

# For Lease

# Ocoee Medical Building

3872 Old Winter Garden Road | Gotha, FL 34734



**3,000± sf - 14,000± sf available**

**\$70.00/SF TI Allowance, subject to a 7-year minimum lease term and review of financials.**

**AVISON  
YOUNG**

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# Introduction

Adjacent to **Orlando Health - Health Central Hospital** and recently built in 2025, Ocoee Medical Building offers spaces from 3,000± SF to 14,000± SF providing Tenant's the opportunity to design their own layout from shell condition. With an excellent location near Ocoee and Windermere, the property is easily accessible to major thoroughfares such as S.R. 408, S.R. 429, the Florida Turnpike, and Highway 50.

## PROPERTY HIGHLIGHTS

**EASY ACCESS TO S.R. 408, S.R. 429, AND HIGHWAY 50**

**FRONTAGE ON OLD WINTER GARDEN ROAD**

**ADJACENT TO ORLANDO HEALTH - HEALTH CENTRAL HOSPITAL**

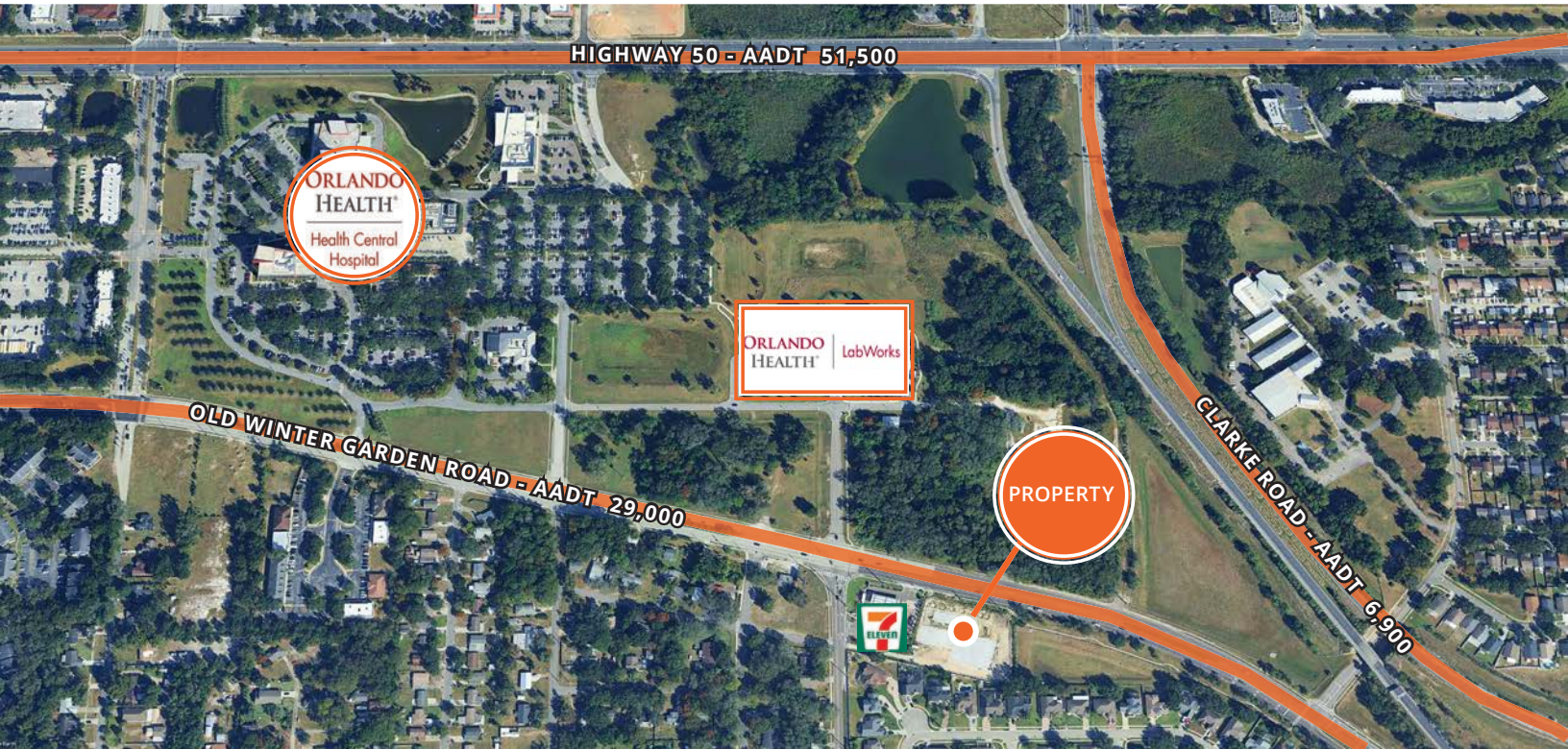
**SUSTAINABILITY AND WELLNESS CERTIFICATIONS**

**BUILDING SIGNAGE**

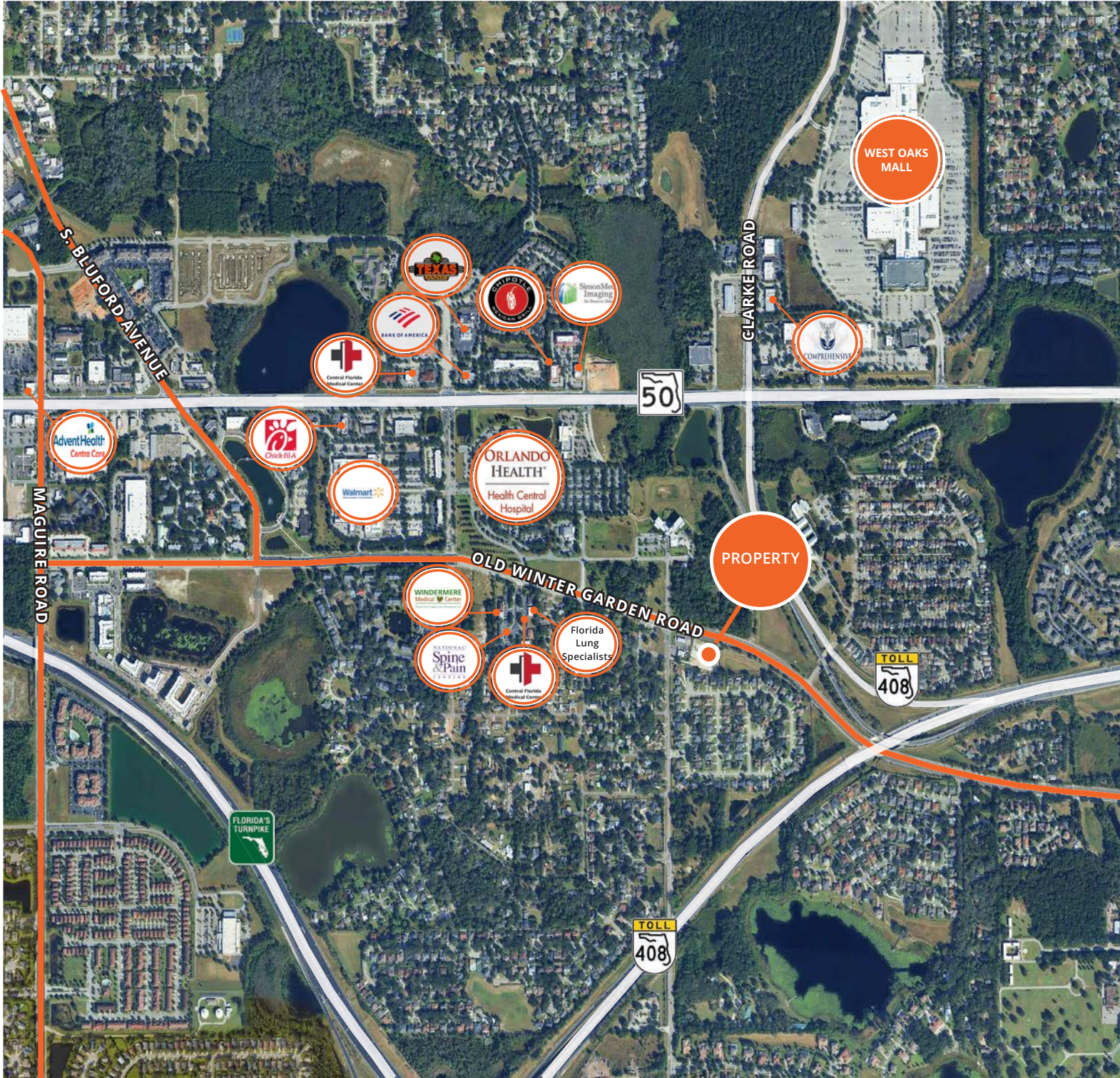
**5/1,000 SF PARKING RATIO**

**NEAR OCOEE, WINTER GARDEN, WINDERMERE COMMUNITIES**

**BUILDING ALSO AVAILABLE FOR SALE**



# Location Map

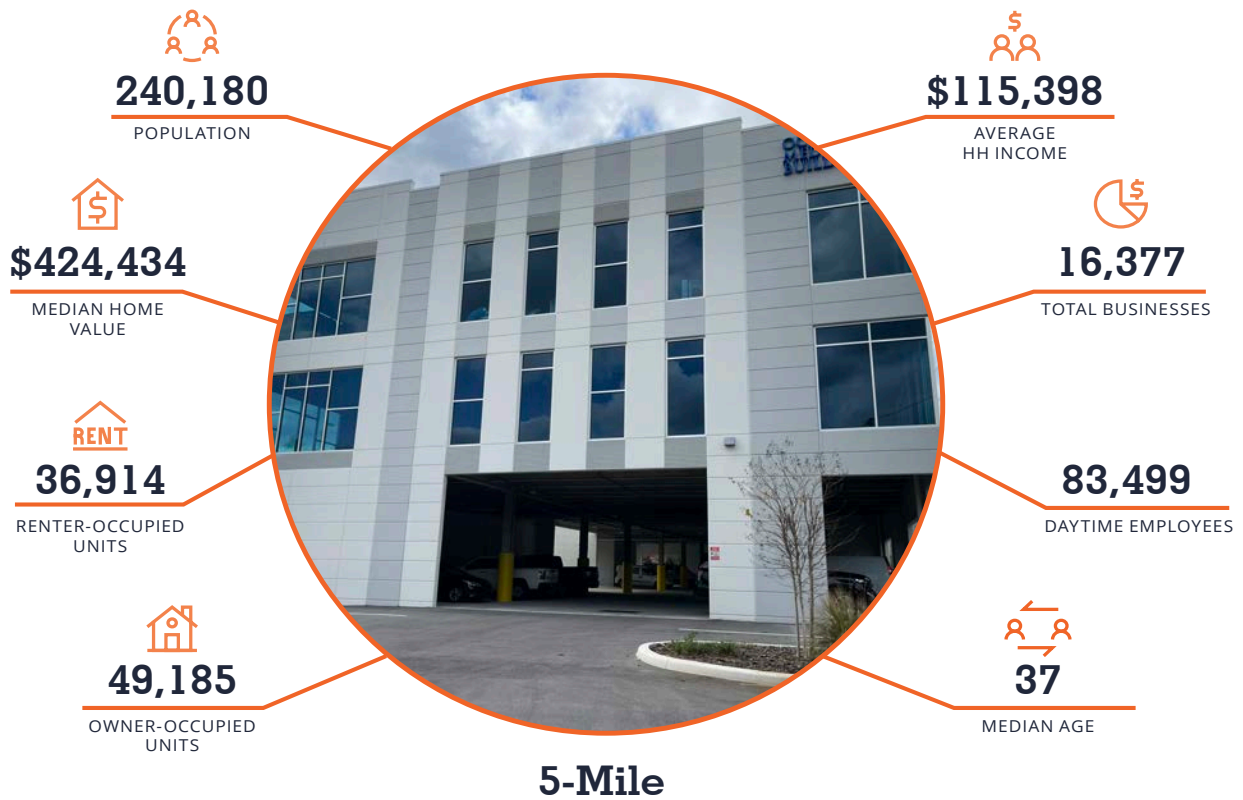


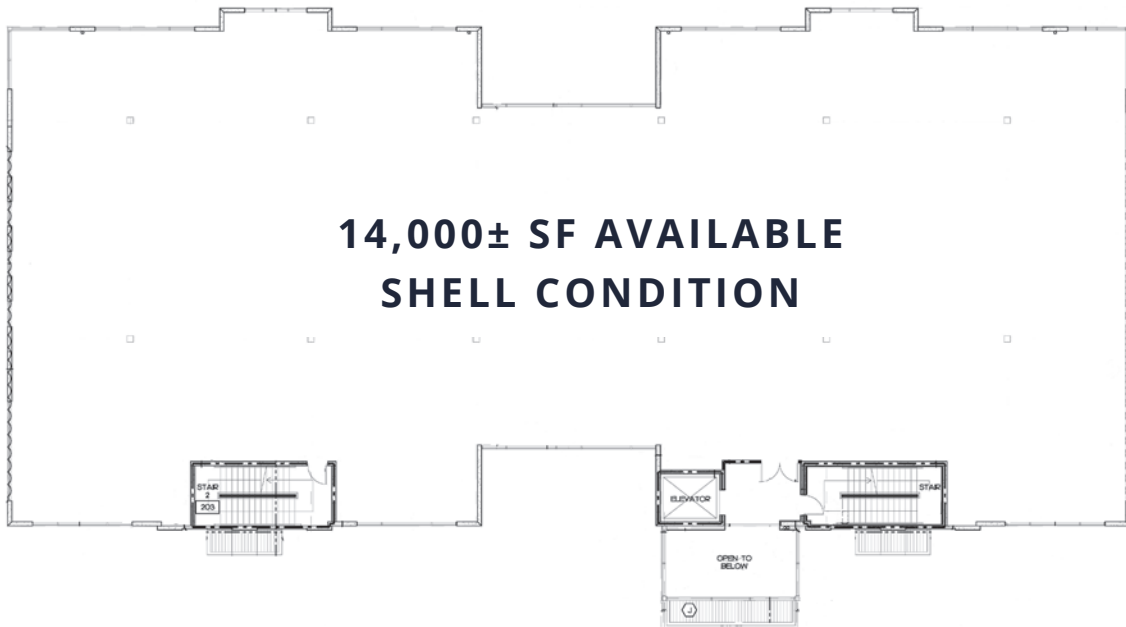
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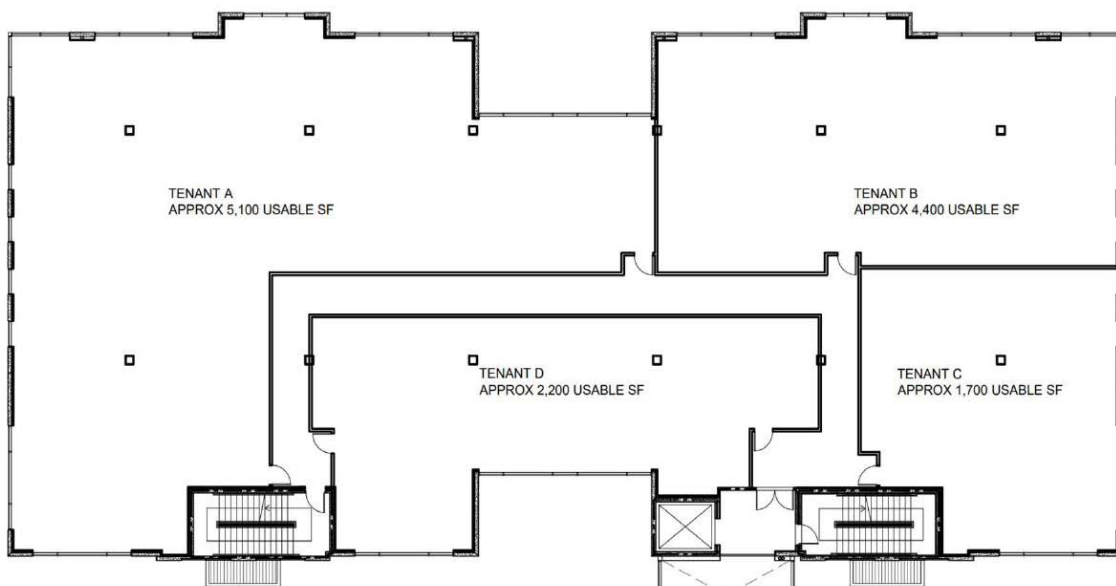
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# Demographics





**CURRENT FLOOR LAYOUT**



**SAMPLE FLOOR LAYOUT  
CAN BE CUSTOMIZED**

