

1691

**LEASE**

# Build to Suit Medical Office

**1691 LEE RD**

Winter Park, FL 32789

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>AVAILABLE SF:</b>	9,960 SF
<b>LOT SIZE:</b>	0.37 Acres
<b>BUILDING SIZE:</b>	9,960 SF
<b>ZONING:</b>	O-1
<b>APN:</b>	29-22-01-9422-02-000

## PROPERTY HIGHLIGHTS

- ±9,960 SF | Two-Story Class A Construction
- Build-to-Suit | Surgery Center or Medical Office
- Full Buildout Allowance Available
- All Horizontal Improvements In Place
- Building & Engineering Plans Approved
- 5:1,000 Parking Ratio | Ample Surface Parking
- 37,000 ADT Traffic Count
- Monument Signage on Lee Road + Building Signage Available

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## PROPERTY DESCRIPTION



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A Rare Build-to-Suit Opportunity in One of Orlando's Premier Medical Corridors

Discover an exceptional opportunity to design and occupy approximately 9,960 SF of Class A medical office space across two floors, ideally situated along the highly trafficked Lee Road corridor in Winter Park, Florida. This prime location places your practice in immediate proximity to leading healthcare providers, including AdventHealth and Orlando Health, surrounded by a strong network of established medical users.

With building and engineering plans already approved and all horizontal infrastructure in place, the project is well-positioned for a streamlined development timeline. Anticipated delivery in Q4 2026 to Q1 2027 allows your practice or surgery center to move efficiently from lease execution to occupancy with minimal delays.

This is a rare opportunity to create a customized, state-of-the-art medical environment in one of Central Florida's most sought-after healthcare corridors.

### LOCATION DESCRIPTION

Situated in the heart of Winter Park's continued residential and commercial expansion, this property offers exceptional visibility and convenient access for both patients and staff. The Lee Road corridor has emerged as a premier destination for healthcare providers, supported by strong demographics, steady growth, and proximity to major hospital systems.

With seamless connectivity to I-4 and surrounding neighborhoods, this location offers easy access from across the greater Orlando market. Surrounded by a well-established medical community and complementary services, it presents an outstanding opportunity to establish or expand your practice in one of Central Florida's most active and high-demand healthcare corridors.

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## PROPERTY DETAILS

<b>LEASE RATE</b>	<b>NEGOTIABLE</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Build to Suit Medical Office
<b>STREET ADDRESS</b>	1691 Lee Rd
<b>CITY, STATE, ZIP</b>	Winter Park, FL 32789
<b>COUNTY</b>	Orange
<b>MARKET</b>	Winter Park
<b>SUB-MARKET</b>	Orlando
<b>CROSS-STREETS</b>	Lee Rd & N Orlando Ave
<b>TOWNSHIP</b>	22
<b>RANGE</b>	29
<b>SECTION</b>	01
<b>SIDE OF THE STREET</b>	North
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	1.5 Miles to I 4
<b>NEAREST AIRPORT</b>	27 Miles to Orlando International Airport

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Medical
<b>ZONING</b>	O-1
<b>LOT SIZE</b>	0.37 Acres
<b>APN #</b>	29-22-01-9422-02-000

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	9,960 SF
<b>NOI</b>	\$0.00
<b>CAP RATE</b>	0.0
<b>BUILDING CLASS</b>	A

### PARKING & TRANSPORTATION

<b>STREET PARKING</b>	No
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# AERIAL MAP



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# AERIAL MAP

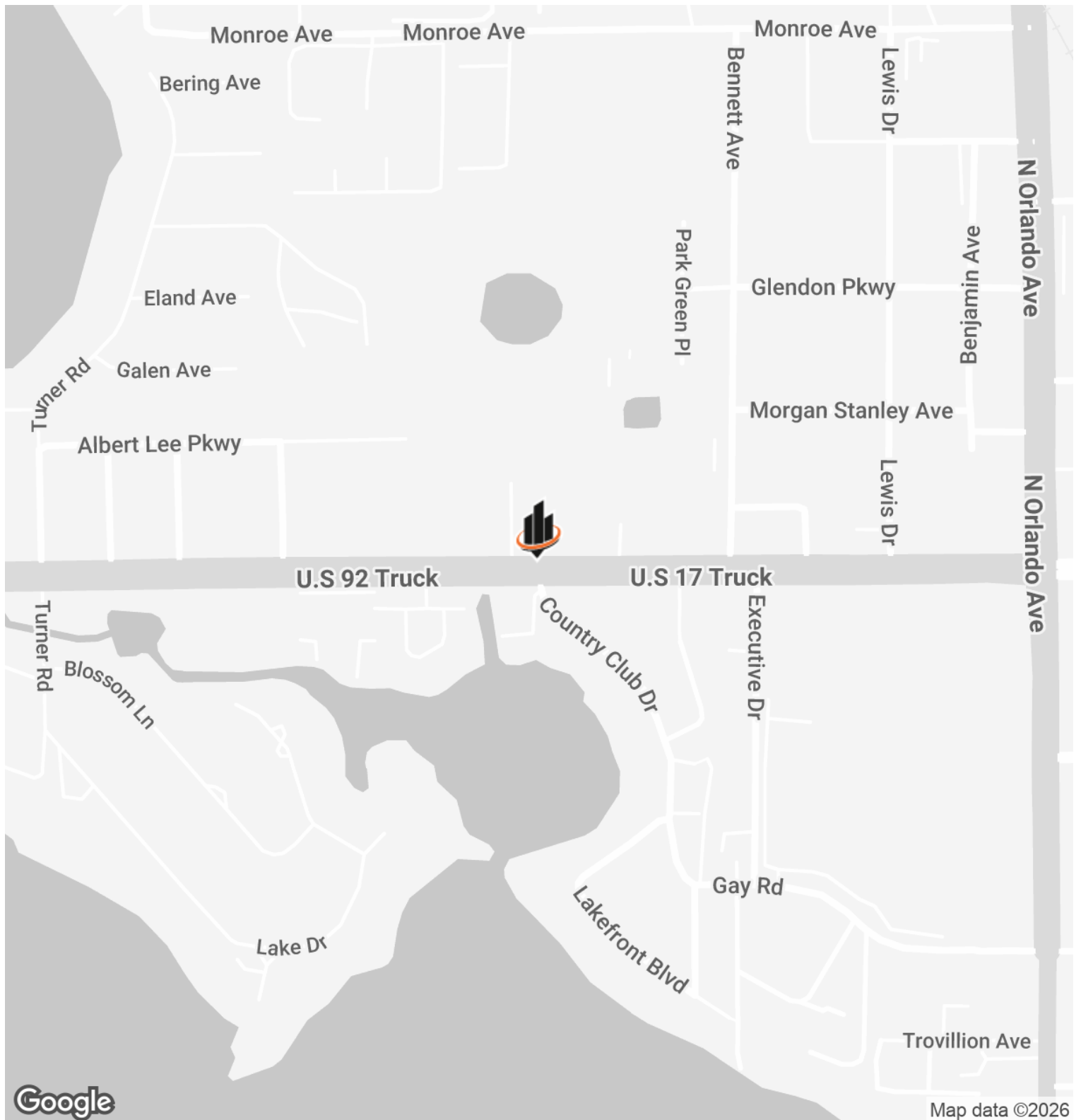


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# LOCATION MAP

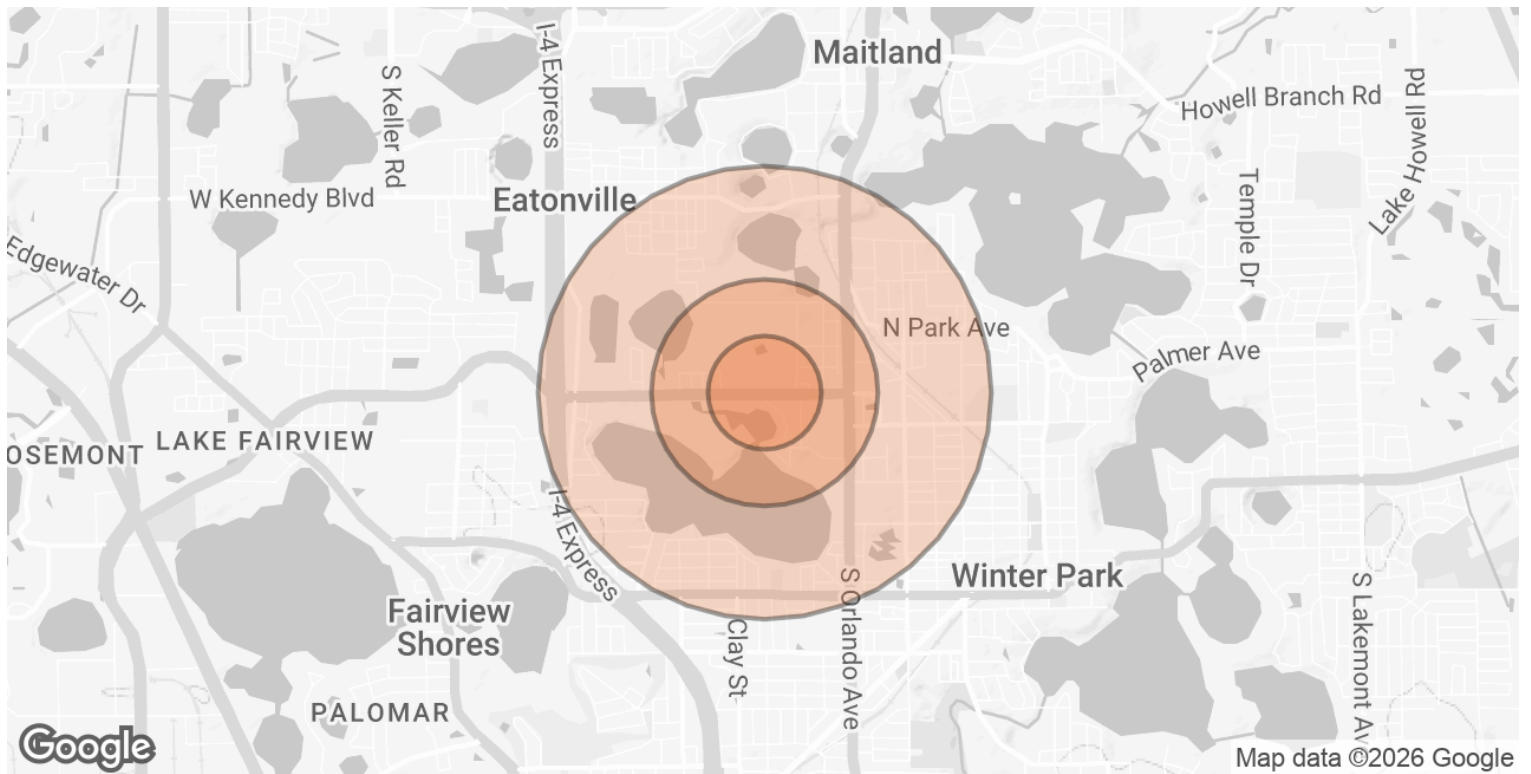


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	526	2,041	8,859
<b>AVERAGE AGE</b>	51.0	49.1	46.4
<b>AVERAGE AGE (MALE)</b>	46.2	45.7	44.9
<b>AVERAGE AGE (FEMALE)</b>	56.6	53.5	48.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	269	1,057	4,512
<b># OF PERSONS PER HH</b>	2.0	1.9	2.0
<b>AVERAGE HH INCOME</b>	\$84,264	\$87,535	\$102,860
<b>AVERAGE HOUSE VALUE</b>	\$340,190	\$351,472	\$533,838

2023 American Community Survey (ACS)

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## **GAIL BOWDEN**

Senior Investment Advisor

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

Direct: **941.223.1525** | Cell: **941.223.1525**

### **PROFESSIONAL BACKGROUND**

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail  
Real Estate Forum's Women of Influence 2020 & 2016  
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014  
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017  
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction  
Ranked #11 worldwide & #2 in Florida with SVN 2019  
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

**SVN | Commercial Advisory Group**  
1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.387.1200

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