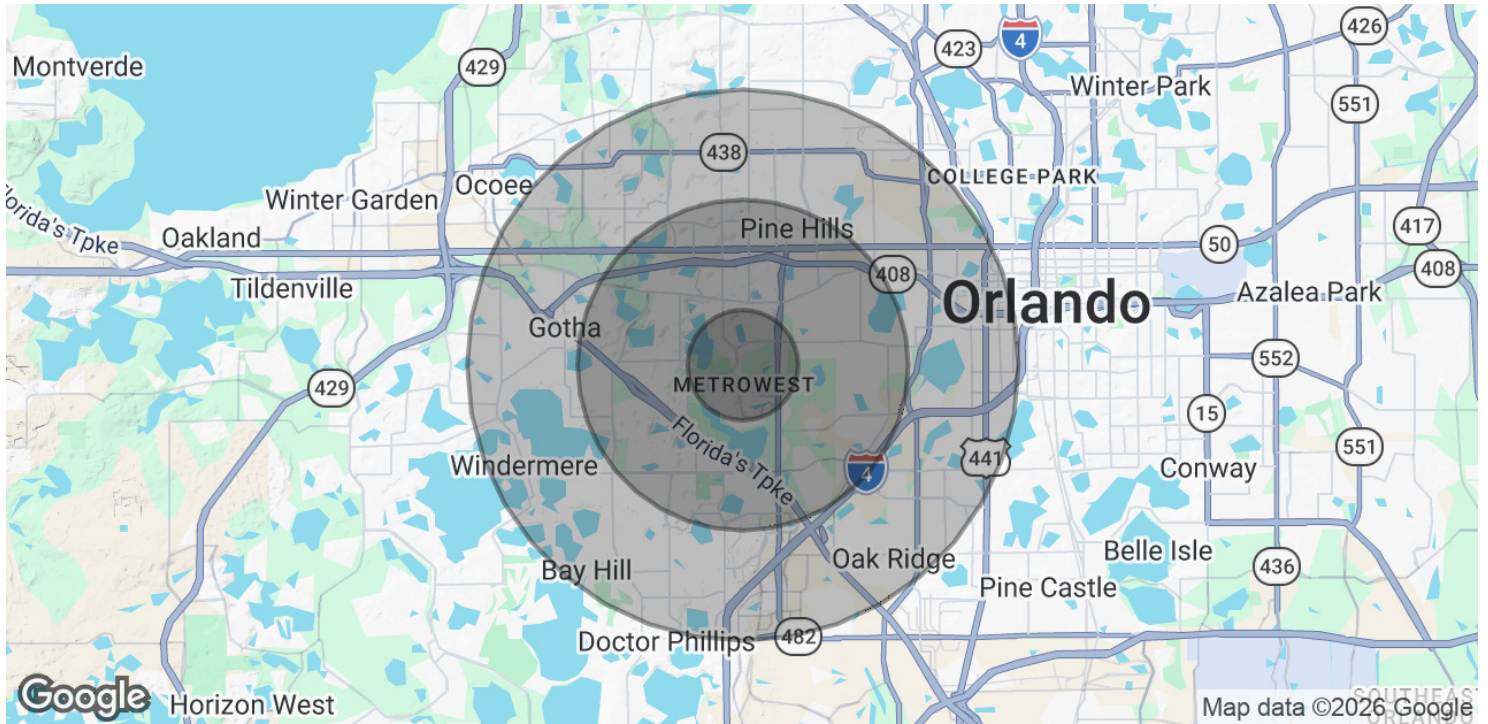
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# DEMOGRAPHICS MAP & REPORT

1701 PARK CENTER DR, ORLANDO, FL 32835

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## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	15,228	112,099	255,780
Average Age	28.6	31.4	32.4
Average Age (Male)	27.8	30.4	31.4
Average Age (Female)	29.2	32.4	33.6

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	6,092	41,113	90,210
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$56,061	\$57,152	\$59,581
Average House Value	\$288,079	\$270,507	\$289,179

2020 American Community Survey (ACS)

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