

FOR LEASE

PHILLIPS PLACE OFFICE SPACE

7575 Dr Phillips Blvd | Orlando, FL 32819

PROPERTY	Class "A" Office
SF AVAILABLE	700 RSF
BUILDING SIZE	55,799 SF
SITE SIZE	3.70+/- Acres
LEASING RATE	\$26.00/SF



PROPERTY HIGHLIGHTS

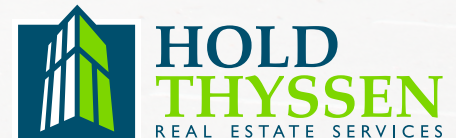
- > Unique, open air three-story office building, located on Dr. Phillips Boulevard, directly of Sand Lake Rd.
- > Excellent frontage
- > Easy access to major roadway thoroughfares (I-4, FL Turnpike, 408 and Beachline Expressway)
- > Walking distance to the Marketplace at Dr. Phillips and other shopping centers with fine restaurants, financial institutions, retails, spas and more
- > Close proximity to world class entertainment, hospitals and hotels
- > On-site maintenance and janitorial
- > Ample fre parking with covered, reserved spaces
- > Rental rate: \$26 PSF



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MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	9,447	61,819	129,208
2020 Estimate	8,693	57,551	121,030
Growth 2010-2020	3.6%	2.3%	1.8%
Growth 2020-2025	1.7%	1.5%	1.4%
Median Age	43.1	40.2	38.7



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	4,176	24,867	49,204
2020 Estimate	3,835	23,155	46,703
Growth 2010-2020	2.7%	1.6%	1.2%
Growth 2020-2025	1.8%	1.5%	1.4%



INCOME	1-MILE	3-MILE	5-MILE
2020 Average Household Income	\$115,706	\$110,384	\$99,552
2020 Median Household Income	\$89,771	\$85,553	\$75,672



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