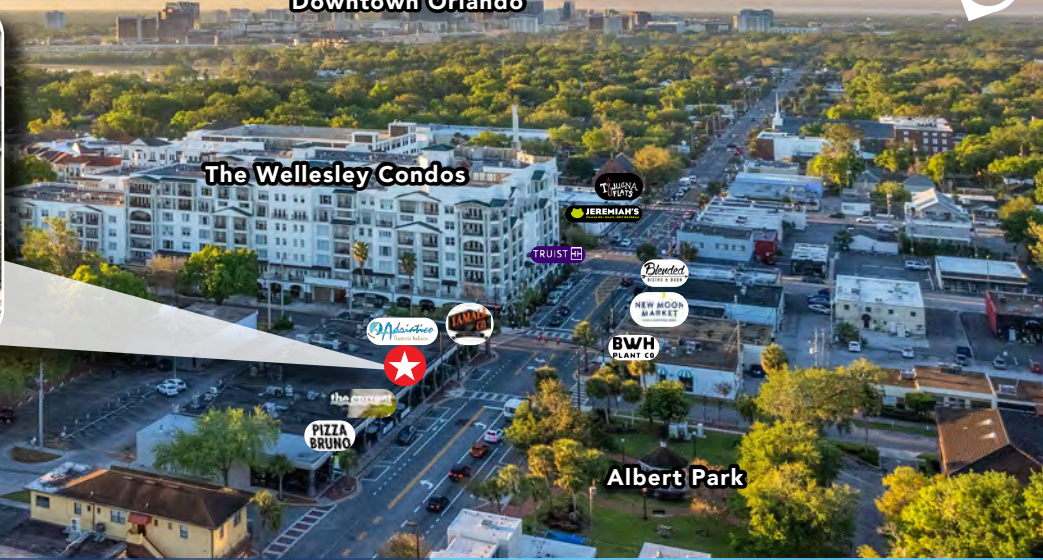




Downtown Orlando



The Wellesley Condos

Albert Park

EXECUTIVE OFFICE/MEDICAL FOR SUBLEASE

2421 Edgewater Dr, Orlando, FL 32804

Highly visible office/medical space for sublease in affluent retail corridor

PROPERTY HIGHLIGHTS

Elevate your practice in a modern, professional environment alongside a luxury compounding pharmacy and wellness collaborative. You will welcome your clients into a beautiful retail space with friendly staff to greet them as they make their way to your private office or treatment room.

Located at 2421 Edgewater Drive in the popular Edgewater Exchange building along "The Drive" in College Park, you'll be nestled amongst several restaurants bringing plenty of visibility and foot traffic. This is a unique opportunity to be a part of a collaborative group of wellness-focused businesses offering better healthcare with a luxury experience.

AMENITIES:

- Large meeting room for groups available
- Private restrooms
- Comfortable, secluded waiting area
- Patio seating
- Wi-Fi
- Dedicated parking lot
- Coffee/tea bar
- Retail shopping
- 24/7 Access
- Private entrance
- Break room

IDEAL USE:

- Healthcare practitioner
- Mental health counselor
- Massage therapist
- Aesthetician
- Physical therapist
- Life Coach
- Health and Wellness Coach



AVAILABLE SUITES:

Available July 1, 2026

Office 1

Dimensions: 9'7" x 9'3"
Rate: \$1,000 per month

Office 2

Dimensions: 9'7" x 9'3"
Rate: \$1,000 per month

Office 3

Dimensions: 9'7" x 13'7"
Rate: \$1,450 per month

Treatment Room

Dimensions: 9' x 15'
Rate: \$1,800 per month



HARBERT
REALTY SERVICES

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

For More Information: HarbertRealty.com

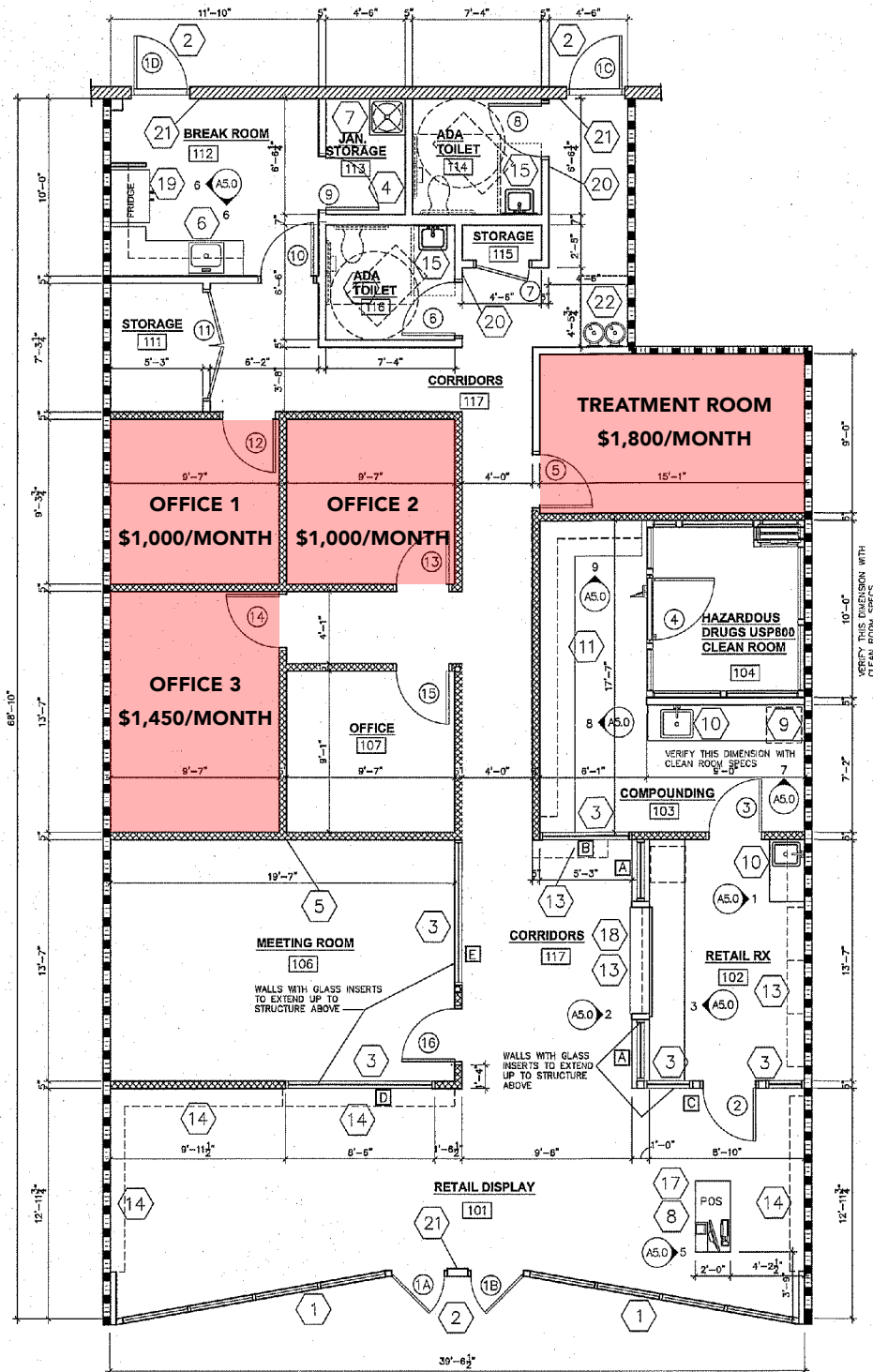
400 S Park Ave, Suite 225, Winter Park, FL 32789

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FLOOR PLAN



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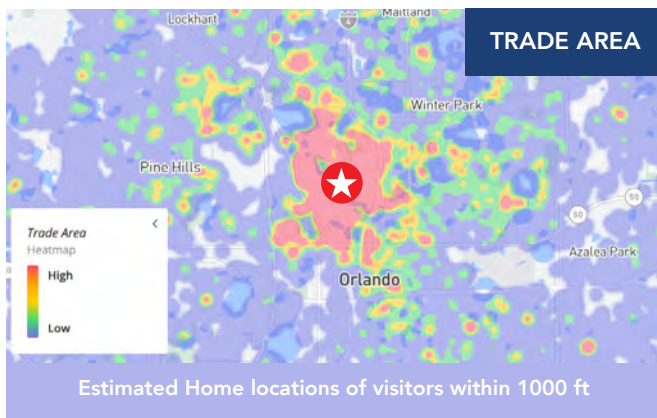
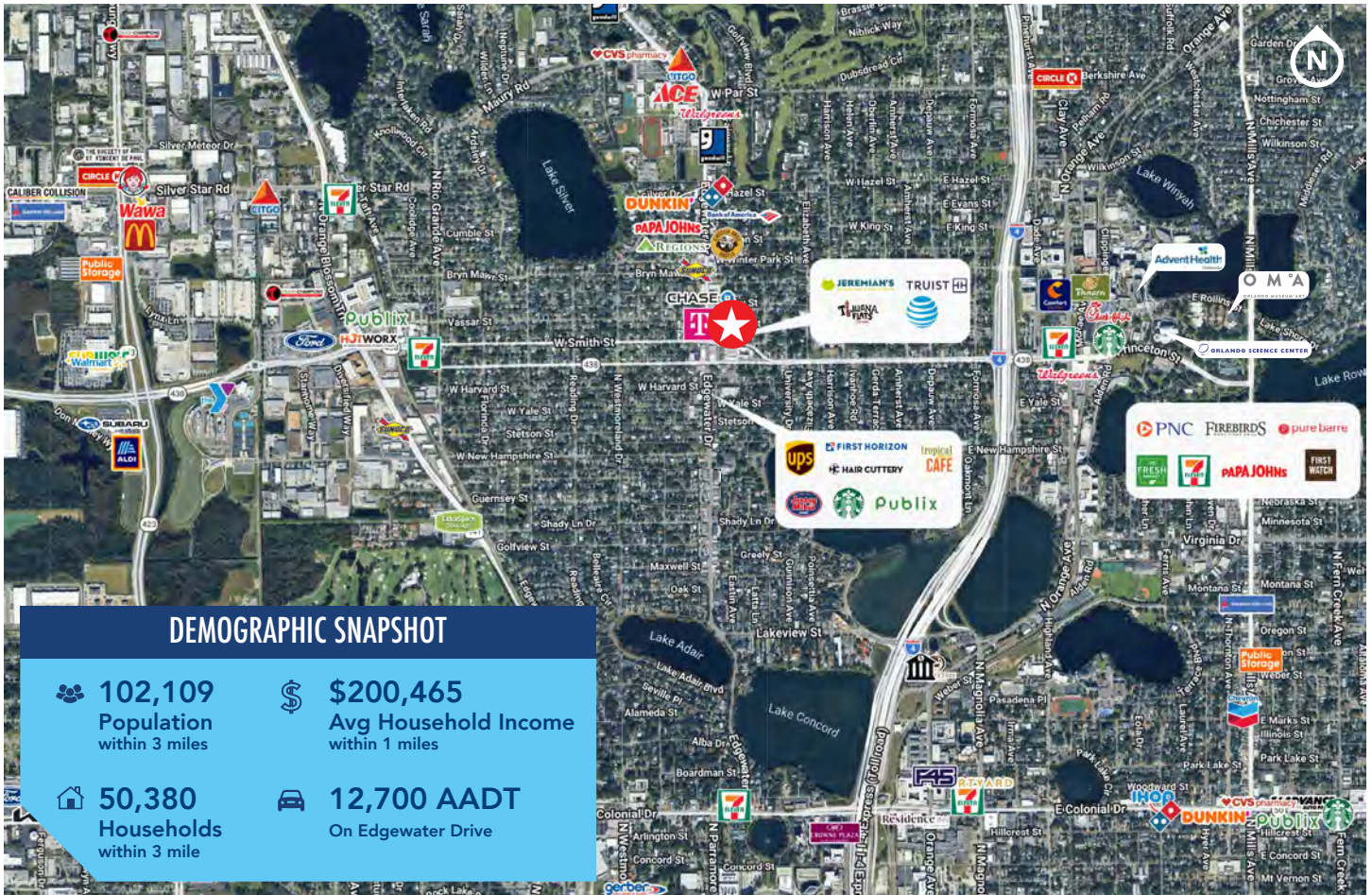
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AREA OVERVIEW



12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	1M
Visitors	300.2K
Visit Frequency	3.46x
Avg Dwell Time	75 minutes
Visitor Income	\$72,940 Median HH Income

POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
13,437	102,109	295,174	7,509	131,641	245,429	\$200,465	\$136,898	\$120,840



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