

100% RENOVATIONS  
COMPLETE



# OFFICE SPACE FOR LEASE | OAK RESERVE

665 West Warren Avenue, Longwood, FL 32750

AVAILABLE NOW!

In the Heart of Longwood - Prime Medical and/or Office Location

- Well maintained, single-user building.
- Proximity to Longwood's downtown corridor including City Hall, Farmer's Market, Reiter Park, and SunRail Station.
- **Walking distance of Orlando Health's re-imagined, new state-of-the-art Healthcare Hub and planned site redevelopment.**
- Minutes from W SR-434, Interstate 4, & Ronald Reagan Blvd.
- Gated and secured after hours
- Monument signage opportunity
- **RENOVATIONS INCLUDE:**
- All new carpet throughout the upstairs.
- Complete cleaning and resealing of the lobby ceramic floor tile.
- New LED lighting throughout the lobby area.
- New suspended ceilings and lighting inside both restrooms.
- Freshly Painted walls throughout the lobby area



### ASKING RATE:

Call for Details



### SQUARE FOOTAGE:

4,000± SF (2 stories)



### ZONING:

Neighborhood Commercial



### PARKING:

Ample surface parking



### FURNISHED:

Available partially furnished



HARBERT  
REALTY SERVICES

DAMIEN MADSEN

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

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## PROPERTY PHOTOS



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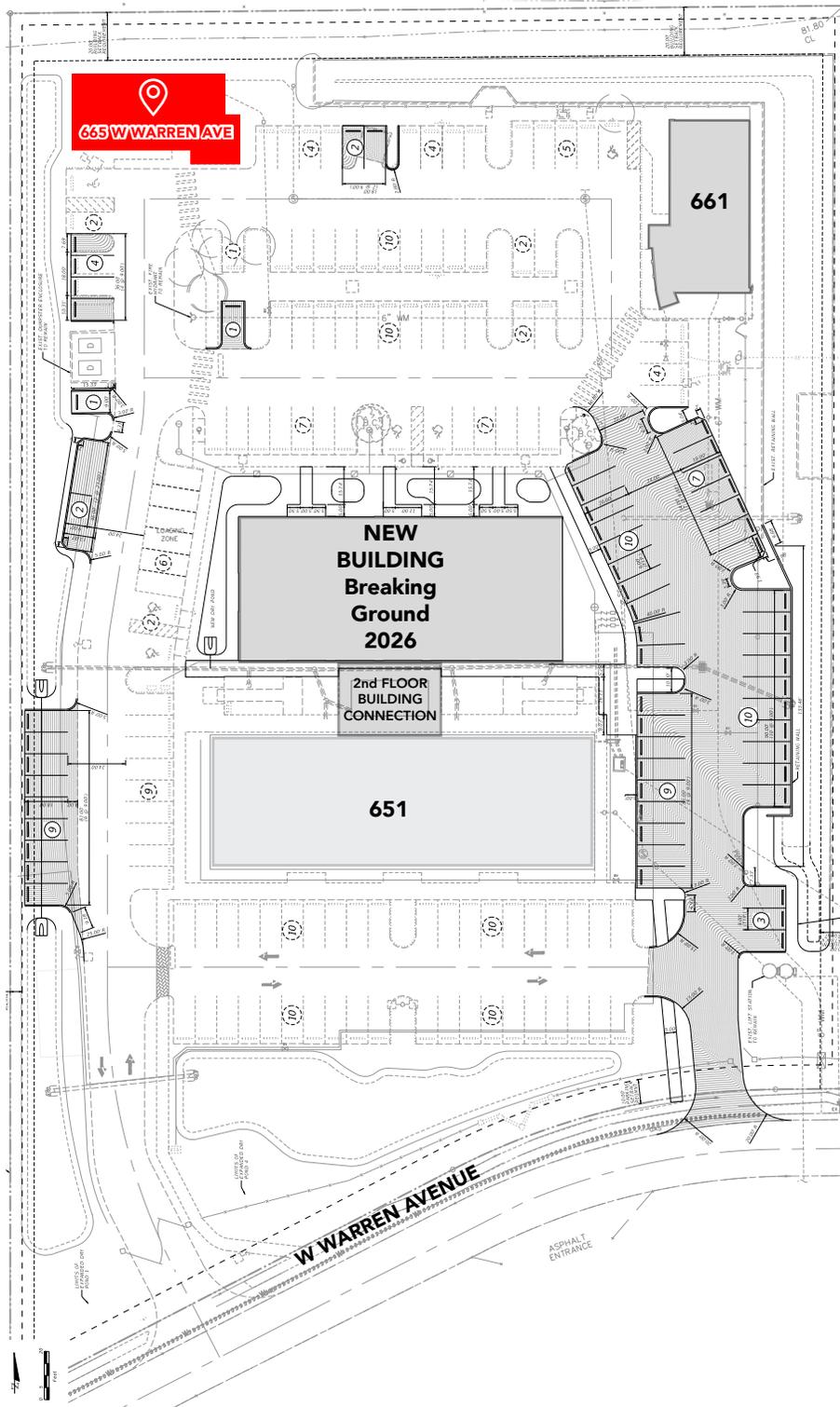
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SITE PLAN

665 West Warren Avenue, Longwood, FL 32750



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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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