

1743 Park Center Dr

1743 PARK CENTER DRIVE, ORLANDO, FL 32835



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

BRIAN GRANDSTAFF

407.370.3211

Briang@millenia-partners.com

1743 PARK CENTER DRIVE, ORLANDO, FL 32835

NNN Office/Medical For Sale



OFFERING SUMMARY

Sale Price:	Please Inquire
Number of Units:	5
Lot Size:	1 Acres
Building Size	36,828 SF
NOI:	\$830,915
Cap Rate:	7.00%

PROPERTY DESCRIPTION

Introducing a 100% leased, prime investment opportunity at 1743 Park Center Drive, Orlando, FL. This immaculate 36,828 SF building, featuring 5 units, presents an ideal proposition for the discerning Office/Medical investor. Built in 2001 and tastefully renovated in 2025, this property flaunts modern appeal and operational efficiency. With a desirable O-2 zoning, and situated in the thriving business hub of Orlando, this property boasts 100% occupancy, ensuring immediate returns and long-term potential. Don't miss the chance to make this coveted asset the cornerstone of your investment portfolio.

PROPERTY HIGHLIGHTS

- 5 units
- Built in 2001/Renovated in 2025
- Zoned O-2
- 100% occupancy



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Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
200	Integrative Physical Medicine	3,500 SF	9.50%	\$27.06	\$94,710	5/15/18	8/31/28
201	Yuri Gomez, PA	8,435 SF	22.90%	\$14.00	\$118,090	01/01/26	12/31/30
300	West Orange Nephrology	12,276 SF	33.33%	\$31.85	\$390,991	09/26/18	06/25/29
400	Rumasa Corp	9,430 SF	25.61%	\$18.00	\$169,740	04/01/26	03/31/29
420	Estela Valentim, PA	3,188 SF	8.66%	\$18.00	\$57,384	06/01/26	05/31/36
TOTALS		36,829 SF	100%	\$108.91	\$830,915		



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Retailer Map

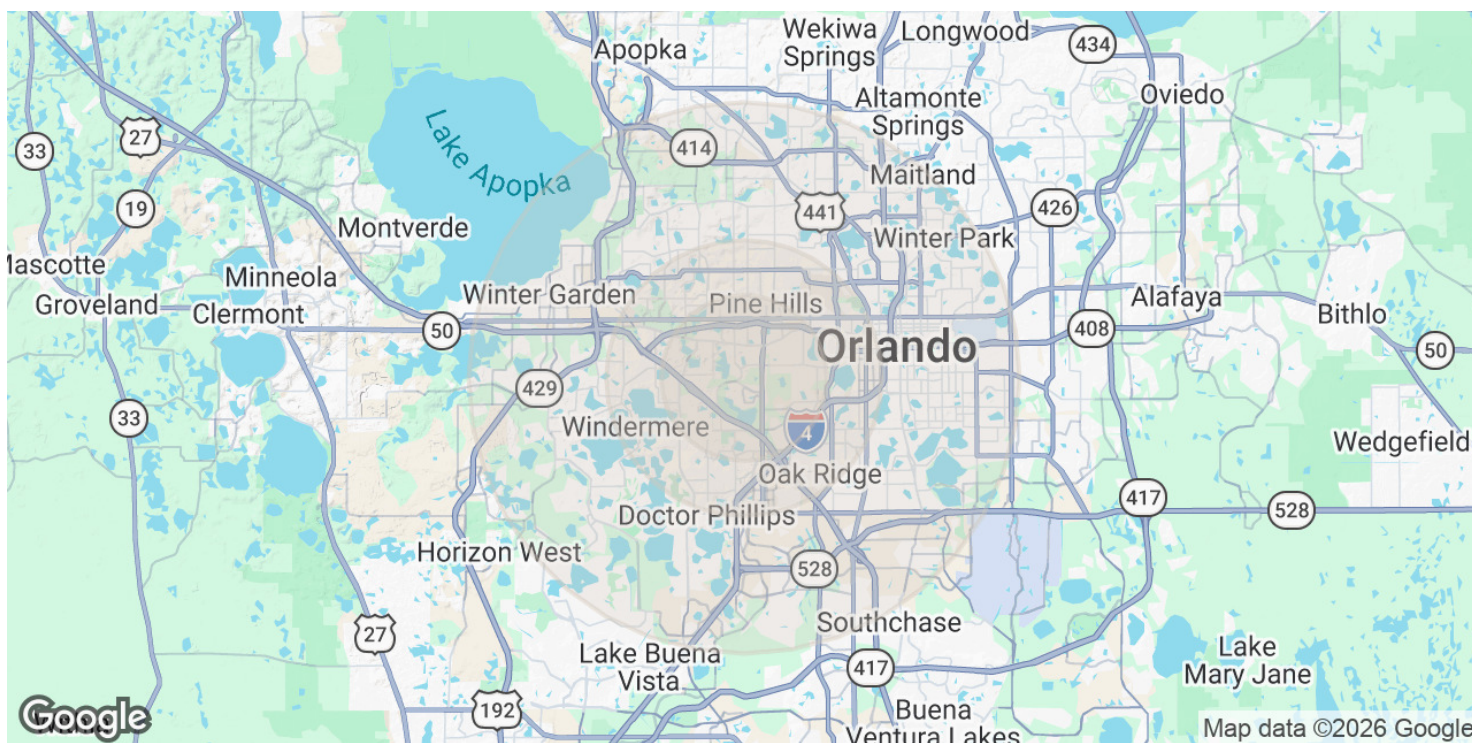


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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	118,814	289,979	864,871
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	43,561	103,415	328,283
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$82,531	\$85,162	\$101,559
Average House Value	\$343,805	\$357,390	\$429,139

2020 American Community Survey (ACS)



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Broker Contact



BRIAN GRANDSTAFF

Managing partner

Briang@millenia-partners.com

Direct: 407.370.3211 | Cell: 407.370.3211

FL #BK655625

PROFESSIONAL BACKGROUND

Brian began his career in Orlando in 1995 working on the 450 acre mixed-use development called Millenia, which includes 5.5 million square feet of retail, restaurant, office, hotel and multi-family parcels. The centerpiece is a 1.2 million square foot enclosed mall known as the Mall at Millenia anchored by Neiman Marcus, Bloomingdales and Macy's (Ranked top 10 in the US).

In 2003, Brian founded Millenia Partners to pursue ground-up development opportunities, third party brokerage, investment sales and asset management. Today Millenia Partners leases and manages close to a million square feet of properties and is ranked in the top 15 largest commercial brokerage companies in Central Florida. Millenia currently serves commercial real estate clients throughout the Southeast with offices in Dallas, Atlanta, Orlando, Naples & Boca Raton, Florida.

Brian currently serves on the board of directors for numerous non-profit organizations: Circle Christian School (CircleChristianSchool.org) which supports Parent Directed Education with Private School Accreditation; Summit Church (SummitConnect.org) a biblically functioning community teaching truth, serving others and worshiping God; Identity For Children (ID4C.org) which works to provide forgotten children with protections and legal identity; and Hope Africa Collective (HopeAfrica.com) serving the needs of the impoverished in the Cape Flats area outside Cape Town, South Africa.

Above all, Brian cherishes his role as Husband and Dad. He lives in Winter Park, Florida with his wife, Sarah, their five daughters and their niece. Ephesians 3:20-21 NIV

The definition of success is shifting. Measure your life not by money or status, but by your contribution to the world . . . Blake Mycoskie CEO of Toms Shoes

EDUCATION

Bowling Green State University

Bachelor of Science in Business Administration (BSBA)

MEMBERSHIPS

Millenia Partners - Managing Partner

Millenia Partners
7598 W Sand Lake Rd
Orlando, FL 32819
407.370.3211

