

FOR LEASE

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Mount Dora Professional Center

6909 Old Highway 441
MOUNT DORA | FL

*Move-in Ready
Class A Professional
& Medical Suites*



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PROPERTY HIGHLIGHTS

- Three-story, 51,357 SF Class A professional and medical office building
- Convenient first floor suite locations
- High quality, Class A build-outs in excellent condition - move-in ready
- Excellent on-site surface parking at 4.8/1,000 SF
- Close proximity to downtown Mount Dora, US Highway 441, and Florida Hospital Waterman
- Monument and building signage available

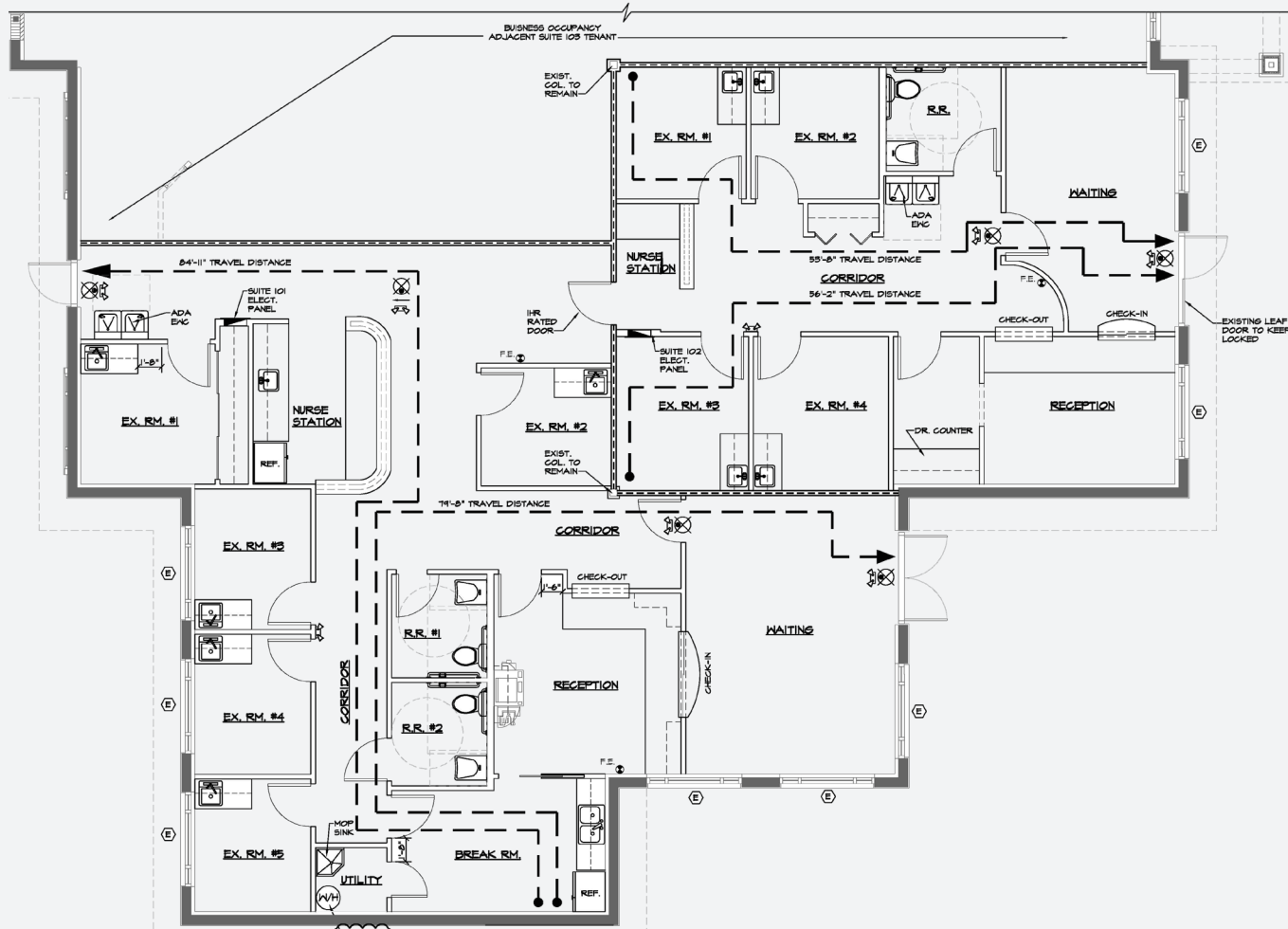
AVAILABILITY

Suite	Available Space (SF)	Date Available
101/102	3,224	Now
103	3,808	Now
104	1,616	Now
106/107	3,416	Now
109	2,035	Now
111	1,588	Now
119	3,315	Now
222	1,916	Now
224	2,254	Now
300	4,603	Now



1,588 to 4,603 SF Available / \$14.00 - \$15.00 PSF/NNN

FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 101/102- 3,224± SF

**BUSINESS OCCUPANCY
ADJACENT SUITE 104 TENANT**

MR.I

CONTROL

GL

R.R. #1

WAITING

48'-1" TRAVEL DISTANCE

CORRIDOR

ADA PK

R.R. #2

DRESSING #1

DRESSING #2

CLOSET

ULTRA #1

ULTRA #2

SITTING ROOM

HOT LAB.

BREAK RM.

RECEPTION

REF.

UPPER CABINET

CHECK-IN

SLIDING GLASS PANELS W/ FINGER GRIP

EXIST. COL. TO REMAIN

4'-0"x6'-0" OPENING. PROVIDE HEADER. SEE CEILING PLAN

48'-1" TRAVEL DISTANCE

85'-2" TRAVEL DISTANCE

EXIST. DOOR TO KEEP LOCKED

EXIST. ELEC. PANEL TO REMAIN

EQUIPMENT

EXIST. DOOR TO KEEP LOCKED

MOP SINK

R.R. #2

30 GAL (4.5 KW) WATER HEATER WITH REGULATOR PUMP

UL

W.H.

CORRIDOR

X-RAY

X-RAY LEAD HALL W/ WINDOW BY OTHERS

HALL BOSSKY

READING

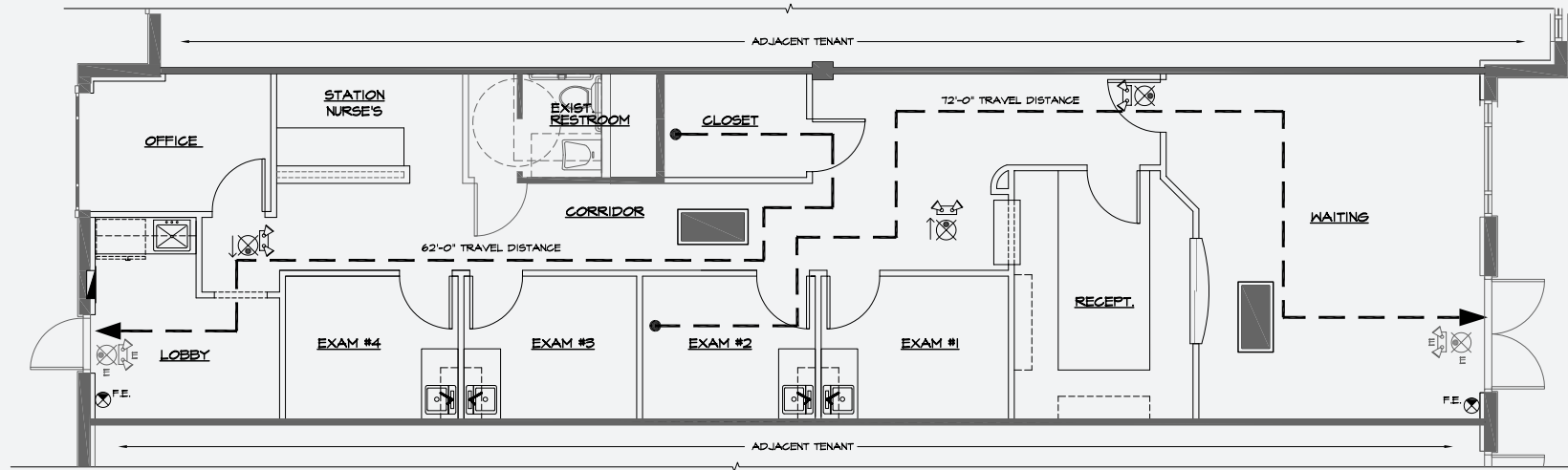
MAMO

**BUSINESS OCCUPANCY
ADJACENT SUITE 102 TENANT**

**BUSINESS OCCUPANCY
ADJACENT SUITE 101 TENANT**

- Suite 103- 3,808± SF

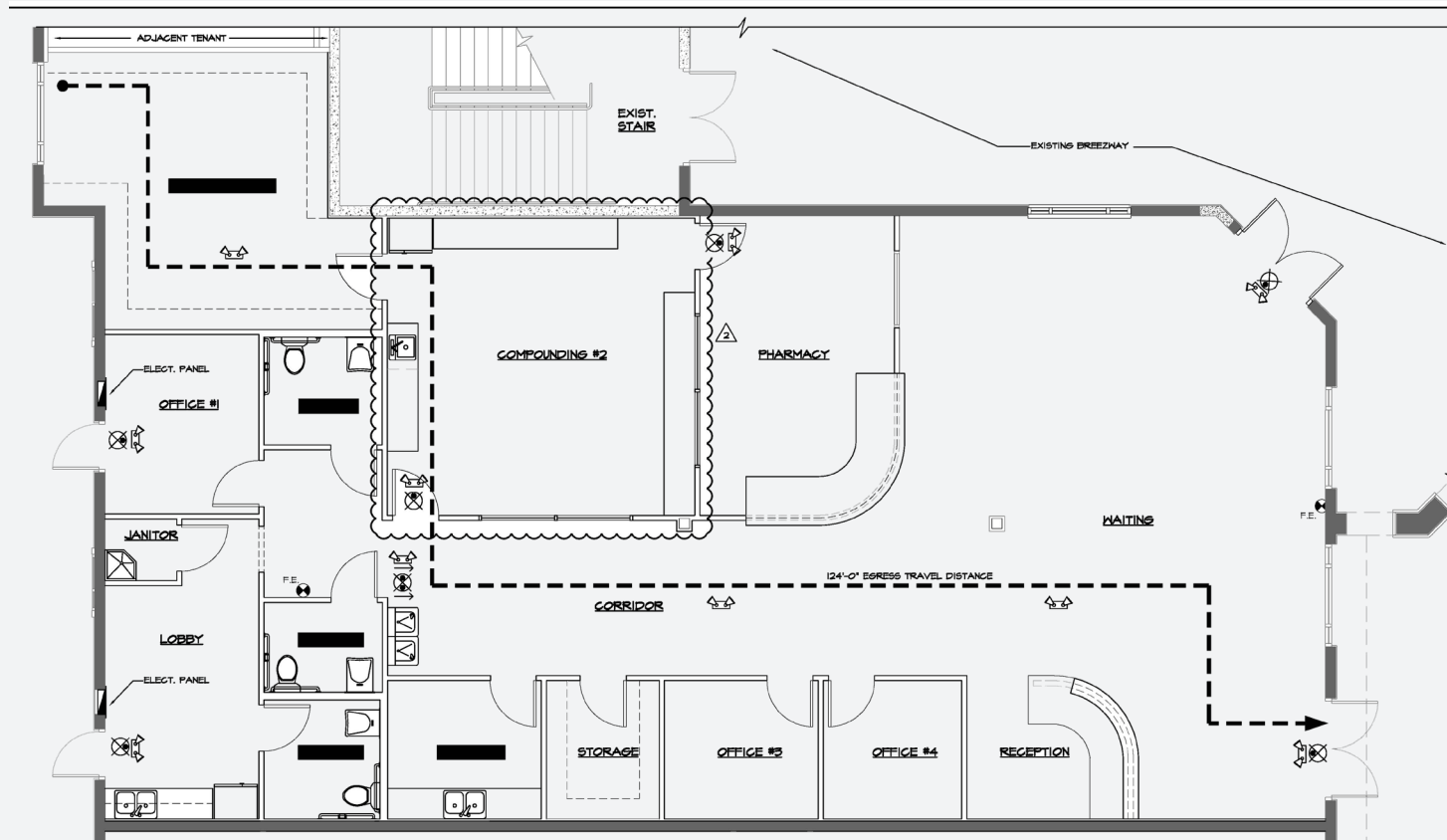
FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 104- 1,616± SF

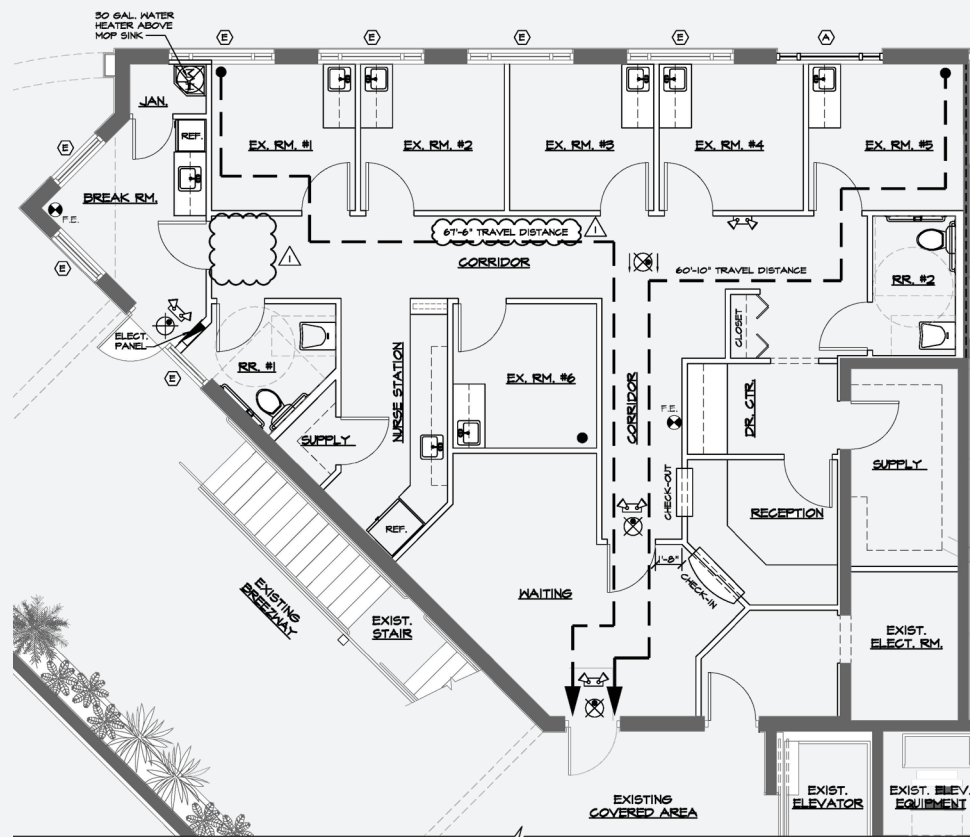
FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 106/107- 3,416± SF

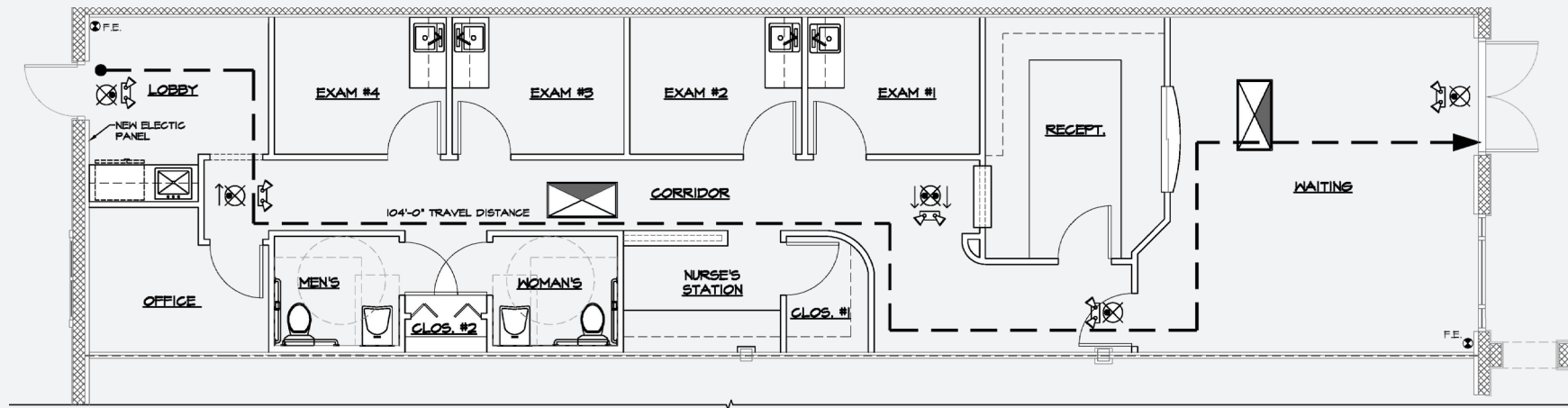
FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 109- 2,035± SF

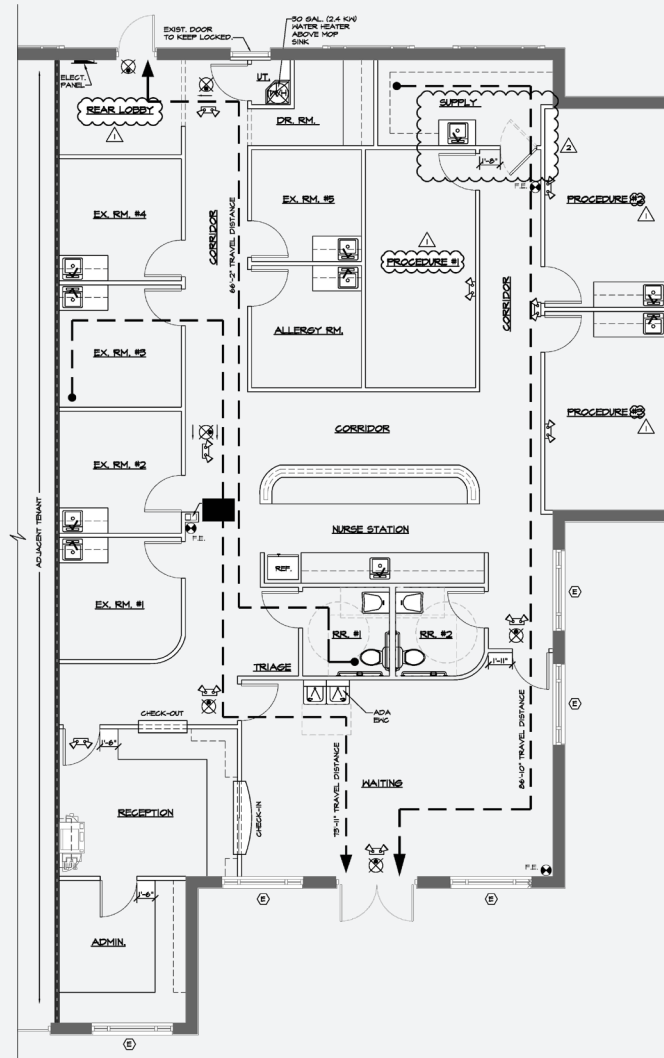
FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 111- 1,588± SF

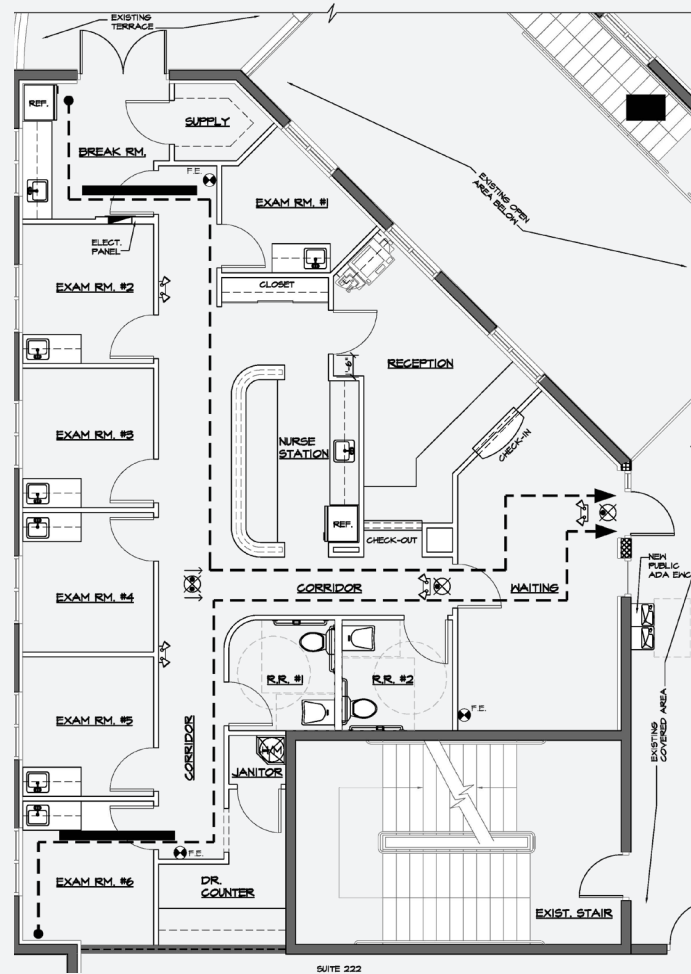
FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 119- 3,315± SF

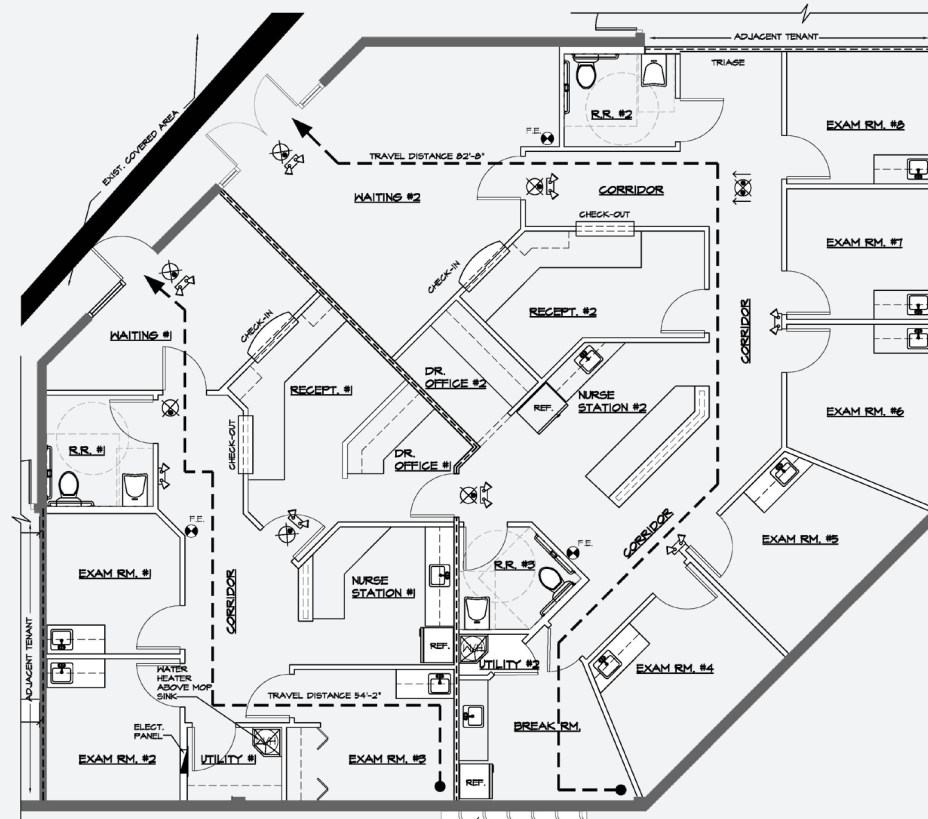
FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 222- 1,916± SF

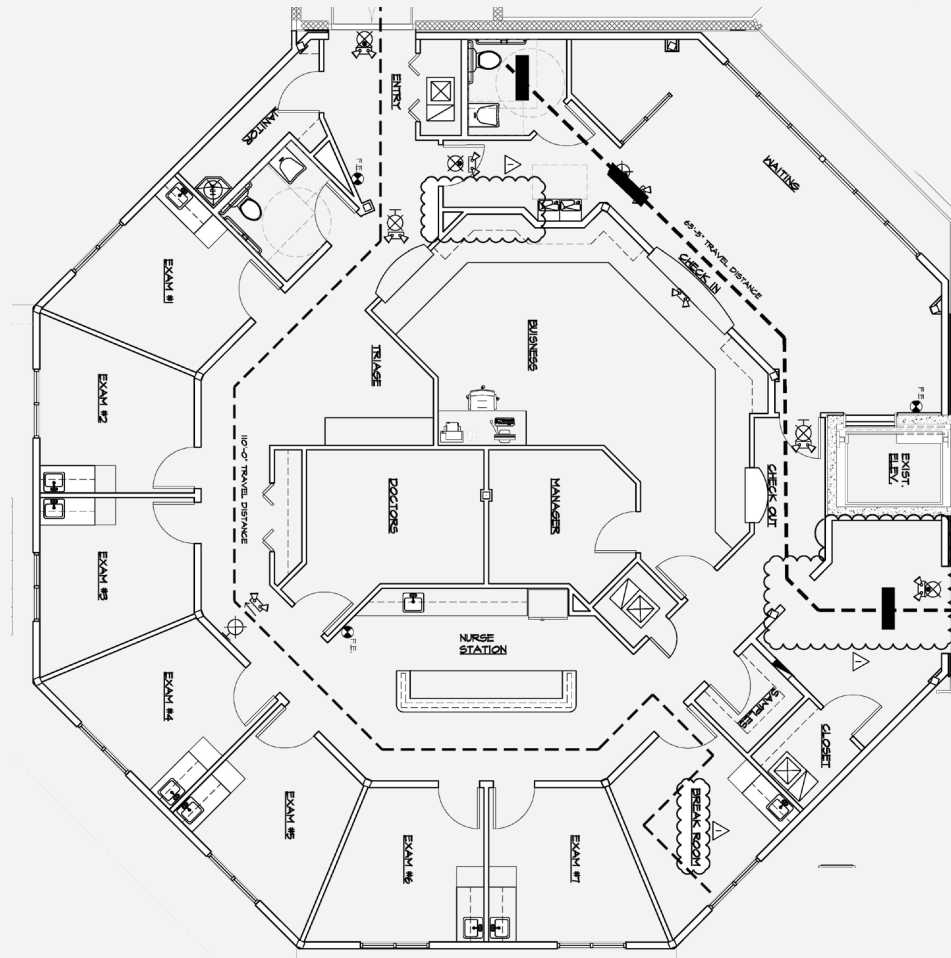
FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 224- 2,254± SF

FLOOR PLAN



FIRST FLOOR AVAILABILITY

- Suite 300- 4,603± SF