

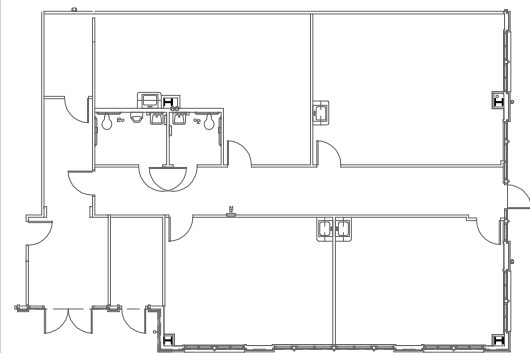
OFFICE/MEDICAL SPACE FOR LEASE

Celebration Medical Center

1530 CELEBRATION BLVD • CELEBRATION, FL • 34747



IDEAL 1ST FLOOR SUITE



PROPERTY OVERVIEW

Square Footage Available	2,000 to 11,258 sf
Year Built	2008
Property Size	90,304 sf
Class / Type	Class A Office/Medical
Floors	4
Parking Ratio	5.5/1,000

PROPERTY FEATURES

- + Large contiguous spaces available in shell condition allowing for custom build out
- + Key medical tenants include Quest Diagnostics, Florida Hospital Celebration Health, and Celebration Pediatrics
- + Generous Tenant Improvement allowance available
- + Modern amenities - Common lobby and porte-cochère, oversized hospital elevators and restrooms, 480-power; heavy AC/ventilation
- + 24-hour building access

For additional information, contact:

Greg McNutt, CCIM

(813) 477-2276 mobile • (813) 908-1727 office
gmcnutt@ciminelli.com



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LOCATION

- + Excellent visibility and direct access from I-4 and SR417
- + Within minutes of Florida Hospital Celebration Health, Kissimmee and Walt Disney World
- + Walking distance from planned 500-unit 55+ age-restricted apartment facility
- + Close proximity to restaurants, retail shops, and upscale residential
- + 20-25 minutes from downtown Orlando and Orlando International Airport (MCO)
- + 24-hour building access



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DISTANCE TO MAJOR LANDMARKS

Celebration Golf Resort
2.2 miles / 6 minutes

Florida Hospital Celebration Health
2.3 miles / 5 minutes

Walt Disney World Resort
3.8 miles / 6 minutes

Sea World
11 miles / 17 minutes

Universal Studios
14.2 miles / 20 minutes

Orlando International Airport
22.8 miles / 25 minutes



Shell Space Suites



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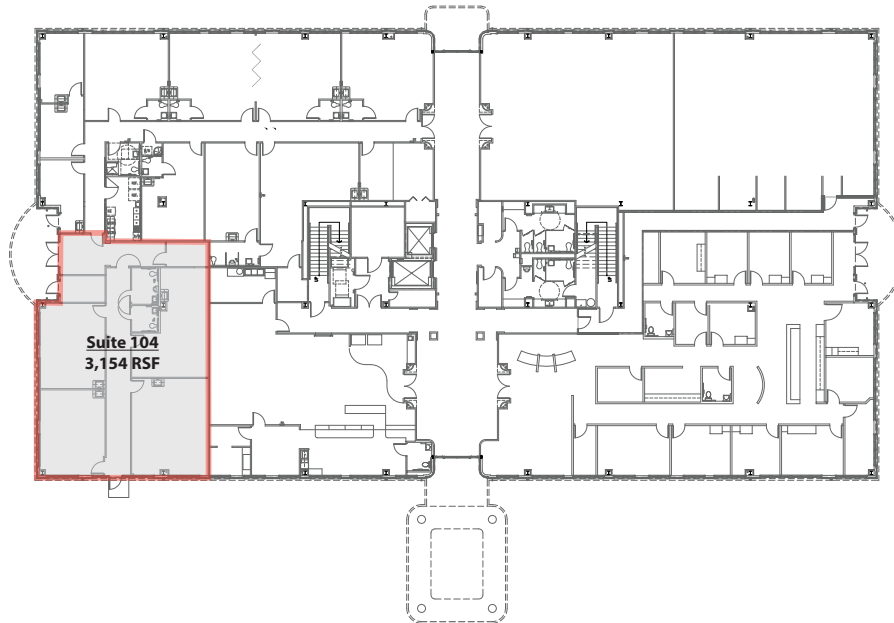
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1ST FLOOR

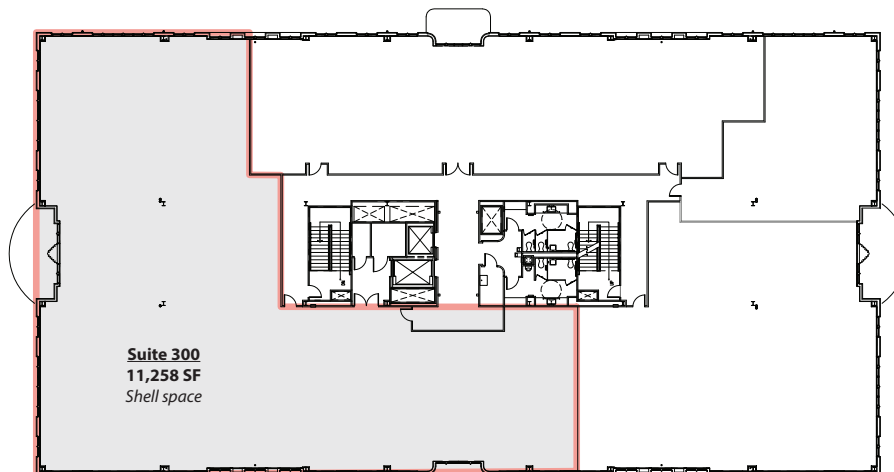
3,154 RSF



3RD FLOOR

Up to 11,258 RSF

Divisible to 2,000 SF (Shell Space)



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