

SURGERY CENTER & MEDICAL OFFICE FOR LEASE

ORLANDO MEDICAL PLAZA

1405 South Orange
ORLANDO, FL 32806

DOWNTOWN ORLANDO

ANNE SPENCER, MCR

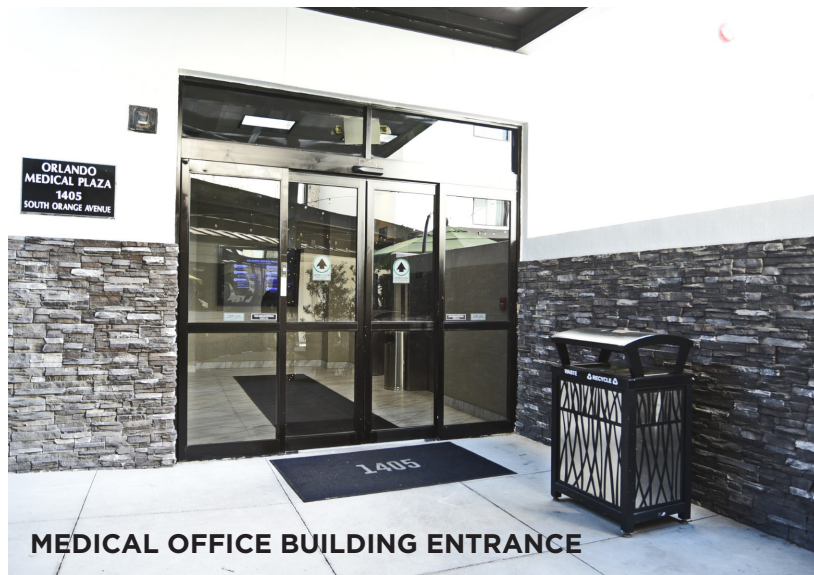
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PROPERTY INFORMATION

Former Ambulatory Surgery Center and medical office for lease! This premier location is only steps from Orlando Health's ORMC and Winnie Palmer hospitals. Located in the heart of Downtown Orlando, Orlando Medical Plaza pulls a patient population from all of Central Florida. Excellent access, visibility and extremely desirable amenities including an on-site parking garage, restaurant and hotel.



- **Delaney's Tavern** - upscale and trendy, voted one of Orlando's best restaurants. Serving new American cuisine, full bar, open for lunch and dinner. Featuring the area's best Sunday brunch!
- **The Delaney Hotel** - highly rated boutique hotel with innovative design features and bespoke accommodations. A perfect respite for patients and their families.
- On-site structured parking garage - 6.72/1,000 SF parking ratio.
- *Building and monument signage available*

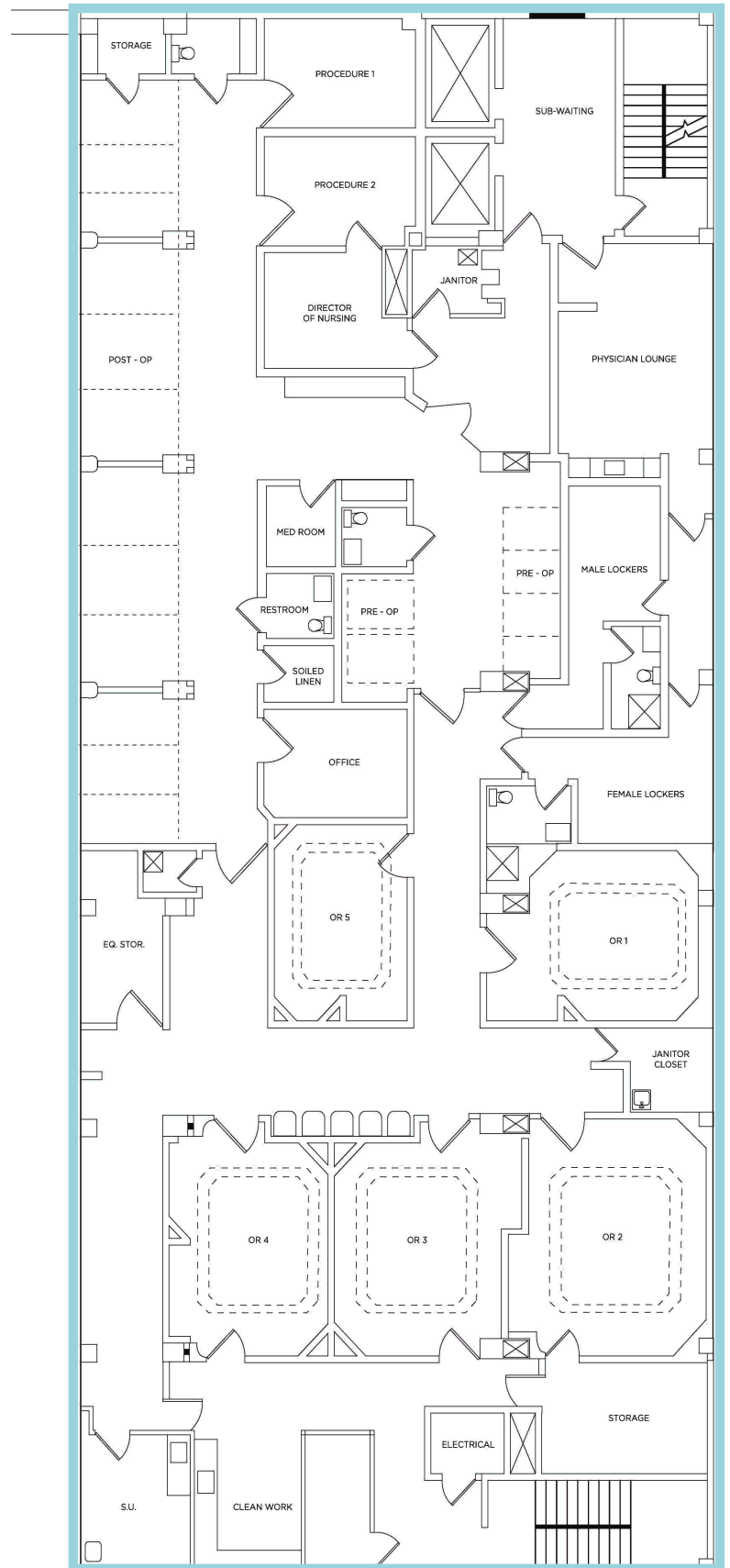


FOURTH FLOOR

8,433 SF

SPACE HIGHLIGHTS

- Rental Rate: \$35.00/SF NNN
- Former surgical center - 5 operating rooms, 2 procedure rooms, dedicated pre-op and post-op stations, male and female locker rooms, storage, multiple offices
- Previous tenant used 4th floor space as surgery center and 5th floor space as patient check-in, clinical and admin. Floors can be leased separately or together.
- An inspection has been conducted to determine requirements and costs to bring space to up to current codes for ASC state licensure. A full report is available, allowing a surgical tenant to quickly be up and running.



FOURTH FLOOR PHOTOS

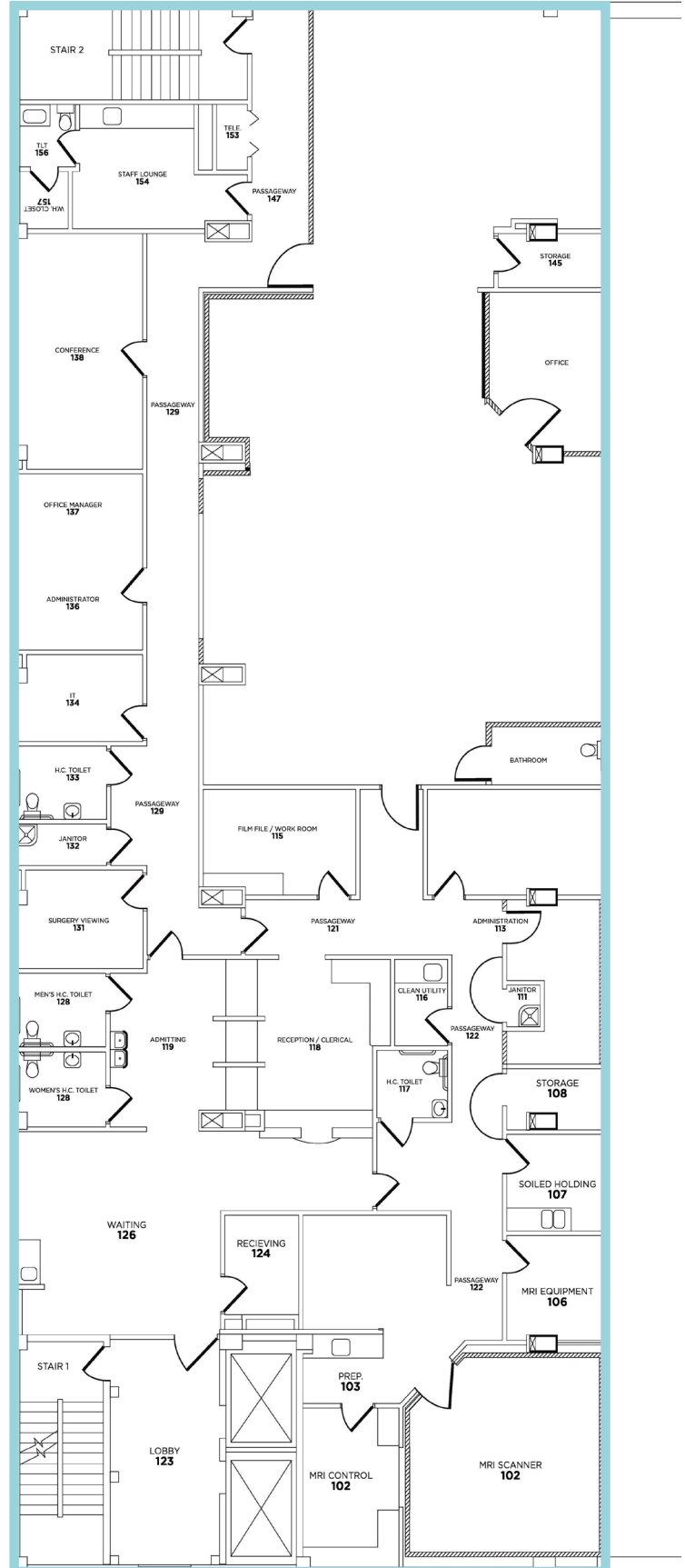


FIFTH FLOOR

7,891 SF

SPACE HIGHLIGHTS

- Rental Rate: \$35.00/SF NNN
- Clinical and admin space - patient check in and out, server room, multiple offices, storage, conference, breakroom, large open area for workstations
- Previous tenant used 4th floor space as surgery center and 5th floor space as patient check-in, clinical and admin. Floors can be leased separately or together



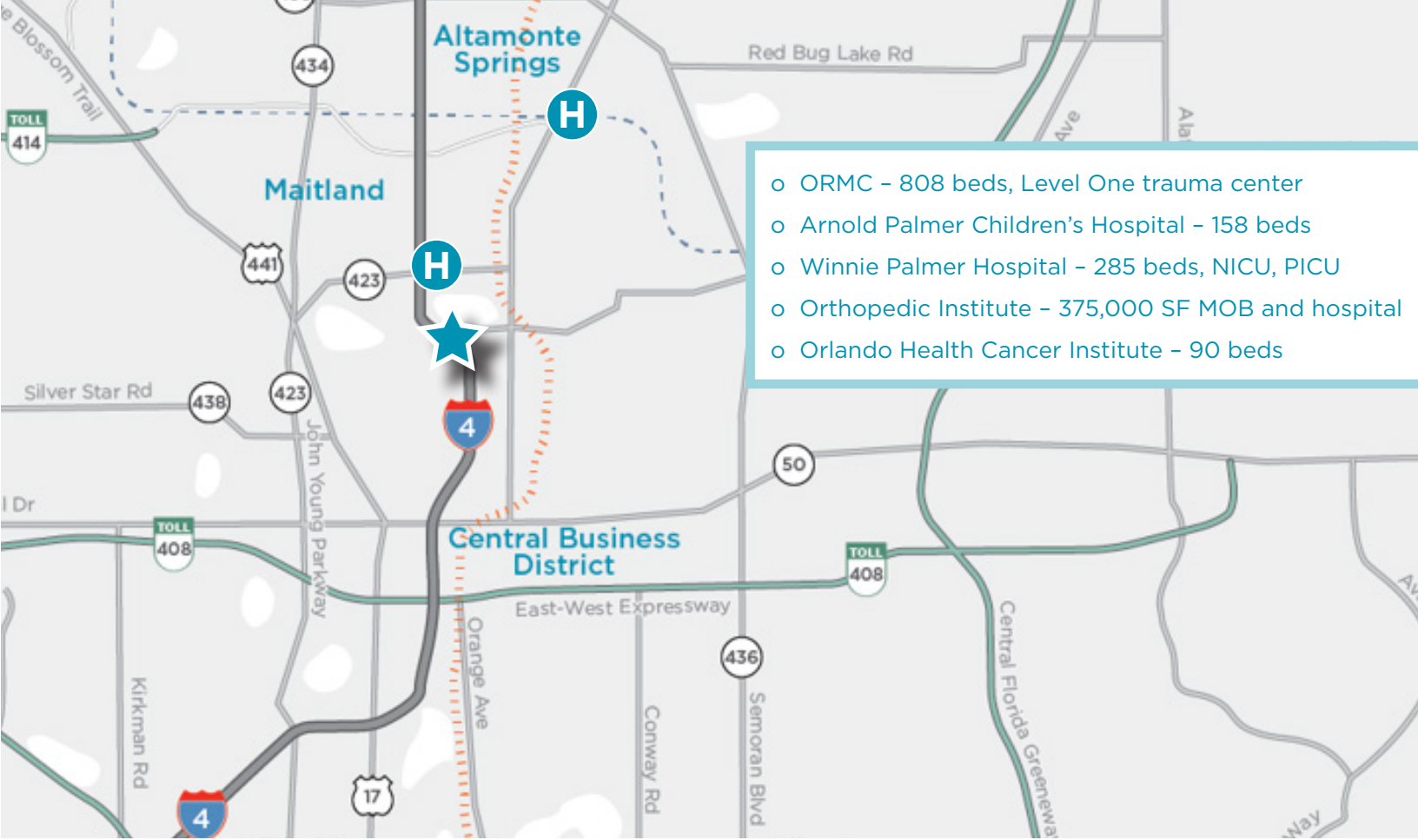
FIFTH FLOOR PHOTOS



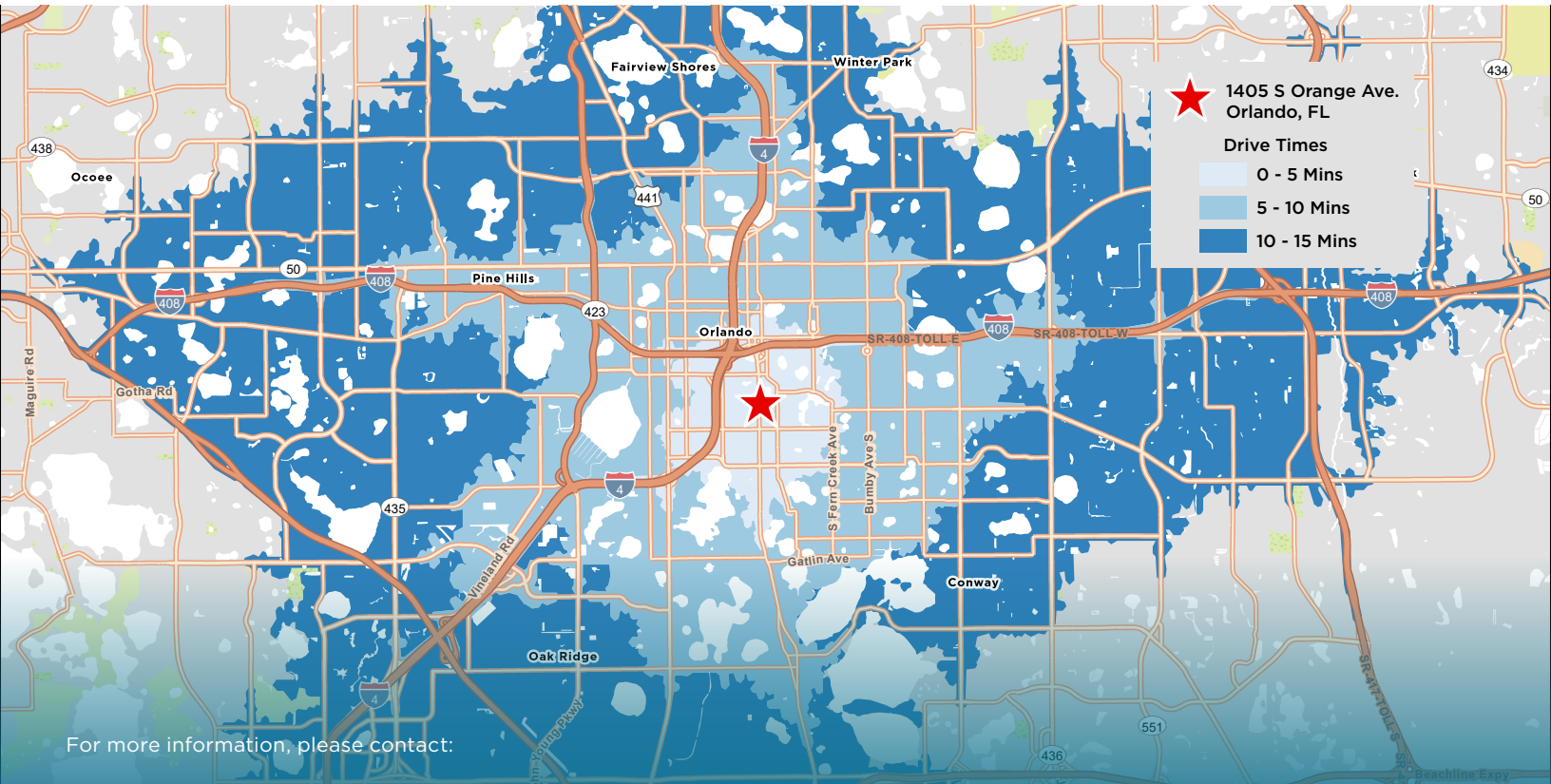
PARKING



- Structured parking garage attached to building – easy in and out for patients and staff
- Garage features a state-of-the-art payment system for visitors
- Area for surgical patient pickup
- Extremely high parking ratio: 6.72/1,000
- Directly across from Orlando Health’s flagship campus
- Situated at a signalized intersection, staff and patients can safely walk from the building to the hospital campus in minutes



- o ORMC - 808 beds, Level One trauma center
- o Arnold Palmer Children's Hospital - 158 beds
- o Winnie Palmer Hospital - 285 beds, NICU, PICU
- o Orthopedic Institute - 375,000 SF MOB and hospital
- o Orlando Health Cancer Institute - 90 beds



For more information, please contact:

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