

# SAND LAKE SHORES MEDICAL CENTER

7450 SAND LAKE COMMONS BLVD.  
ORLANDO, FLORIDA 32819

BEAUTIFUL VIEWS.  
PREEMINENT ADDRESS.

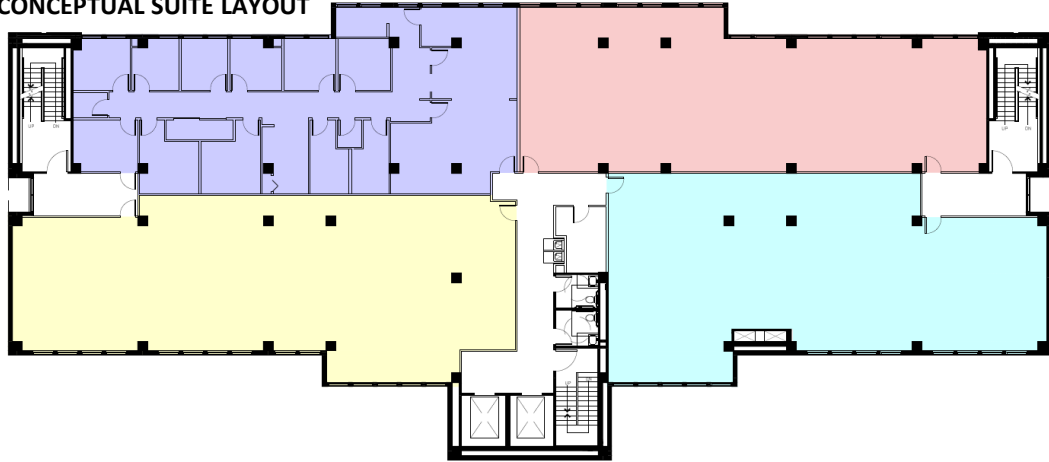
Holladay Properties is transforming a lakeside facility in Dr. Phillips into a premier cutting-edge medical office and research building. Sand Lake Shores Medical Center sits on 6 acres and comprises 71,000 RSF of class A medical office space featuring stunning lakefront views. The building is within steps of the Orlando Health Dr. Phillips hospital campus, providing quick access to hospital facilities as needed.







# PROPERTY HIGHLIGHTS

## UPPER FLOORS LEASING PLAN

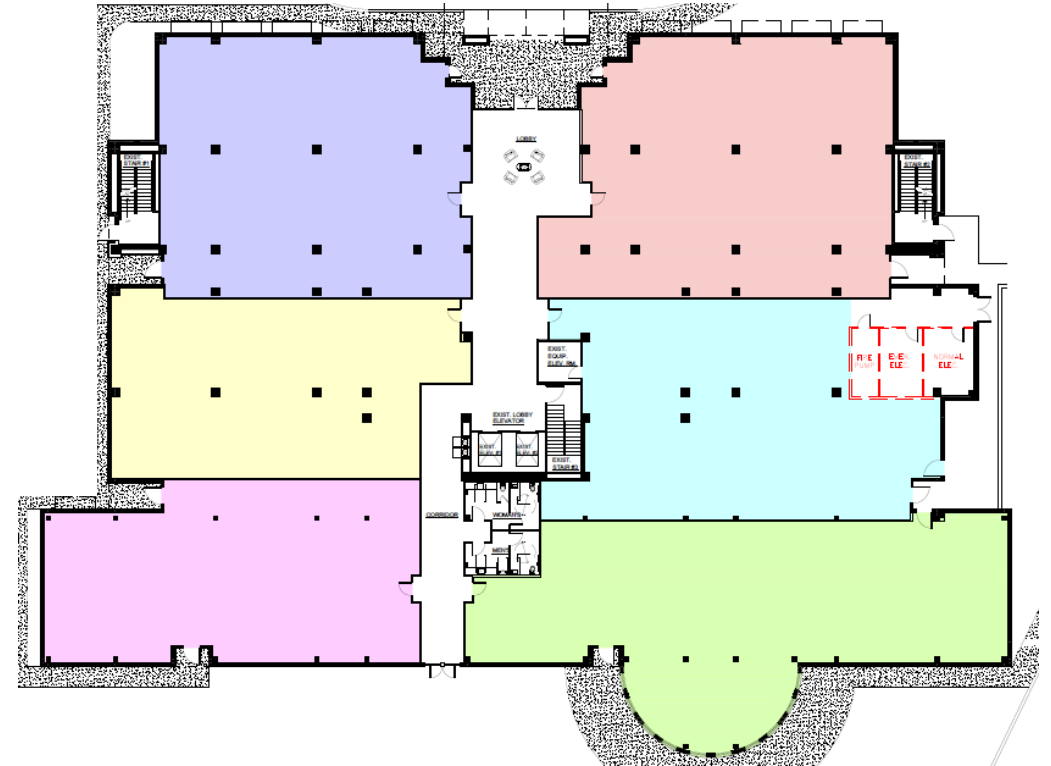
CONCEPTUAL SUITE LAYOUT







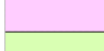
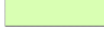
### TENANT KEY LEGEND

	TENANT KEY LEGEND	
		RENTABLE AREA
	TENANT 201	3,291 S.F.
	TENANT 202	3,119 S.F.
	TENANT 203	3,617 S.F.
	TENANT 204	3,394 S.F.

## FIRST FLOOR LEASING PLAN



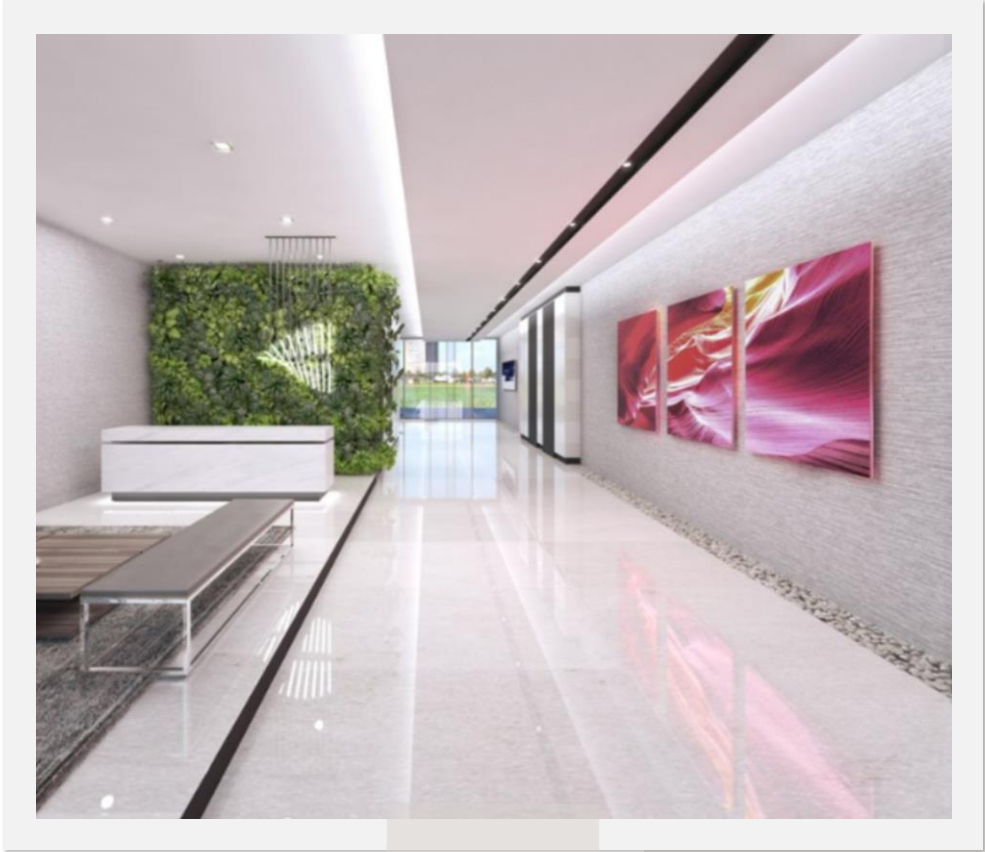
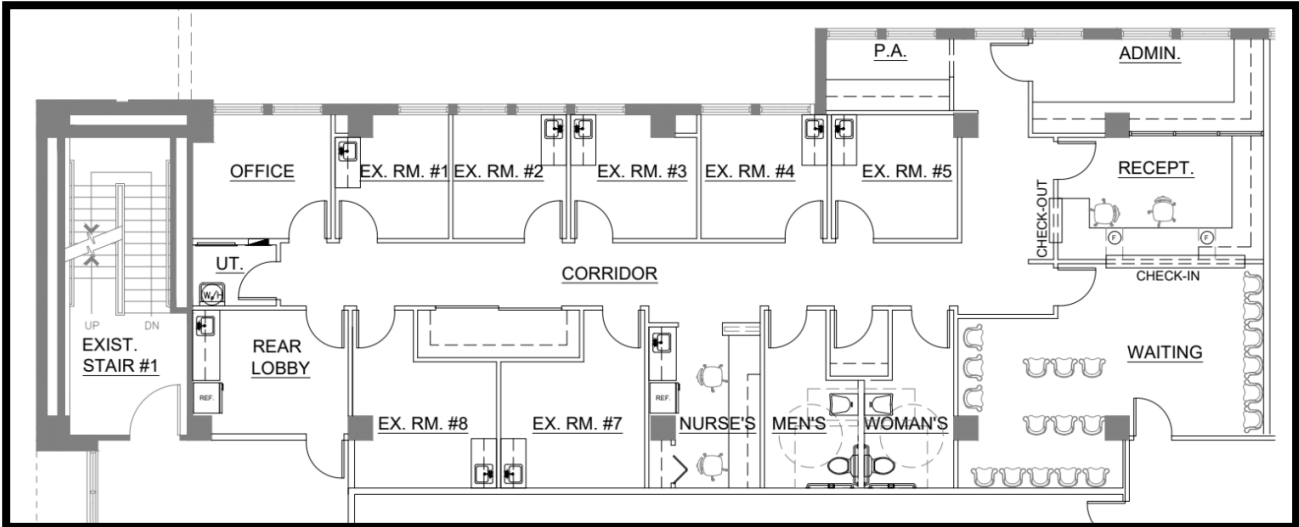
### TENANT KEY LEGEND

	TENANT KEY LEGEND	
		RENTABLE AREA
	TENANT 101	5,654 S.F.
	TENANT 102	5,656 S.F.
	TENANT 103	4,155 S.F.
	TENANT 104	4,614 S.F.
	TENANT 105	4,565 S.F.
	TENANT 106	6,245 S.F.

# PROPERTY HIGHLIGHTS

## PROPOSED LOBBY

CONCEPTUAL FLOOR PLAN  
3,291 RSF





# DOCTOR PHILLIPS

A PRESTIGIOUS ADDRESS WITH WORLD-CLASS AMENITIES NEARBY

Dr. Phillips comprises about 11,300 residents, while Orange County holds about 1.38M people. Because Dr. Phillips feeds into the tourist corridor, the most common employment sectors include arts, entertainment & recreation, healthcare & social assistance, and accommodations & food services.

## MARKET DEMOGRAPHICS:



AVERAGE HH INCOME:  
**\$160,863**



AVERAGE HOME VALUE:  
**\$1,079,255**



% OF HH THAT EARN \$150K+:  
**35%**

# DOCTOR PHILLIPS

## WHITE-COLLAR EMPLOYEE BASE

### Orlando Health Dr. Phillips Hospital

In February 2020, the hospital concluded a \$15M expansion which included repurposing an existing shell space on the fifth floor of the property, allowing for an additional 42,000 square feet of patient space across 48 new private rooms. This expansion enables the hospital to increase capacity by about 20%, which is significant given major recent increases in admissions.

### Lockheed Martin

Lockheed Martin has their primary campus located within the Tourist Corridor, only 4 miles North. Home to over 5,000 employees, this Lockheed location designs, develops and builds advanced combat and simulation systems. Lockheed is Orlando's largest tech employer, and currently has 700+ local job openings for engineers, software developers, analysts, and other high-wage roles.

### Darden Restaurants HQ

Darden employs roughly 5,200 people at its corporate HQ in the Tourist Corridor, just 10 minutes from the site. Darden is the operator of iconic dining brands including Olive Garden, LongHorn Steakhouse, Bahama Breeze, Seasons 52, The Capital Grille, Eddie V's, and YardHouse.

### SouthPark Center

SouthPark Center is one of Orlando's largest professional office parks featuring many leading national and international companies. It consists of over 2M square feet of office space and boasts a tenant roster including Starwood Hotels and Resorts, Houghton Mifflin Harcourt Publishing Co., Comcast, CVS, and CHEP.



DELLAGIO TOWN CENTER



# ORLANDO: HEALTHCARE HUB

Orlando has become a hub for healthcare and life sciences research, attracting major healthcare providers and payers. It is home to two of the largest hospitals in the country.

Currently, the city's life sciences and healthcare sector employ more than 112,000 professionals, underscoring Orlando's ability to attract healthcare talent.

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Sand Lake Shores Medical Center shares a campus with Orlando Health's Dr. Phillips Hospital, a full-service medical/surgical facility, providing synergies and making the location ideal for private practices.

At 285 beds, Dr. Phillips Hospital has served Southwest Orlando for more than three decades, managing more than 12,000 admissions and nearly 80,000 emergency department visits annually.



**ORLANDO**  
HEALTH® | Dr. P. Phillips  
Hospital

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