



LEASE

Office Space

800 MERCY DRIVE

Orlando, FL 32808

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

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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 |
|------------|--------------------------|

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

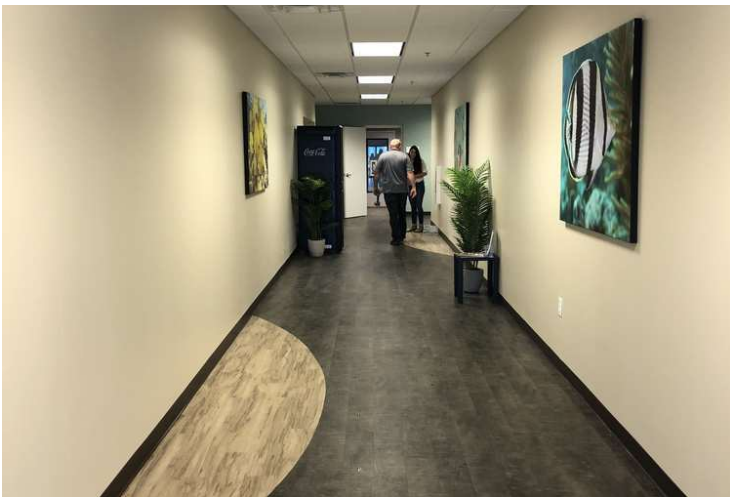
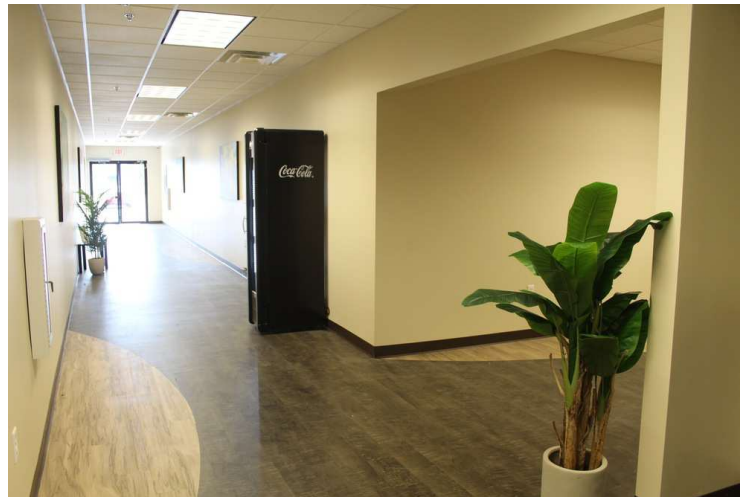
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|--------------|------------------|-------------|-------------------------|
| LEASE TYPE: | NNN | LEASE TERM: | 60 months |
| TOTAL SPACE: | 2,518 - 6,650 SF | LEASE RATE: | \$16.00 - \$31.50 SF/yr |

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

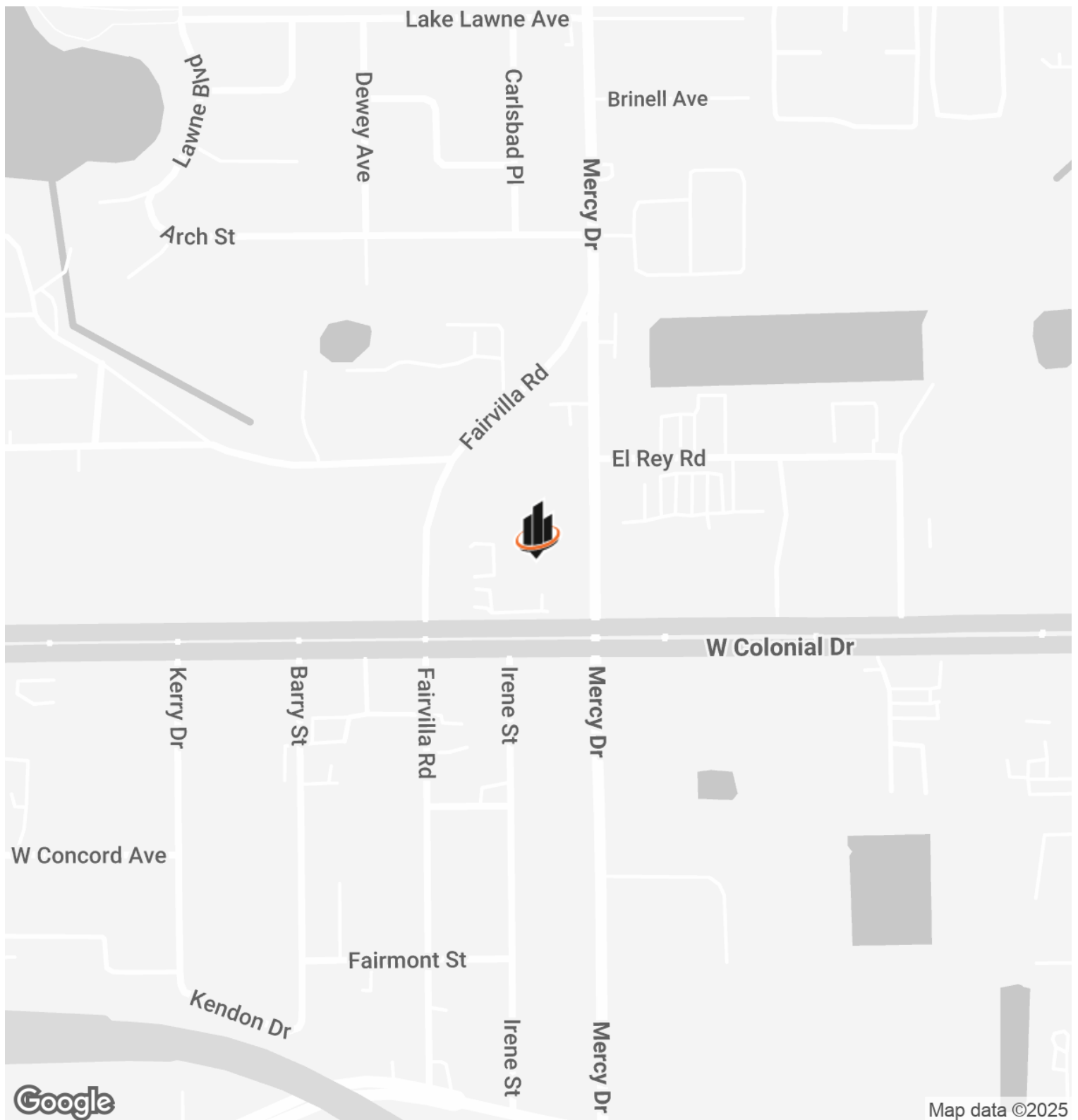


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LOCATION MAP

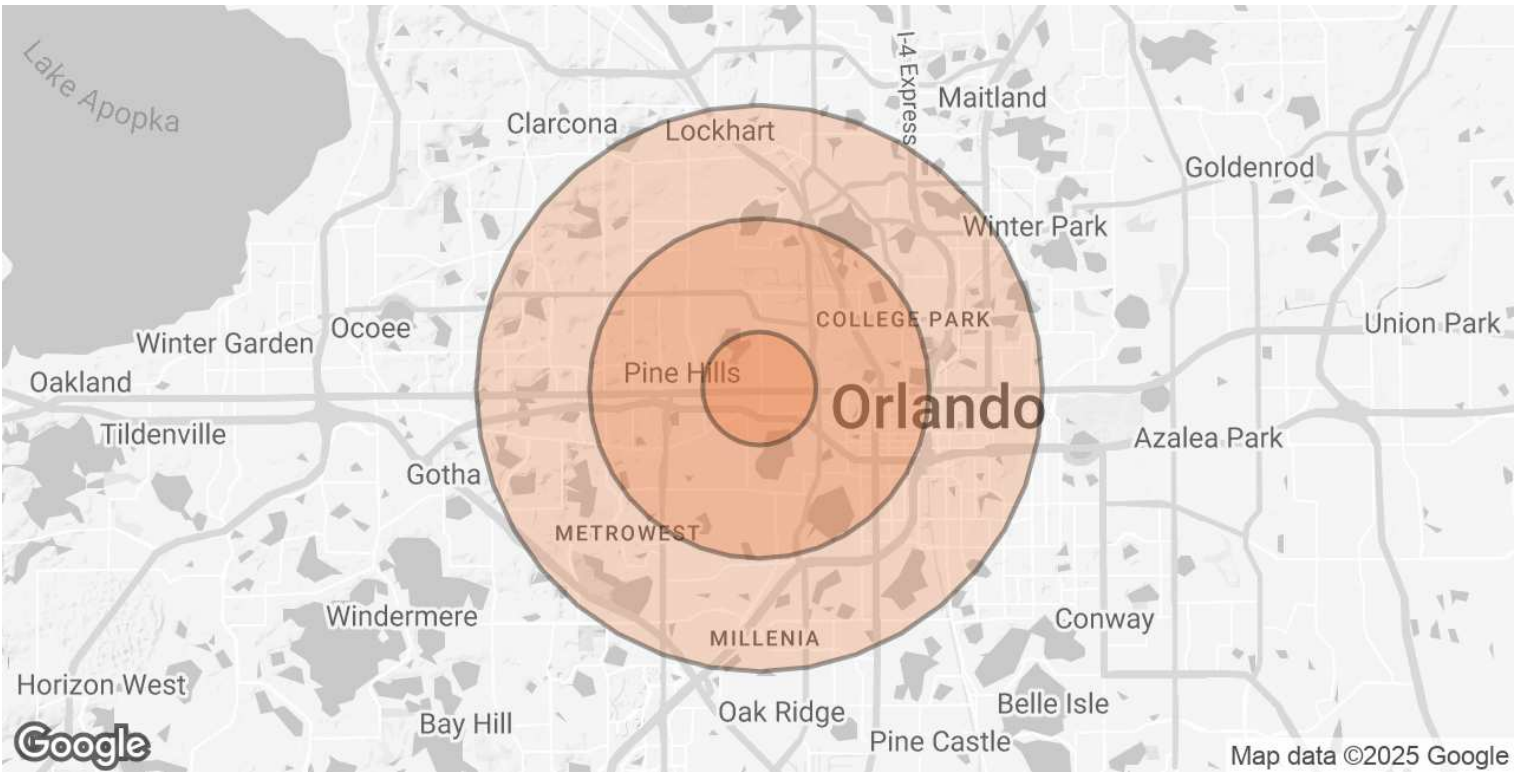


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DEMOGRAPHICS MAP & REPORT



| 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

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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

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