



ORLANDO | MEDICAL OFFICE BUILDING
ORLANDO, FL



ZEUSTRA
Medical Real Estate Advisors



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ZEUSTRA
Medical Real Estate Advisors



NOI

\$178,500

GLA

11,579 SF

OCCUPANCY

100%

Executive Summary

Zeustra Healthcare Real Estate Advisors presents an exclusive opportunity to acquire a single-tenant medical office building located at 7000 Lake Ellenor Dr, Orlando, FL 32809. This 11,579-square-foot property is leased to Hopebridge Autism Therapy Centers, with approximately 5 years remaining on the lease.

Rents are below market, providing a low cost basis that offers potential for significant upside. In 2021, over \$800,000 was invested into the space for the tenants buildout including modern upgrades tailored to the tenant’s specialized needs. Additionally, the property underwent extensive exterior improvements, with the parking lot being completely repaved and restriped in 2021.

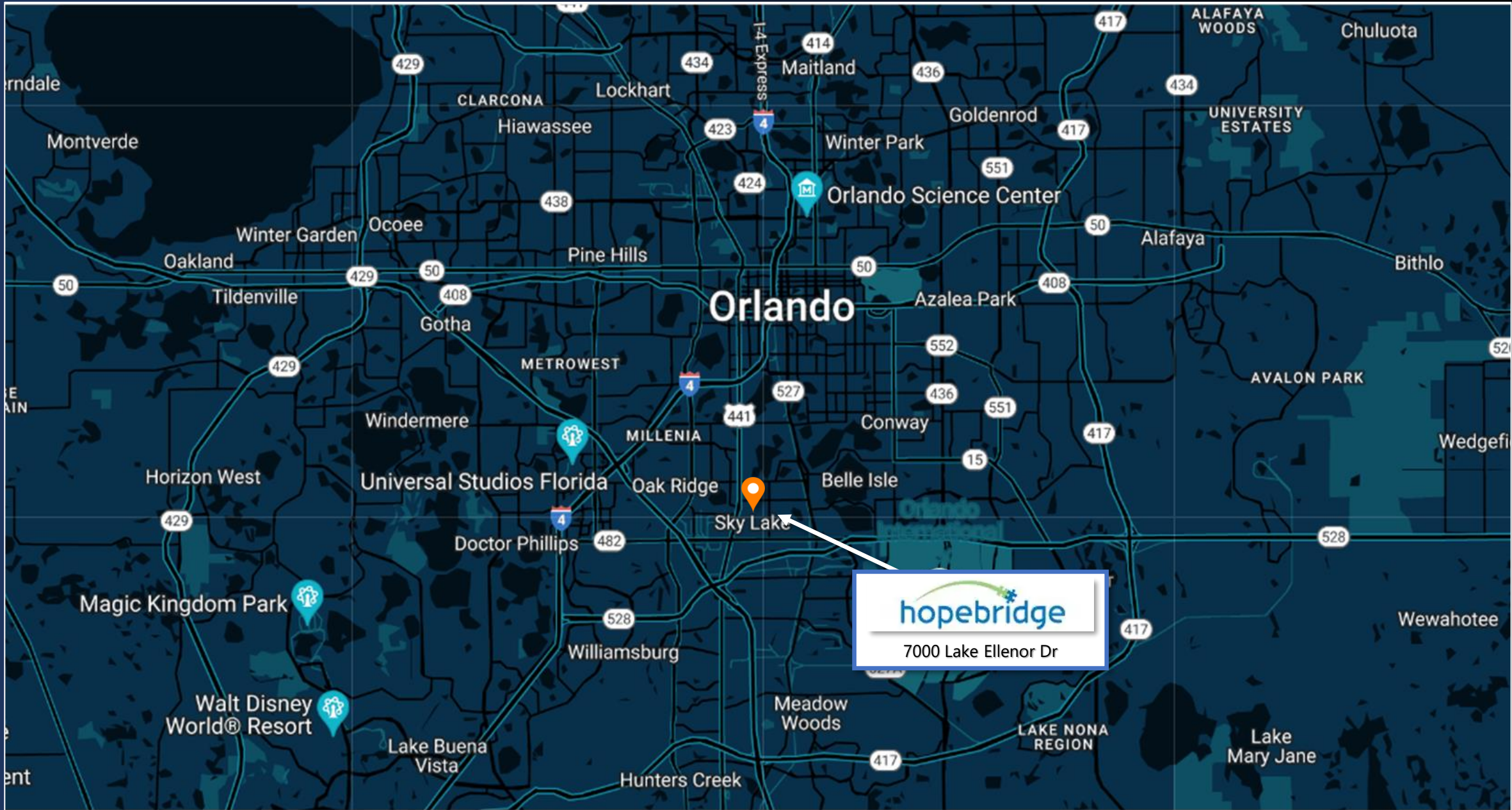
Strategically positioned in the vibrant Orlando market, the property benefits from proximity to key healthcare hubs and a growing population of over 250,000 residents within a 5-mile radius, ensuring a robust patient base. The tenant, Hopebridge, is a leading provider in autism therapy with a strong commitment to serving the community, further solidifying the investment's stability.

This prime Orlando location, coupled with a lease backed by a reputable healthcare tenant, significant tenant improvements, a low cost basis, offers long-term security and potential for appreciation, making this property an invaluable addition to any real estate portfolio.



Investment Summary

Address	7000 Lake Ellenor Dr. Orlando Florida
List Price	Unpriced
Net Operating Income	\$178,500
Gross Leasable Area	11,579 SF
Occupancy	100%
Lease Structure	Expense Stop
Ownership	Fee Simple



hopebridge
7000 Lake Ellenor Dr



7000 Lake Ellenor Dr.

Orlando, FL 32809

Tenant	Sq Ft	Original Lease Start Date	Renewal Start Date	Rent PSF	Monthly Rent	Annual Rent	Annual Increase	Renewal Options
Hopebridge Autism Therapy Center	11,579	11/17/2021	2/17/2029	\$15.61	\$15,062.00	\$180,748.00	2%	(2) 3 Year Options

NET OPERATING INCOME
(Effective 1/1/2025)

\$178,500.00

Summary

Gross Leasable Area	11,579 SF
Occupancy	100%
Tenancy	Single Tenant
Year Built	1967
Year Renovated	2021
Lot Size	1.69 Acres
Property Type	Medical Office Building
Ownership	Fee Simple
APN	29-23-27-8086-01-011

**Tenant has a right to terminate after the first 60 months of the lease.*



LOCATION SUMMARY

Orlando, FL, known for its iconic attractions and vibrant economy, is a major metropolitan area in Central Florida. The city is a hub for healthcare, technology, and tourism, contributing to its steady population growth and economic expansion. The property at 7000 Lake Ellenor Dr is strategically located within this dynamic and growing market.

Orlando's medical office market is experiencing robust growth, driven by population expansion, an aging demographic, and economic development. The market boasts an average rent of \$26.51 per square foot, The vacancy rate stands at 7%; well below the national average. Significant development projects, including the Orlando Health Children's Pavilion and Upshot Medical Center, underscore the market's vitality.

Orlando Health and AdventHealth, two of the largest and most respected healthcare providers in Florida, anchor the region's healthcare landscape, offering comprehensive medical services to the local community. The healthcare sector in Orlando is robust, driven by a growing population that exceeds 2.5 million in the metropolitan area, including a significant proportion of retirees and families requiring diverse medical services.

The area surrounding 7000 Lake Ellenor Dr is a well-established medical and business corridor, with easy access to major highways such as I-4 and the Florida Turnpike. The property is also in proximity to Orlando International Airport, enhancing its accessibility. Within a 5-mile radius, the property is surrounded by residential neighborhoods, retail spaces, and other medical facilities, making it a prime location for healthcare services. This medical office building represents a significant investment opportunity, leveraging the area's continued expansion and the critical role of healthcare providers in the community.



TENANT SUMMARY



Hopebridge Autism Therapy Centers is a premier provider of autism therapy, offering specialized services tailored to the unique needs of children on the autism spectrum. Established with a mission to provide hope and improve the quality of life for children and their families, Hopebridge has grown into a leading name in autism care. The Sand Lake Autism Therapy Center is a critical part of this mission, providing a state-of-the-art environment where children receive the highest standard of care and support.

In 2021, upon lease commencement, nearly \$800,000 was invested in tenant improvements for the Sand Lake location, including the installation of a modern sprinkler system, enhanced plumbing, and upgraded electrical systems. These enhancements have been integral to creating a safe and effective therapeutic environment, further solidifying Hopebridge's commitment to providing exceptional care.

Strategically located, the Sand Lake Autism Therapy Center is ideally situated to serve the surrounding community. The center's location has proven to be a perfect fit for Hopebridge, aligning with their long-term plans to remain in the space and continue delivering high-quality services to families in need. With a dedicated team of therapists and specialists, Hopebridge is committed to ensuring that every child receives personalized care that fosters growth and development.

WEBSITE: <https://www.hopebridge.com/>