



CUSHMAN &
WAKEFIELD

FOR SALE

851 OUTER ROAD
ORLANDO, FL 32814

BALDWIN PARK
FREESTANDING OFFICE BUILDING
6,271 SF CLASS A

PROPERTY HIGHLIGHTS

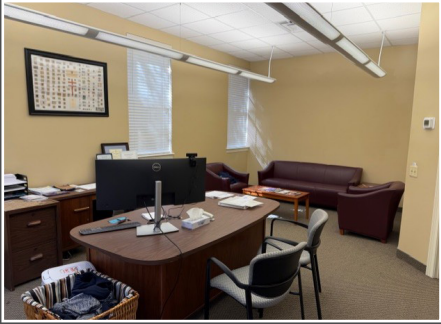
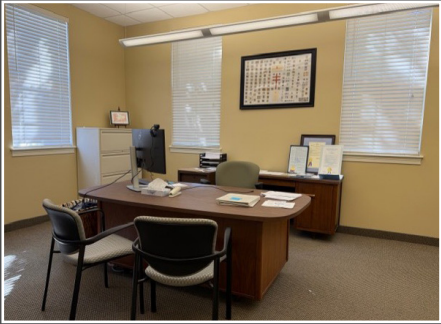
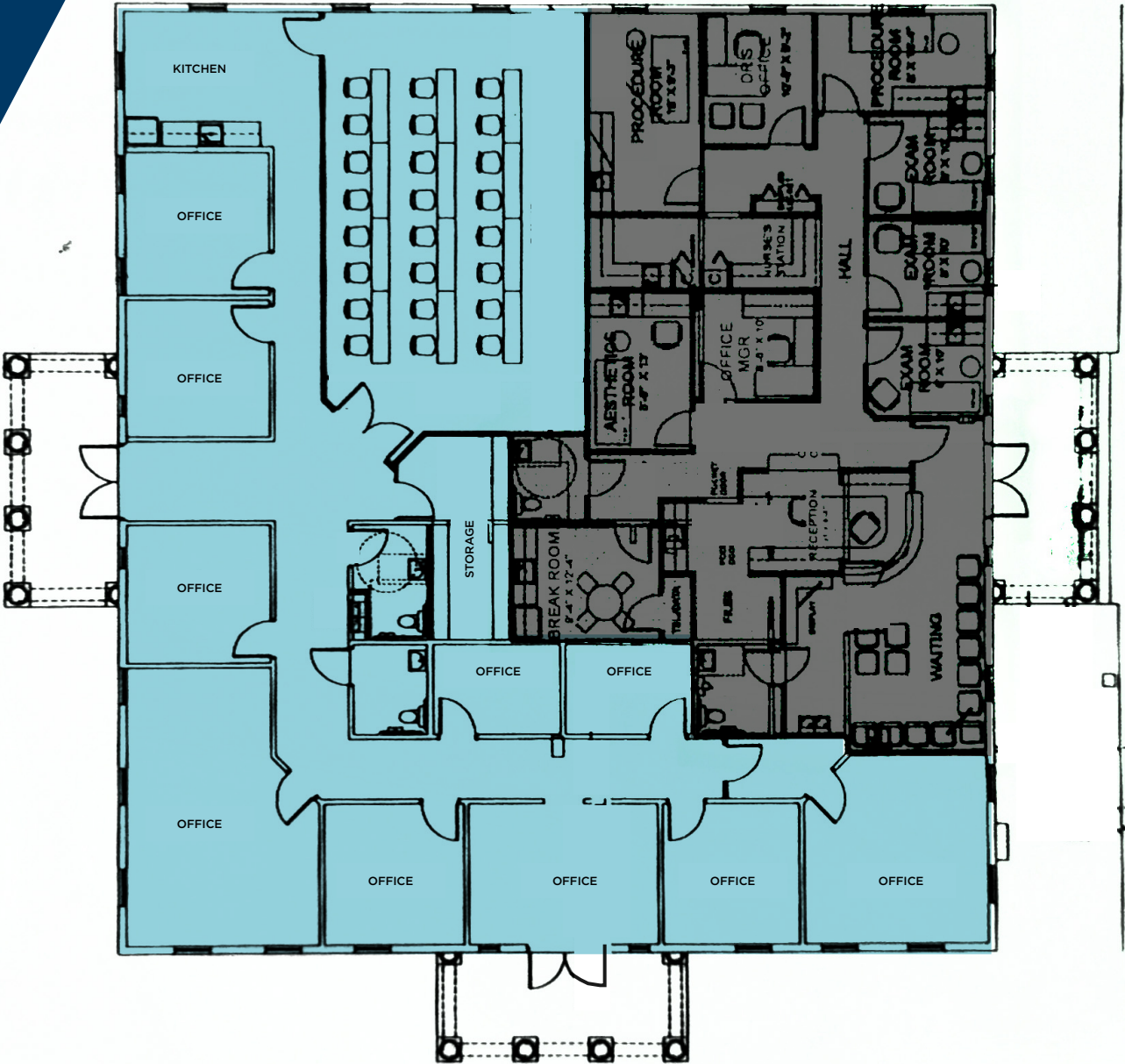
Located in the heart of Baldwin Park, 851 Outer Road offers a unique opportunity to acquire a freestanding Class A office building in one of Orlando’s most prestigious live-work-play communities. The property’s high-quality construction, exceptional accessibility, and walkable location make it ideal for professional office users seeking ownership in a supply-constrained market.

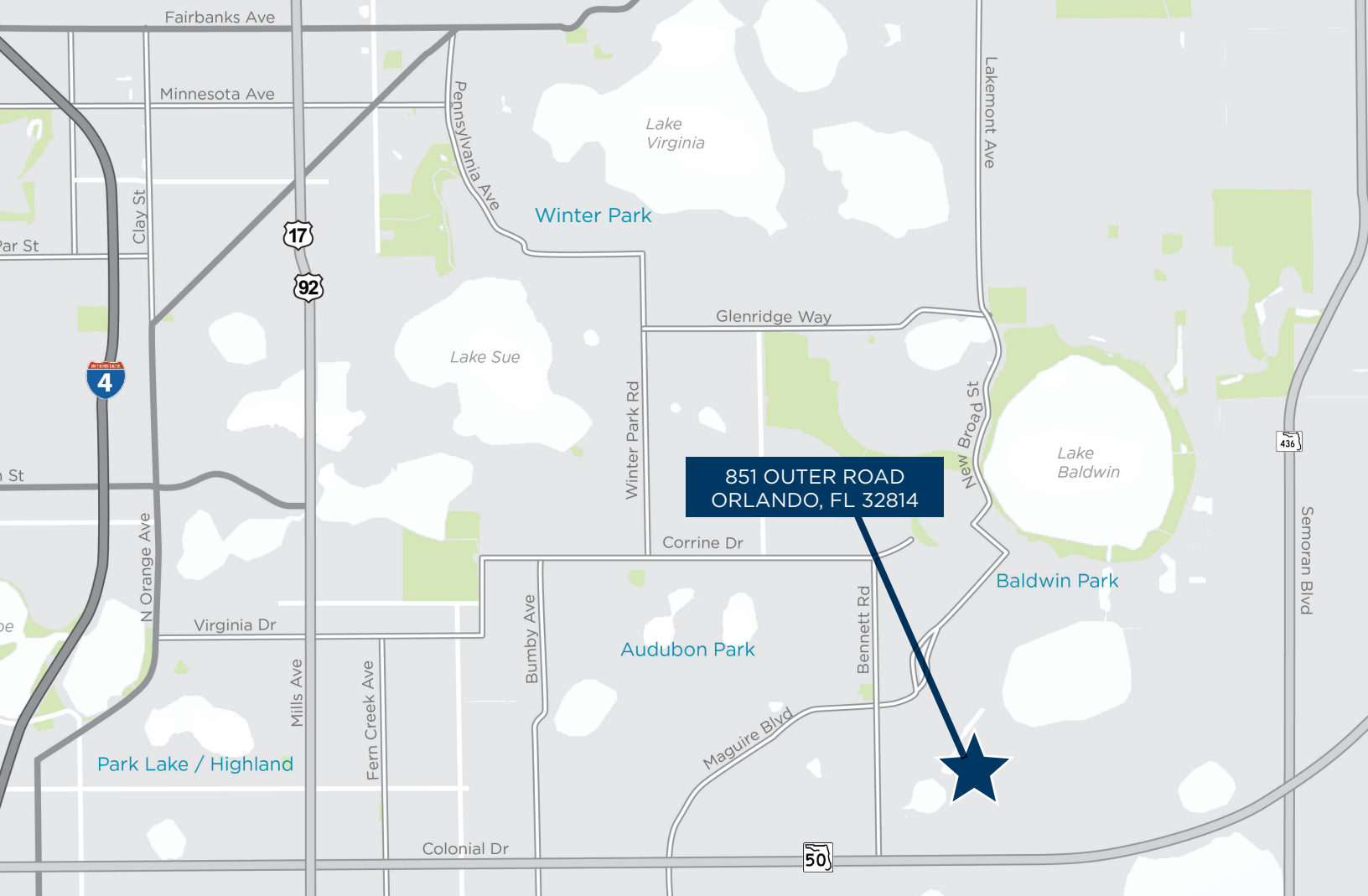
- ±6,271 SF Single-Story Class A Professional Office Located Within Baldwin Park
- Situated on ±0.24 Acres
- Built in 2005;
- Freestsanding Concrete Block & Stucco Construction Building
- Ample Dedicated Parking Available
- Excellent Vehicular Access
- Immediate Access to Orlando Urban Bike Trail
- Adjacent to Neighborhood Green Space/ Park
- Approximately 3 Miles from Downtown Orlando
- Strong Owner/User Market Fundamentals
- Limited Competing Inventory in the Submarket

6,271± SF Rare Owner-User Opportunity in Baldwin Park

FLOOR PLAN

4,233± SF
LEASED
2,038 SF





LOCATION ADVANTAGES

Baldwin Park is one of Central Florida's most sought-after mixed-use communities, offering an exceptional blend of residential, retail, office, dining, and recreational amenities. Originally redeveloped from the former Naval Training Center, the neighborhood has evolved into a vibrant urban environment attracting professional firms, medical users, and service businesses seeking a premier Orlando address.

PERFECTLY SUITED FOR...

- Medical & Wellness Practices
- Legal Firms
- Financial Services
- Insurance Agencies
- Engineering & Design Firms
- Architectural Practices
- Consulting Firms
- Corporate Headquarters
- Professional Service Providers

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