

**BREAKING
GROUND**

**Q1
2026**



OFFICE SPACE FOR LEASE | OAK RESERVE

651 West Warren Avenue, Longwood, FL 32750

Brand New Build Coming Soon!
In the Heart of Longwood - Prime
Medical and/or Office Locations

PROPERTY HIGHLIGHTS

- Brand new 16,200 SF building available Q1 2026
- Customizable office space with flexible square footage options:
 - 1st Floor: 8,100 ± SF
 - 2nd Floor: 8,100 ± SF
- 4.5/1,000 parking ratio
- Within walking distance of Orlando Health's reimagined, state-of-the-art Healthcare Hub
- Gated and secured after hours



PRICE:
Call for Details



SQUARE FOOTAGE:
Up to 16,200± SF



ZONING:
NC



PARKING:
4.5/1,000



HARBERT
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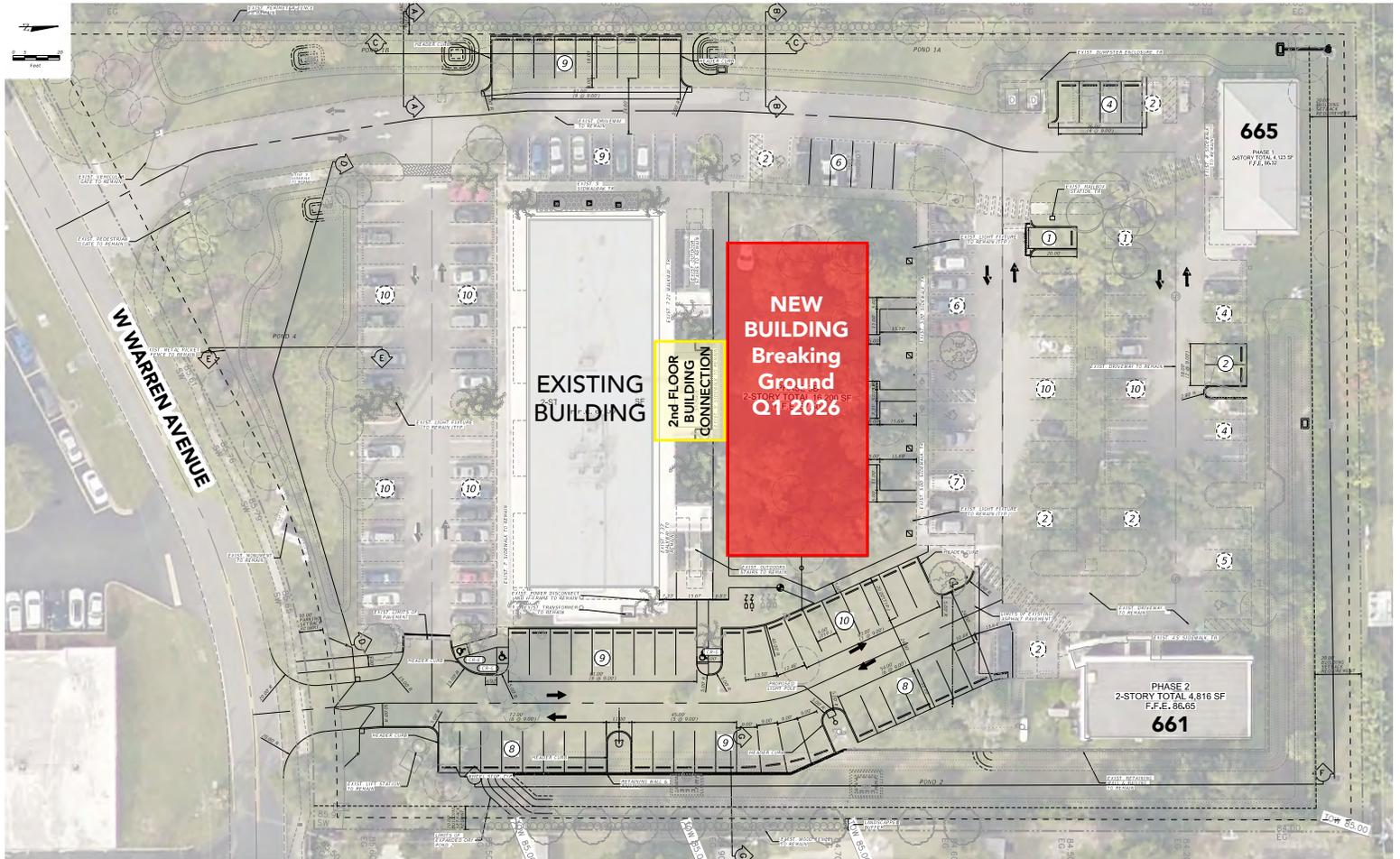
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SITE PLAN

PRELIMINARY SITE PLAN



Orlando Health Campus



Longwood City Hall



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AREA OVERVIEW



DRIVE TIMES

- 7 minutes**
to Interstate 4
- 30 minutes**
to Orlando Executive Airport
- 35 minutes**
to Orlando International Airport (MCO)

DEMOGRAPHICS

Distance	1 Mile	3 Miles	5 Miles
Employees	12,755	56,539	127,488
Avg HH Income	\$107,909	\$105,684	\$116,345
Businesses	1,432	7,583	18,311



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