



LEASE
Office Space
800 MERCY DRIVE
Orlando, FL 32808

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$16.00 - 31.50 SF/yr (NNN)
NUMBER OF UNITS:	8
AVAILABLE SF:	2,518 - 6,650 SF
LOT SIZE:	2.65 Acres
BUILDING SIZE:	59,198 SF
ZONING:	I-G/W

PROPERTY HIGHLIGHTS

- Medical & Industrial Space Available – Flexible options to accommodate diverse business needs
- Tenant Improvement \$\$ Available – Customize the space to suit your operations
- Ample On-Site Parking – Convenient access for staff and clients
- Prime Orlando Location – Easy access to major roads and key business districts
- Versatile Layout – Adaptable for medical offices, lab space, light industrial, or professional services
- High Visibility & Accessibility – Ideal for attracting customers and supporting efficient operations

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PROPERTY DESCRIPTION



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Introducing 800 Mercy Drive, a premier commercial property offering an exceptional lease opportunity in Orlando, Florida. This versatile building features both medical and industrial space options, making it ideal for a wide range of professional and operational uses.

The property offers Tenant Improvement (TI) allowances, enabling you to tailor the space to your exact business requirements. With a spacious layout, ample parking, and a convenient Orlando location, 800 Mercy Drive provides the perfect foundation for your enterprise to grow and succeed in a dynamic market.

LOCATION DESCRIPTION

Adjacent to US 50, and 7 miles to Interstate 4, 5 miles to Florida Hospital Memorial Plaza, 16 miles to Orlando International Airport.

EXTERIOR DESCRIPTION

Concrete Block Stucco

INTERIOR DESCRIPTION

Class A Buildout Medical Office

PARKING DESCRIPTION

Surface

CONSTRUCTION DESCRIPTION

Concrete Block Stucco, Class A Built out Interior

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PROPERTY DETAILS

LEASE RATE	\$16.00 - 31.50 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Office Space
STREET ADDRESS	800 Mercy Drive
CITY, STATE, ZIP	Orlando, FL 32808
COUNTY	Orange
MARKET	Orlando
SUB-MARKET	Pine Hills
CROSS-STREETS	US 50
TOWNSHIP	22
RANGE	29
SECTION	20
SIDE OF THE STREET	West
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 50/Interstate 4
NEAREST AIRPORT	Orlando Internationaal

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	I-G/W
LOT SIZE	2.65 Acres
APN #	20-22-29-5030-01-000
LOT FRONTAGE	386 ft
LOT DEPTH	299 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	41500
TRAFFIC COUNT STREET	SR 50
TRAFFIC COUNT FRONTAGE	299
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

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BUILDING INFORMATION

BUILDING SIZE	59,198 SF
NOI	\$1,112,594.35
CAP RATE	7.18
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	59,198 SF
YEAR BUILT	1963
YEAR LAST RENOVATED	2017
GROSS LEASABLE AREA	59,198 SF
CONSTRUCTION STATUS	Existing
WAREHOUSE %	14.79%
FRAMING	Block
CONDITION	Excellent
ROOF	Ridge Frame - S/Membrane
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
WALLS	Drywall
FLOOR COVERINGS	Ceramic Tile
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block Stucco
MEZZANINE	N/A
OFFICE BUILDOUT	Class A

PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	5.0
NUMBER OF PARKING SPACES	300

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	0
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Central

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	2,518 - 6,650 SF	LEASE RATE:	\$16.00 - \$31.50 SF/yr

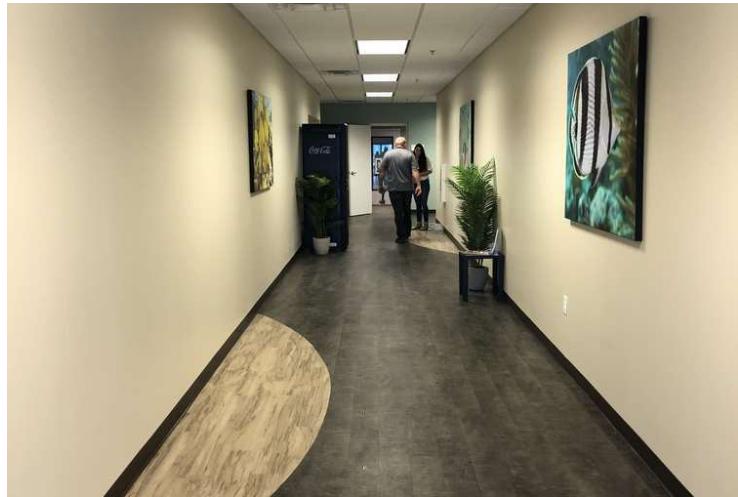
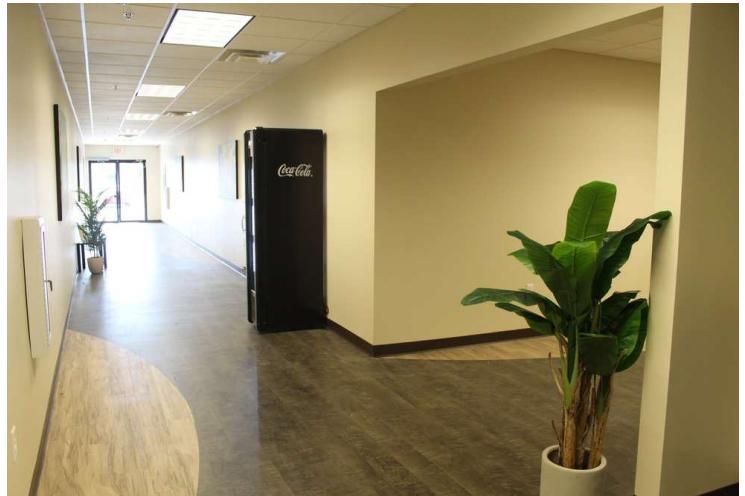
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
800 Mercy Drive - Orlando, FL 32808	Available	6,650 SF	NNN	\$16.00 SF/yr
800 Mercy Drive - Orlando, FL 32808	Available	2,518 SF	NNN	\$31.50 SF/yr
800 Mercy Drive - Orlando, FL 32808	Available	3,928 SF	NNN	\$31.50 SF/yr
800 Mercy Drive - Orlando, FL 32808	Available	6,218 SF	NNN	\$31.50 SF/yr

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ADDITIONAL PHOTOS



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AERIAL MAP



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AERIAL MAP

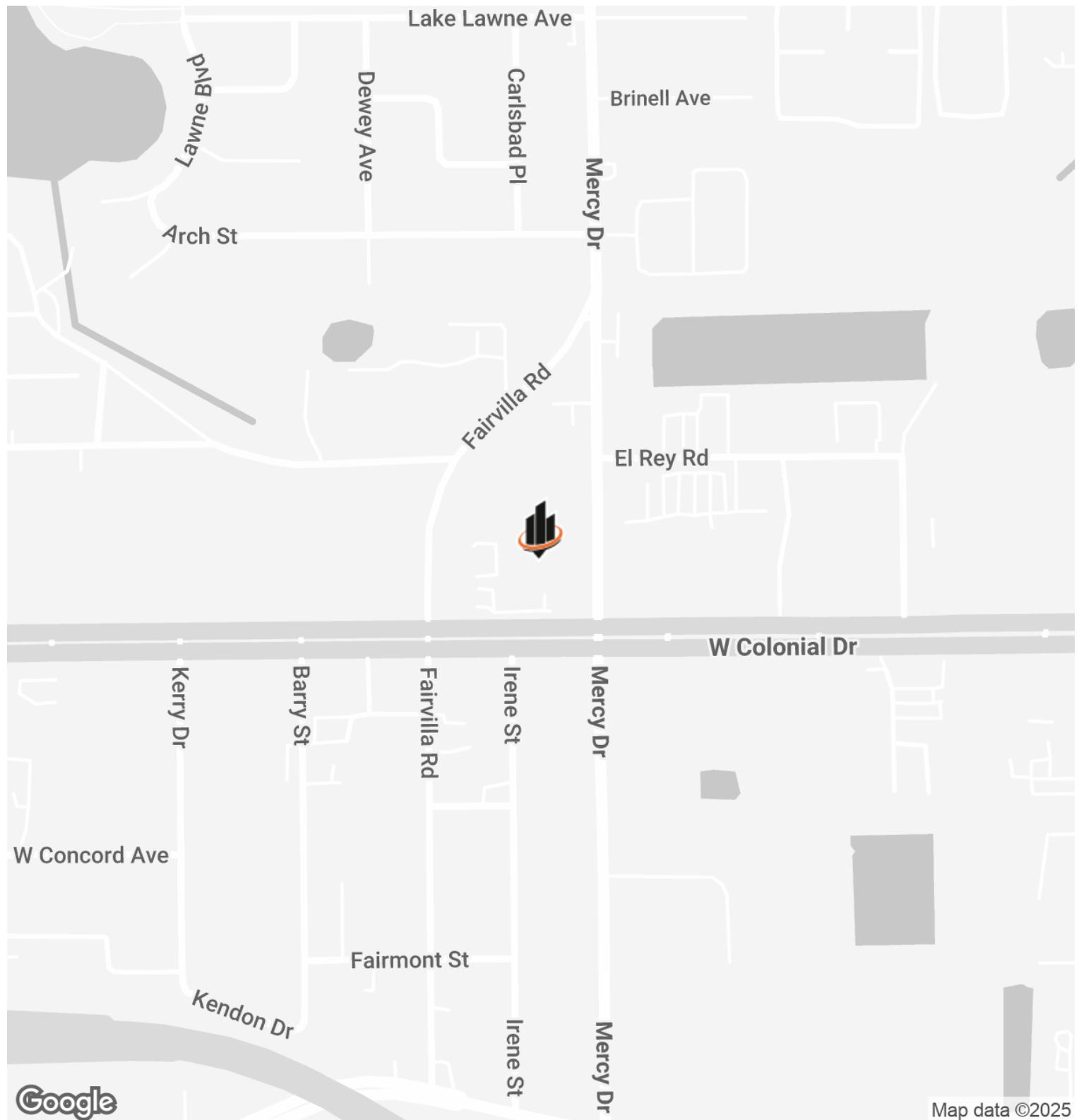


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LOCATION MAP

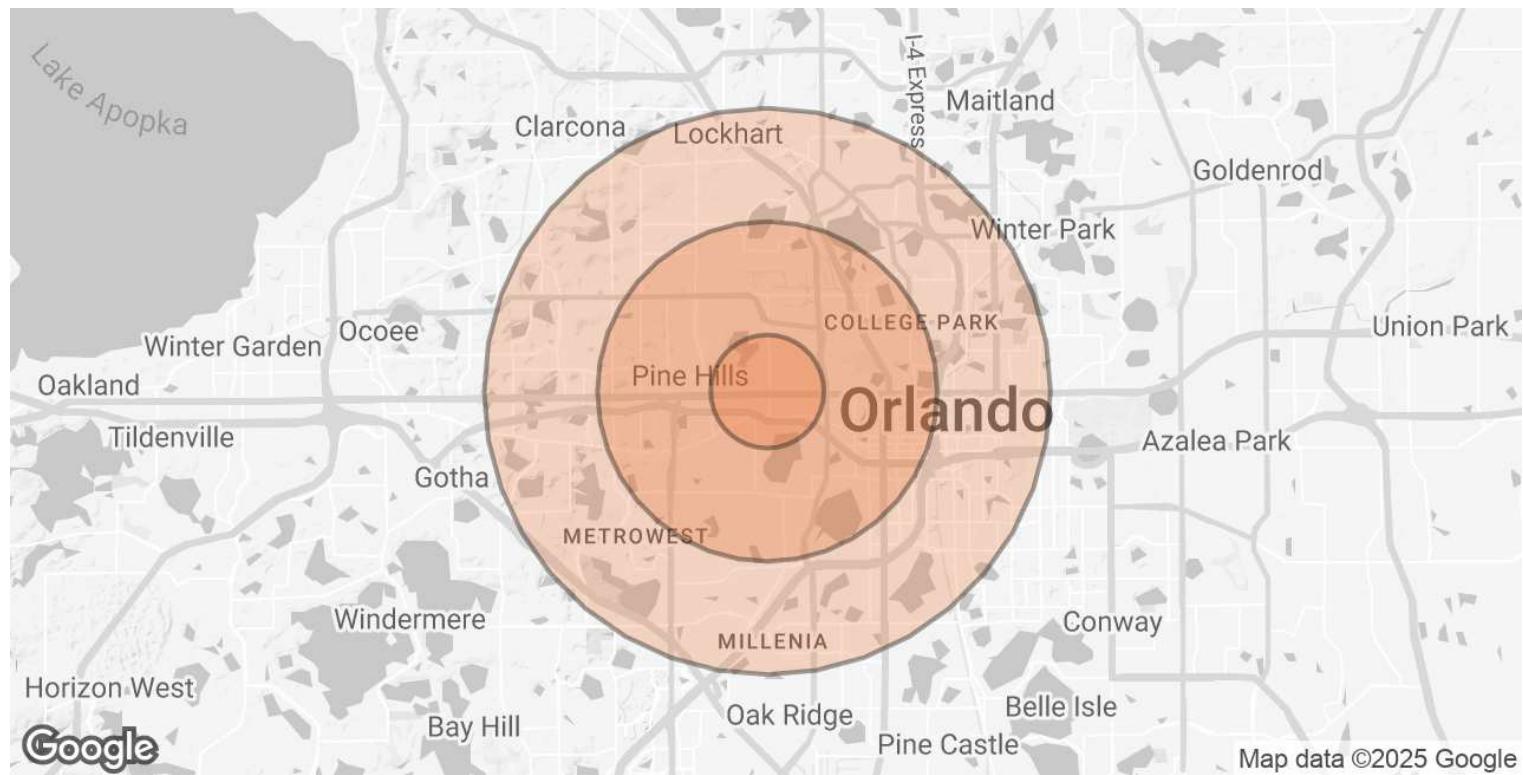


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,063	98,199	297,238
AVERAGE AGE	31.7	31.0	32.3
AVERAGE AGE (MALE)	26.5	28.8	31.0
AVERAGE AGE (FEMALE)	34.7	32.9	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,327	33,668	111,349
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$44,792	\$45,829	\$53,561
AVERAGE HOUSE VALUE	\$310,389	\$242,779	\$238,415

2020 American Community Survey (ACS)

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GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Medical Office Building | Mount Dora, FL | \$16,300,000
- SOLD | Storage | Sarasota, FL | \$12,100,000

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200

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