

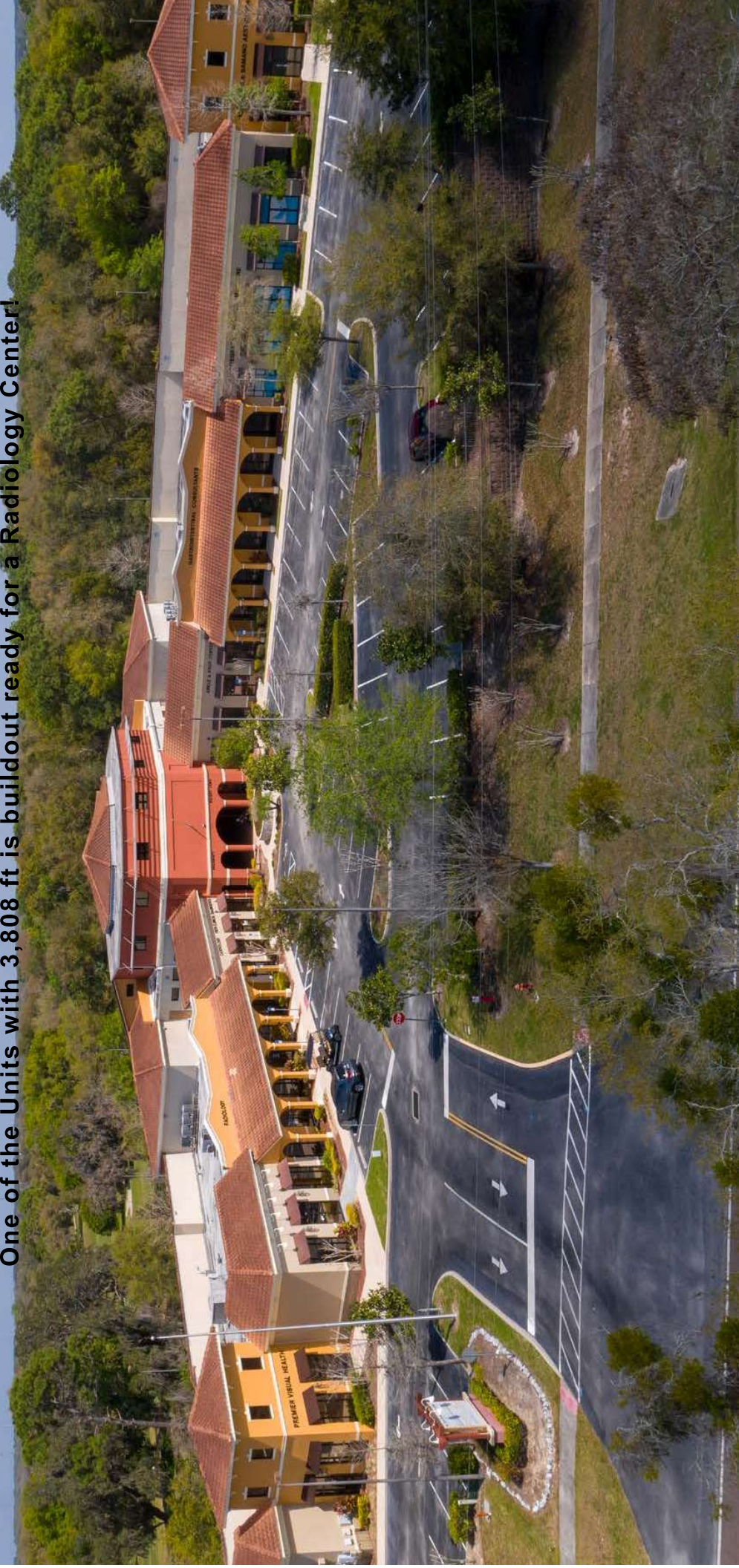
MOUNT DORA PROFESSIONAL CENTER

NEW OWNERSHIP - GREAT LEASING OPPORTUNITIES

Join an exclusive and selected group of companies

LAST 4 SPACES AVAILABLE!

One of the Units with 3,808 ft is buildout ready for a Radiology Center!



MOUNT DORA PROFESSIONAL CENTER

MOVE- IN READY

FULLY BUILT OUT

MEDICAL & PROFESSIONAL SUITES

HIGH GROWTH LOCATION

CLASS A

WILL ADAPT FOR NEW USAGE

*Located between
Downtown Mount Dora,
Stoneybrooke Hills and
other new upscale
planned communities.*



6909 OLD HIGHWAY 441 | MT DORA | FL

PROPERTY HIGHLIGHT

- Three-story, 51,357 SF medical & professional office building
- Convenient first floor suite locations
- High quality build-outs in excellent condition - move-in ready
- Excellent on-site surface parking at 5.0/1,000 SF
- Close proximity to Downtown Mount Dora, US Highway 441, SR 46, and Orlando Beltway SR 429/SR 417
- Positioned nearby: AdventHealth Waterman (13 minutes) and AdventHealth Apopka (18 minutes)
- Monument and building signage available

AVAILABILITY

Suite	Square Foot	Date Available
101 - 102	3,224	Now
103	3,808	Now
220	1,876	Now
225	1,897	Now



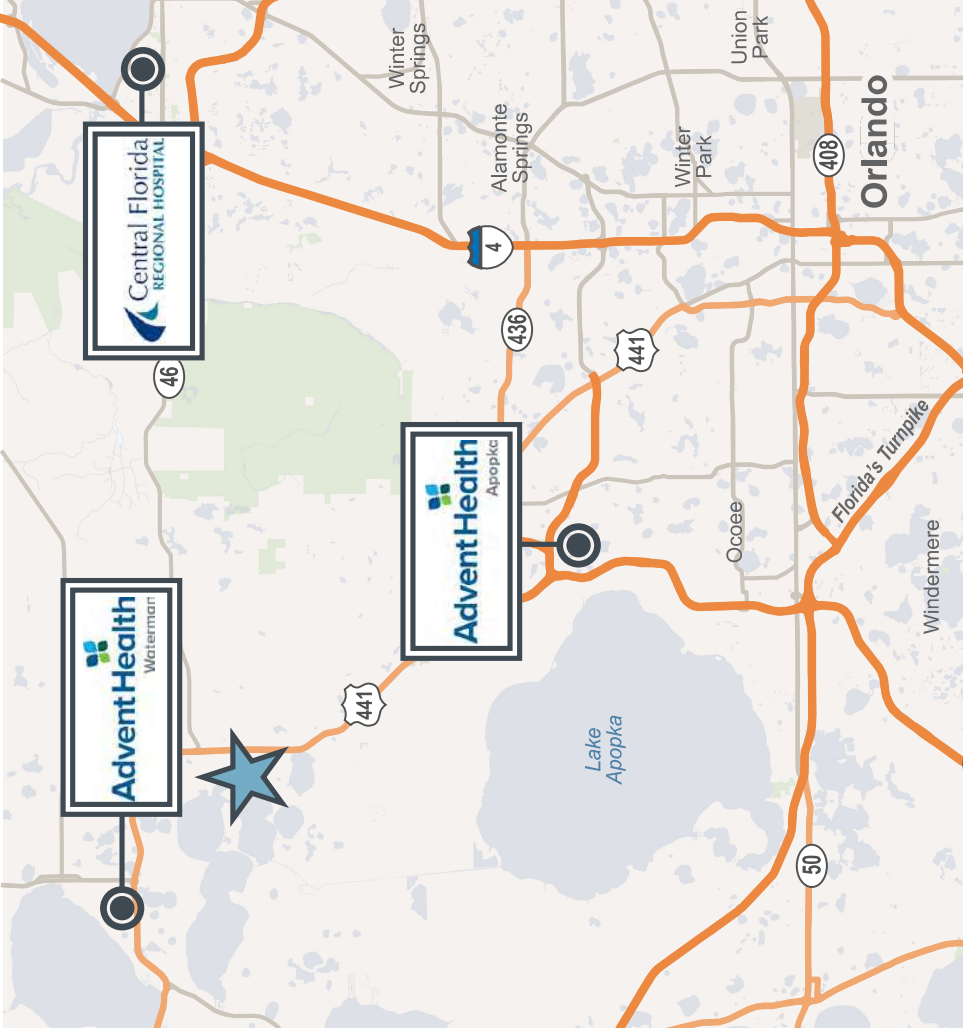
1,157± to 8,667± SF Available
Negotiable

EXECUTIVE SUMMARY

Mount FPL LLC is pleased to present Mount Dora Professional Center, a three-story medical office building totaling approximately 51,357 RSF. Built in 2008 on a 4.8-acre site, the Property is already 60% leased to well-established practices but still offers some "move-in ready" medical and professional spaces. The Property is located just outside of the historic Downtown Mount Dora district and for medical professionals is in close proximity to AdventHealth Waterman (5 mi.) and AdventHealth Apopka (12 mi.) and 1.5 mile to the new FL-429 / FL-453 / FL-46 access to Mt. Dora, Tavares and Eustis.

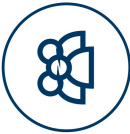
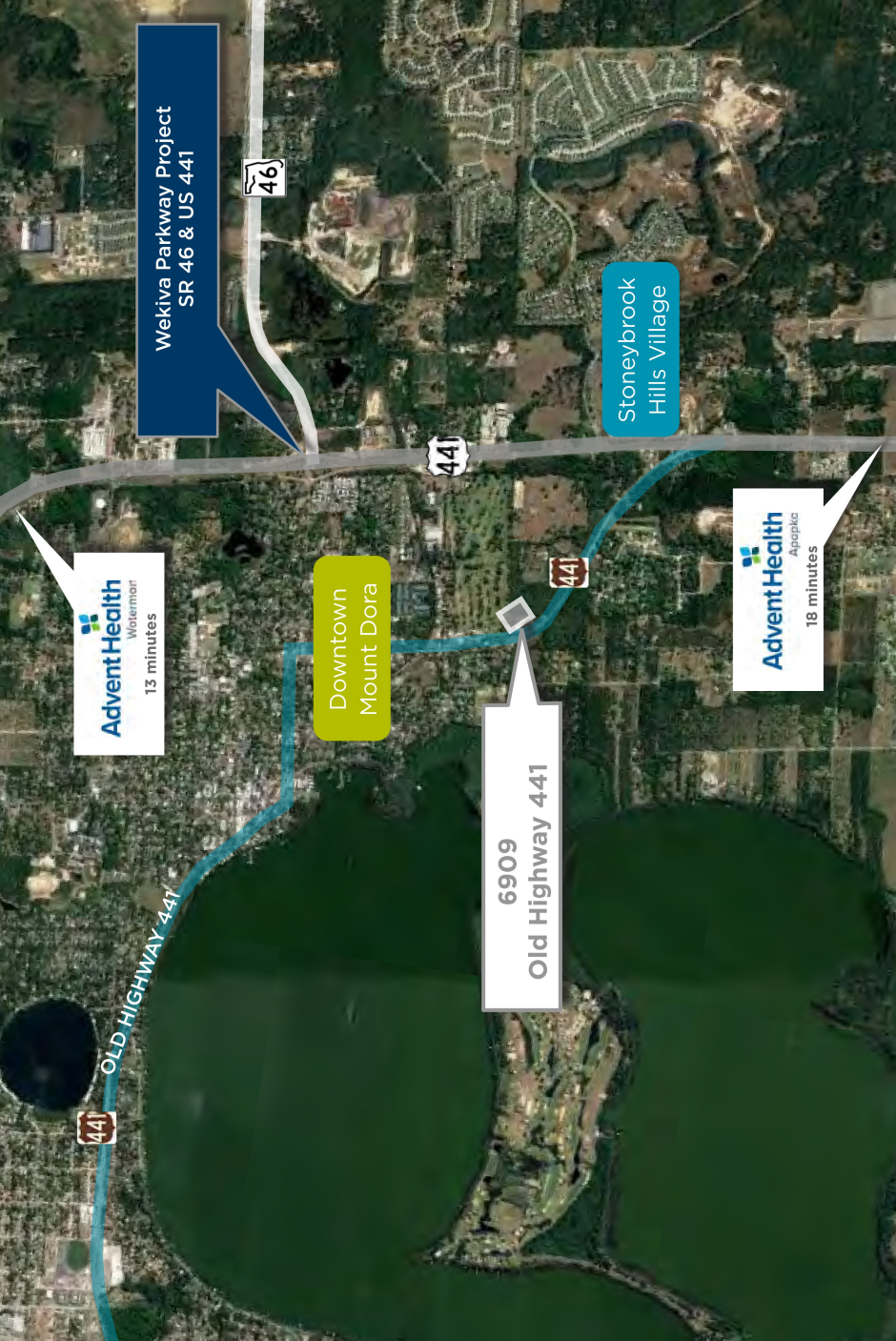
ASSET OVERVIEW

Address	6909 Old Highway 441 Mount Dora, FL 32757
Year Built	Completed in 2014
Total Size	51,357 SF
Tenants	Vitas Healthcare, Hopebridge, Miller & Miller Investigative & Security, American Lawyers, American Acupuncture Academy, Dragonfly Medspa & Wellness, Mid Florida Dermatology & Plastic Surgery.
Parking Ratio	5.0 per 1,000 SF

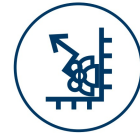


HIGH GROWTH AREA

The Wekiva Parkway (SR 429) expansion connects the new SR 453 "Mount Dora Connector", SR 417 and completes the Central Florida Beltway surrounding Orlando. The project included rebuilding the current US 441/SR 46 interchange in Mount Dora, adding a fly-over ramp, and widening both highways to six lanes. This project has created an influx of traffic, population, and multiple planned communities generating a high demand for additional professional & healthcare services.



Population
(5 mile)
50,335



Projected Population
(2023)
55,005



Average Household Income
(5 mile)
\$71,320

Downtown Mount Dora

- Mt Dora Brewing
- Pisces Rising
- Cafe Gianni
- Jeremiah's
- Ken's Amish Deli & Bakery
- Olive Branch
- Copacabana Cuban Cafe
- Fiestas Grande Mexican
- Lakeside Inn

Stoneybrook Hills Village

- Publix
- Publix Liquors
- McDonald's
- Wok N Roll
- Beef O'Bradys
- Hair Cuttery
- AT&T
- Shell
- Vincent's Italian



STRONG PROPERTY FUNDAMENTALS

- » **Quality construction** - Completed in 2014, the Property maintains an attractive exterior facade and lush landscaping.
- » **Excellent Visibility/Signage** - The Property sits at grade on Old Highway 441 and has excellent frontage and prominent pylon signage.
- » **Ease of Access** - The Property offers ingress and egress onto Old Highway 441, an alternate route for Highway 441.
- » **High Parking Ratio** - Above average parking ratio of 5.00 per 1,000 SF.
- » **Great Build outs - ready to move**
- » **Opportunities** - Currently with various “move-in ready” medical and office spaces.

HIGHLY DESIRABLE MOUNT DORA

- » Located between Downtown Mount Dora, Stoneybrooke Hills, and other new upscale planned communities in Lake County, FL, the Property is positioned in a high growth area just outside of Orlando.
- » This is the third-largest metropolitan area in Florida and the fifth-largest in the southeastern United States.
- » Mount Dora is a booming retirement community with 49% of the residents aged 55+, 1.5x greater than the Orlando MSA average.



ORLANDO MSA HIGHLIGHTS

GROWING POPULATION

- » Orlando's population has grown by 433,000 residents since 2010, bringing the total population to nearly 2.6 million.
- » The metro grew by 60,000 residents in 2018, making it the nation's fifth largest increase for metro areas in pure numbers, surpassed by only Dallas, Phoenix, Houston and Atlanta.
- » A population increase of 10% is expected over the next 5 years.

HIGH JOB GROWTH

- » The Orlando MSA ranked #3 in the U.S. in terms of percentage job growth for large cities from 2016-2019 with an employment growth rate of 11%. At the end of July 2019, Orlando had 1,328,400 total jobs.
- » Orlando has one of the lowest unemployment rates in the state and nation. As of December 2019, Orlando's 2.5% unemployment rate is below the national average of 3.5%.

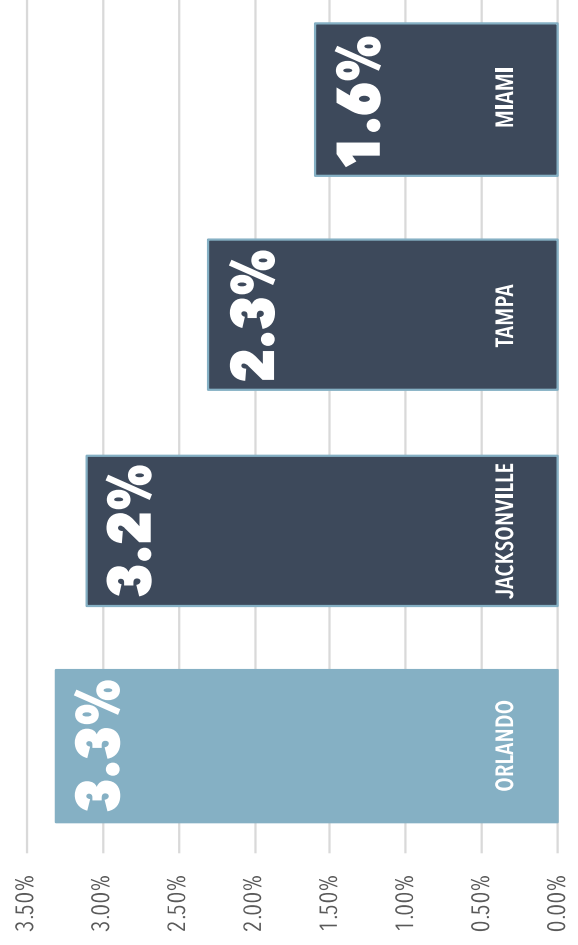
#1 FOR STEM JOB CREATION

- » Orlando has risen in the ranks for STEM job growth over the last seven years, topping cities including Boston, Atlanta, Miami, Austin and San Jose. As a region leading the nation in job growth, Orlando's growth in STEM occupations is proportionally more than other fast-growing metros.
- » Orlando has the perfect blend of attributes for building and supporting a highly skilled STEM labor pool: high in-migration rate, especially among millennials, and a well-supplied talent pool from the 35 colleges, universities, technical schools, and private institutions that encompass the area.



12-MONTH PERCENTAGE CHANGE IN NUMBER OF JOBS

Orlando ranks #1 when compared to other major Florida markets



ORLANDO MEDICAL MARKET

HISTORICALLY LOW VACANCY

Over the past several years, vacancy in Orlando has declined steadily, reaching 9.0% in late 2020 after spending the first half of the decade above 15%.

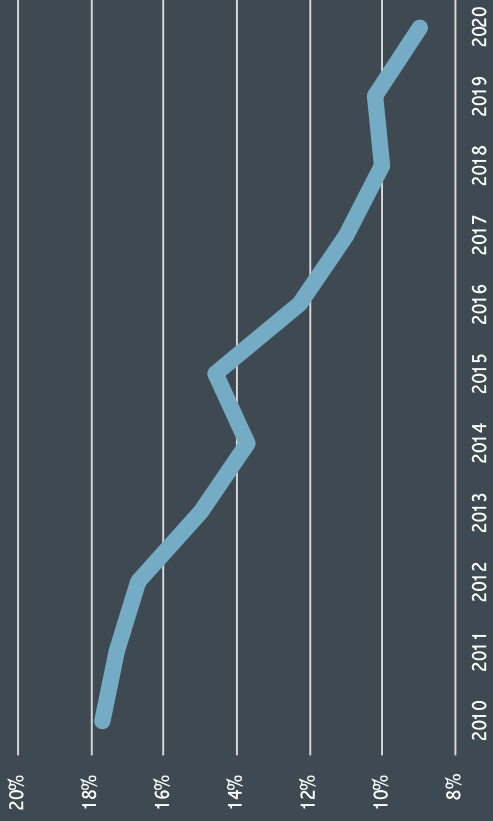
The Orlando medical office market has enjoyed a healthy pace of positive absorption since 2010, with a brief pause in demand during 2019 due to a lack of available space in high-demand neighborhoods that would allow users to grow in place. To date in 2020, absorption has been positive, with year-to-date net occupancy gains of 53,573 SF rising above both 2018's total and the ten-year average for Orlando. Due to this steady demand, vacancy in the Orlando medical office market was reported at 9.0% in October 2020, down from 10.2% in 2019. This figure is the lowest reported in Orlando since 2006.

RISING RENTS

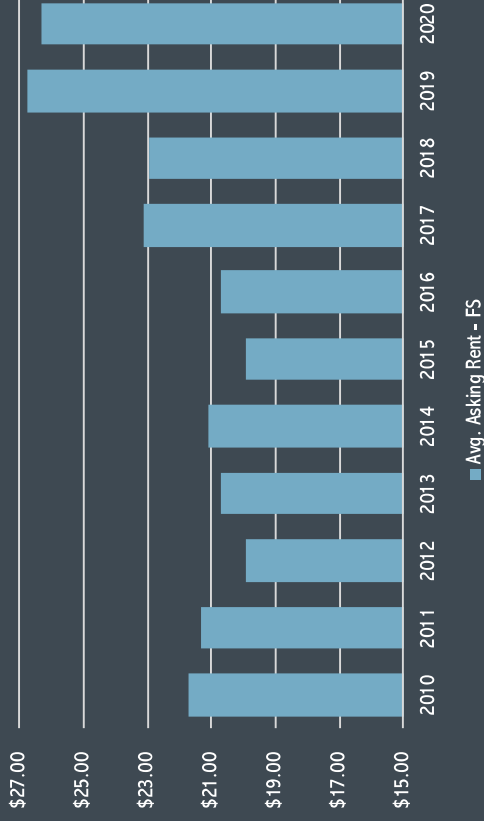
Orlando's medical office asking rents averaged \$26.30 PSF (full service) in 2020. Medical office rents have risen by more than 32% since 2015, and they are expected to continue rising for the foreseeable future based on limited supply combined with demand for quality medical office space.

The Orlando medical office market is expected to continue exhibiting moderate absorption and stable-to-declining vacancy, with little new construction on the horizon. Rental rates will continue to rise due to limited supply. As the population ages in this and other markets, the demand for quality medical office space will continue to rise over the next decade or more.

HISTORICAL VACANCY



HISTORICAL RENTAL RATES



NATIONAL HEALTHCARE EMPLOYMENT TRENDS

The rapid growth of the over-65 population will drive demand for healthcare services and lead to continuing growth in healthcare employment. This will, in turn, lead to rising demand for medical space. Employment of healthcare occupations is projected to grow 14% from 2018 to 2028, much faster than the average for all occupations, adding about 1.9 million new jobs. Healthcare occupations are projected to add more jobs than any of the other occupational groups. This projected growth is mainly due to an aging population, leading to greater demand for healthcare services.

AREA HOSPITALS

AdventHealth Waterman (5 mi.)

AdventHealth Waterman is a 269-bed, full-service community hospital located in the heart of Lake County. With more than 1,500 employees and nearly 280 physicians on its medical staff, the hospital treats more than 14,000 inpatients a year and treats nearly 50,000 patients in its Emergency Department annually.

AdventHealth Apopka (12 mi.)

AdventHealth Apopka, a 120-bed acute-care community hospital in Orange County, serves as one of AdventHealth's seven Central Florida campuses. The hospital has offered a wide range of health care services since its inception in 1975. AdventHealth Apopka has a staff of over 300 and treats almost 14,700 outpatients and nearly 40,000 patients in its Emergency Department annually.

Central Florida Regional Hospital (21 mi.)

Central Florida Regional Hospital, a 221-bed acute care hospital and Level II trauma center. The hospital provides the only full-service cardiovascular program in Seminole and west Volusia, including open heart surgery, interventional cardiology, electrophysiology, cardiac rehabilitation and comprehensive diagnostic services. Other specialized services include orthopedic and spine care, robotic surgery, wound care, acute inpatient medical rehabilitation, complete imaging services and The Baby Suites.

AdventHealth Orlando (23 mi.)

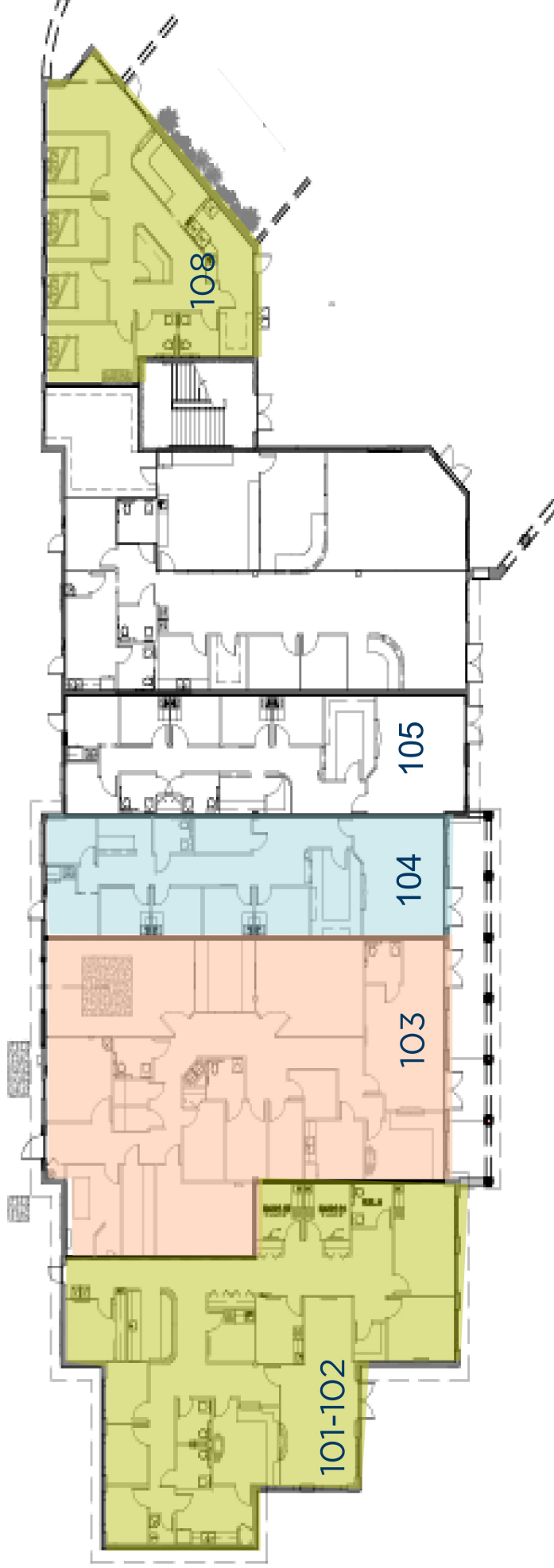
AdventHealth Orlando, the division's flagship campus, serves both as a community hospital and as a major tertiary referral hospital for the region, much of the Southeast, the Caribbean and Latin America. The system provides a wide range of health services, including many nationally and internationally recognized programs in cardiology, cancer, women's medicine, neuroscience, diabetes, orthopedics, pediatrics, transplant and advanced surgical programs. The hospital is also home to the Translational Research Institute for Metabolism & Diabetes and the Nicholson Center for Surgical Advancement.

Property Description	
Property Address	6909 Old Highway 441, Mount Dora, Florida 32757
Year Built	Completed in 2014
Size	51,357 SF
Site	4.83
Leased	53%
Number of Floors	3
Parking	Surface lot, 239 spaces
ADA Spaces	10 handicapped van accessible parking spaces
Building Description	
Tenant Areas	The tenant unit floors are generally covered with a combination of carpet, wood flooring, ceramic tile, or vinyl tile. Walls are typically painted gypsum board while vinyl wall covering is also present. Ceilings are typically suspended acoustic tiles while painted gypsum board and exposed structure ceilings are also present.
Foundation/Substructure	Concrete slab on grade with shallow spread footings
Superstructure	Floor decking is lightweight concrete slab with corrugated metal plan. Roof decking is corrugated metal
Facade	Painted Stucco
Windows	Double-pane in aluminum frames
Doors	Full-pane storefront system
Roof	BRAND NEW TPO and pitched concrete tiles
Heating and Cooling System	Heating and cooling is provided by roof-mounted packages units and by roof-mounted and grade-level split systems. The HVAC units are maintained by the tenant.
Plumbing	Domestic water piping is copper. Sanitary piping is cast iron.
Electrical	1,000 amperes (estimated), 277/480 volt, three phase, four-wire.
Generator	One utility-owned transformer is located adjacent to the south wing at grade.
Security System	Security systems are installed and maintained by individual tenants.
Elevator(s)	There is one Schindler hydraulic passenger elevator having a 2,500 pound capacity.
Life Safety	All areas of the building are protected by a fully automatic, wet-pipe fire sprinkler system. The fire riser is located in a utility room in the central section. The fire supply is equipped with a backflow preventer.
Exterior Lighting	Pole-mounted metal-halide flood lights
Terraces	A terrace is located on the second floor of the central building section. The terrace has a concrete slab and is protected by a steel guardrail with steel balusters
Utilities	
Water	FGUA
Sanitary Sewer	City of Mount Dora
Electric	Duke Energy
Natural Gas	Teco Gas

6909 Old Highway 441 | Mount Dora | Florida

1st FLOOR PLAN

Comprehensive Health Suite 104 - 1,616 sqf
Vitas Healthcare Suite 105 - 1,613 sqf
Central Florida Roofing Suite 106-7 - 3,426 sqf



FIRST FLOOR AVAILABILITY - CONTIGUOUS SPACES FROM 1,613± - 5,378± SF

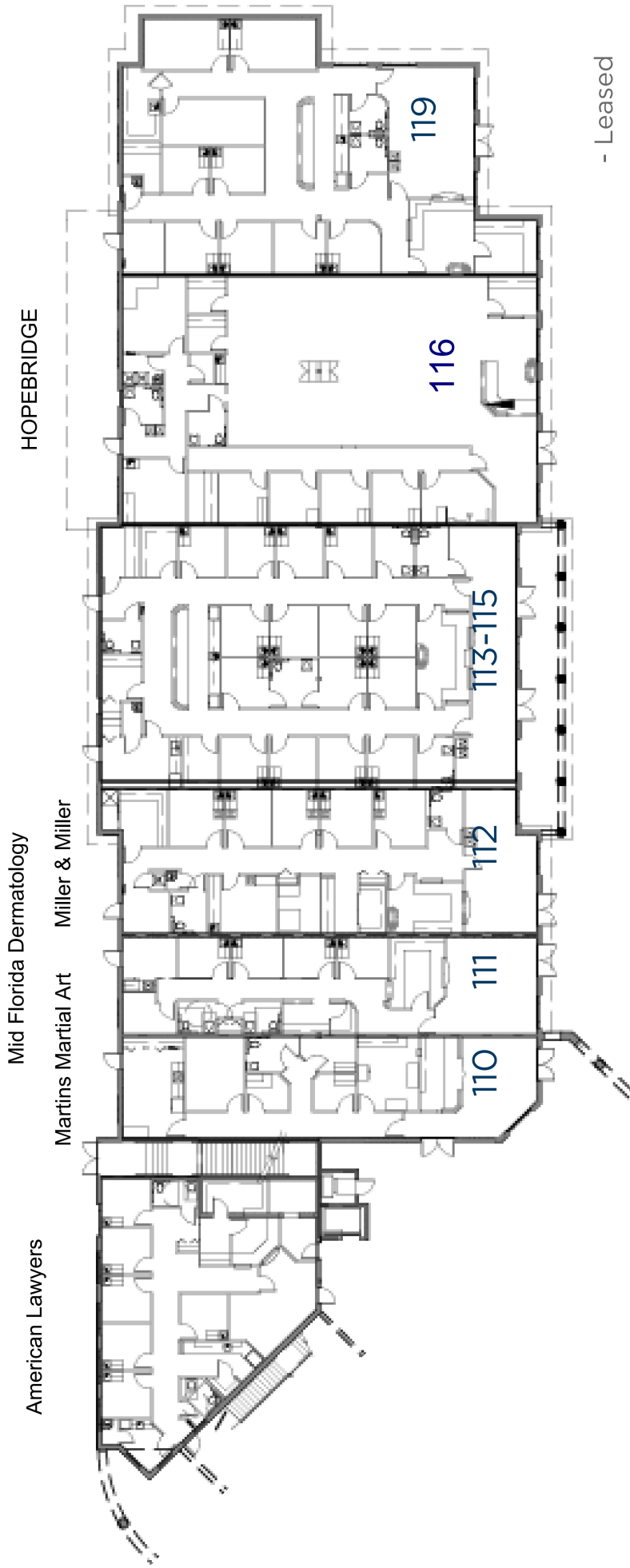
- Suite 101-102 - 3,243± SF
- Suite 103 - 3,808 ± SF *

- Suite 108 - 1,962± SF **

* 103 - has a Buildout ready for a Radiology Center

6909 Old Highway 441 | Mount Dora | Florida

1st FLOOR PLAN



- Leased

2nd FLOOR PLAN

Dragonfly Spa & Wellness

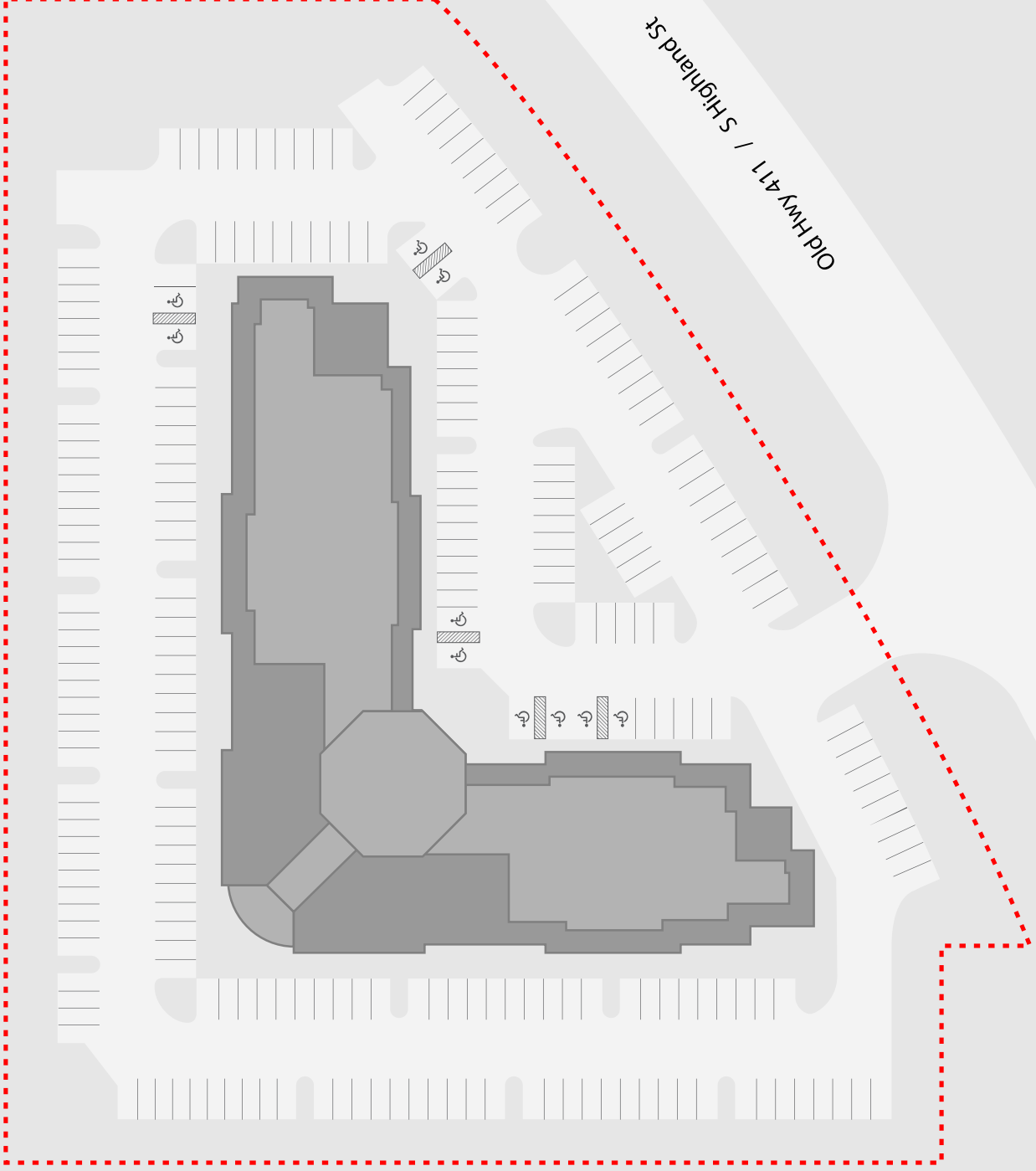


SECOND FLOOR AVAILABILITY - CONTIGUOUS SPACES FROM 1,028± - 8,315± SF

• Suite 220 - 1,696 ± SF *

■ • Suite 225 - 1,897 ± SF **

SITE PLAN



TENANT OVERVIEW

MARTINS MARTIAL ARTS

MARTINS MARTIAL ARTS

Suite	110
Size	1,624 SF

Website www.dunamismma.com

A family-based MMA and Combatives academy serving in Mount Dora, Florida. Our lead BJJ professors and partners, Claudio and Karol Martins, come from Rio de Janeiro with over 40 years of experience in Brazilian Jiu-jitsu and Judo. Their lineage comes directly from Gracie Niteroi.

Corey Wingo, our lead Combatives and No-Gi Coach, has 15 years of grappling experience and MMA. He specializes in concealed carry techniques, weapon retention, and has experience training various groups internationally. He actively serves as LEO and has a vast competitive shooting and grappling background.

THE TIME COMPANY

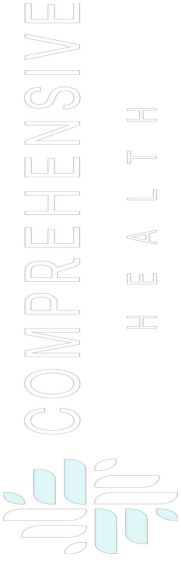
Suite	222
Size	1,696 SF

Website www.centralhomesroofing.com

Repairing and replacing roofs in Central Florida for over 30 years. Central Homes Roofing and Solar pride themselves on the quality of their work, as well as a commitment to outstanding results. Roofing has been in the Dalmau family ever since Francisco's Step Father, Dan, established his company in 1986. Both Francisco and Dan got into the business because they were passionate about installing beautiful roofing for people who are renovating their homes. From the start, Francisco was committed to working closely with his clients to understand their vision, help them select the right materials, and skillfully transform their homes. Because of his commitment they have gained a reputation for outstanding work and excellent customer service.

The Time Company specializes in watch maintenance and repairs.

TENANT OVERVIEW



Suite	105 & 300
Size	6,216 SF

Website www.vitas.com

VITAS has over 40 years of experience in hospice care and is the nation's largest single-source provider of end-of-life care. 12,538 VITAS professionals provide care to approximately 19,192 patients daily throughout 14 U.S. states and the District of Columbia.

Suite	104
Size	1,613 SF

Website www.comphealthforyou.com

Comprehensive Health mission is to provide patients with personalized family care. As a direct primary care practice, put their patients first and go beyond traditional practices by offering customized healthcare at an affordable cost.

Suite	109
Size	2,035 SF

Website <https://alawinternational.com>

American Lawyers is a well established Law firm specialized in immigration, foreign investment, international tax, international business and international litigation.

TENANT OVERVIEW



HOPEBRIDGE

Suite	119
Size	11,400 SF

Website www.hopebridge.com

Hopebridge is a national tenant with over 80 locations across 7 states. Providing 1-on-1 therapy for children touched by Autism Spectrum Disorder (ASD) their comprehensive and coordinated efforts provide families with autism diagnosis evaluations, ABA Therapy and more.



MILLER AND MILLER
Investigative and Security Services, LLC

MILLER & MILLER INVESTIGATIVE & SECURITY SERVICES

Suite	112
Size	2,302 SF

Website www.millerandmiller.org

Miller & Miller Investigative Services is a family owned and operated security and private investigation agency. With years of combined law enforcement, military, security and crisis management experience they provide extensive security and investigative services to a large number of customers.



DRAGONFLY MEDSPA & WELLNESS

Suite	221
Size	1,826 SF

Website www.themedspaonfifth.com

Dragonfly Medspa & Wellness is the new transformed "Medspa on 5th". In a beautiful brand new facility it provides aesthetic enhancements, whole body optimizations, skin care treatments and laser services.

TENANT OVERVIEW



MID FLORIDA DERMATOLOGY AND PLASTIC SURGERY

Suite 111

Size 1,588 SF

Website www.midflmed.com

MID FLORIDA DERMATOLOGY AND PLASTIC SURGERY has more than 30 locations across Central Florida and is one of the leading medical practices in its field. With a comprehensive practice that covers Facial and Body Plastic Surgery, Laser Therapy, Injectables, Skin Conditions, Skin Cancer, Cosmetic Skin Conditions and Allergies & Asthma is a great new addition to our Mount Dora Professional Center.



MOUNT DORA OVERVIEW

Mount Dora is known for its small town charm combined with many shops and restaurants. This historic village in the heart of Central Florida overlooks the shores of the beautiful Lake Dora and is surrounded by about 1,400 other small lakes. This relaxing and art focused community offers an abundance of hospitality and sightseeing options to those who visit or stay permanently. With its wide range of dining and entertainment, along with the many festivals that draw large crowds every year, Mount Dora continues to develop into one of Florida's most dynamic cities.

14.8k

Population
in 2019

\$72,685

Average Household
Income in
2019

50.4

Median Age
in 2019



THE FESTIVAL CITY

Each year, the city hosts multiple annual festivals including the Art Festival, the Craft Festival and the Mount Dora Bicycle Festival. It is known by many as “the Festival City” as people come from around the world. Downtown Mount Dora’s events and festivals are a crucial aspect of its tourism engine, helping to feed the economy of all of Lake County. Lake County actively partners with special event, festival and fair organizers to promote and market Mount Dora. Lake County estimates that since 2011, the city’s events has contributed over \$200,000,000 into the economy.

WOLF BRANCH INNOVATION DISTRICT

Recent Announcement

Lake County and the City of Mount Dora are working together to plan and develop the Wolf Branch Innovation District, an area that will serve as a significant employment center situated on approximately 1,300 acres along the Wekiva Parkway extension into Mount Dora. It is anticipated that the Wolf Branch Innovation District will bring 13,000 new job opportunities and include a wide range of land uses including commercial, light industrial and retail. In 2019, the State awarded \$2.5 million to Lake County to be put toward widening Round Lake Road in the Innovation District. When completed by 2023, the improvements will make it easier for motorists in that area – including workers and residents – to easily connect with the recently completed State Road 453, a spur that leads to State Road 46, and to the Wekiva Parkway. The better road network is expected to better serve the Wolf Branch Innovation District employment hub.



ORLANDO OVERVIEW

The Orlando MSA, which is comprised of Orange, Seminole, Osceola, and Lake Counties, is the 26th largest metro area in the United States and the 3rd largest MSA in Florida. With a residential population of more than 2.5 million, Orlando's population growth of 38.9% since 2000 is more than 54% higher than that of Miami, Tampa, or Jacksonville. The Orlando MSA is expected to continue to outpace the state and national average over the next five years with projected growth of 7.8%. With a median age of 37.5, metro Orlando also has the youngest population among Florida's three largest metro areas, resulting in a large workforce and high demand for multihousing product.

2.56
MILLION
Population
in 2019

\$79,437
Average Household
Income in
2019

37.5
Median Age
in 2019



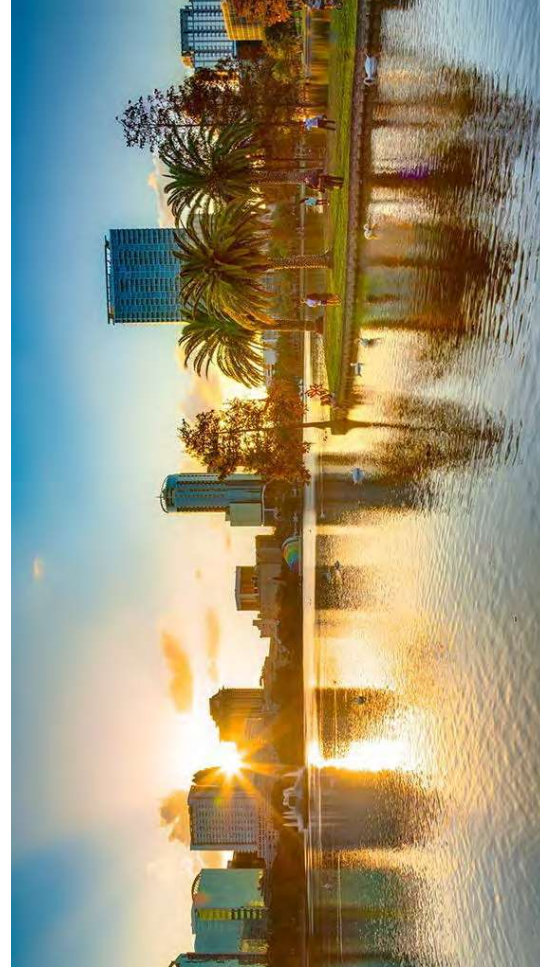
ENTERTAINMENT & TOURISM



EDUCATION



SPORTS



ORLANDO BY THE NUMBERS

#1

HIGHEST JOB GROWTH
FOR 2015-2018
- US Dept of Labor



3.9%

RECENT JOB GROWTH

51%

FUTURE JOB GROWTH

#2

MOST COMPETITIVE
U.S. LOCATION FOR
BUSINESS
- KPMG

TOP 10

AMERICAN CITY OF THE FUTURE
- FDI Magazine

ORLANDO ECONOMIC OVERVIEW

Key industries in the region include aerospace and defense systems, modeling, simulation and training, digital media, tourism, and biotechnology.

The local life sciences, biotech, and medical technology industries continue to grow in Orlando. Lake Nona Medical City is a 650-acre health and life sciences park located in the metro area.

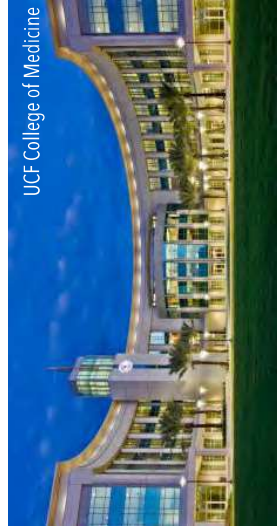
Orlando is a top vacation and business convention destination and is home to theme parks (Disney World, Universal Studios, SeaWorld) and tourist attractions alike. The strong tourism industry supports retail sales and a large hospitality sector.

COMPANY	EMPLOYEES
Walt Disney World	75,000
Adventist Health System/Florida Hospital	34,600
Universal Orlando (Comcast)	27,000
Orlando International Airport	21,000
Orlando Health	20,300
University of Central Florida	13,480
Lockheed Martin	8,000
Darden Restaurants	7,200
Marriott Vacations Worldwide	5,400
Westgate Resorts	5,100

HEALTHCARE INNOVATION

Renowned for its collaborative and entrepreneurial environment anchored in state-of-the-art educational and research facilities, Orlando has become the ideal place to launch groundbreaking medical advances that combat our most pressing health issues.

LAKE NONA MEDICAL CITY: Lake Nona Medical City is emerging not only as Orlando's fastest-growing, most innovative master-planned community encompassing 7,000 acres, featuring Nemours Children's Hospital, M.D. Anderson Orlando's Cancer Research Institute, Orlando VA Medical Center, University of Central Florida's new College of Medicine and Health Sciences campus, Burnham Institute for Medical Research's east coast campus, and a University of Florida research facility dotting the Lake Nona Gateway Interchange in the 600-acre Science & Technology Park.



AEROSPACE - DEFENSE

Orlando is at the center of an enormous cluster of aerospace and defense companies. Many top companies on the Fortune 500 list all have operations, including major manufacturing operations, in or near Orlando.

Known as the Modeling, Simulation and Training (MS&T) capital of the world, Orlando is home to the simulation commands for the Army and Navy and has a significant presence of the Air Force and Marines. In total, more than \$6 billion in annual simulation contracts flow through the region, the majority of which is awarded to local companies and subcontractors.



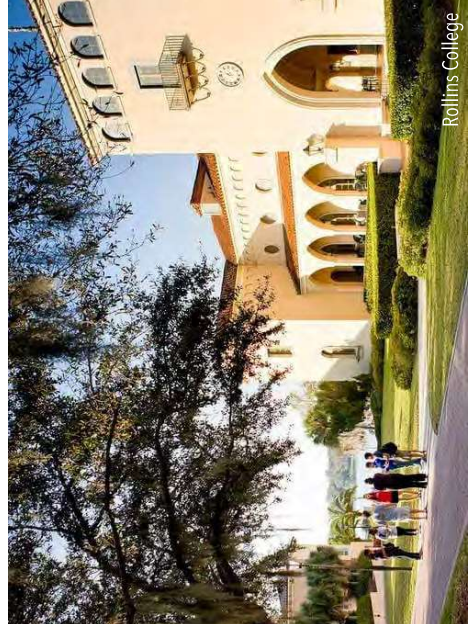
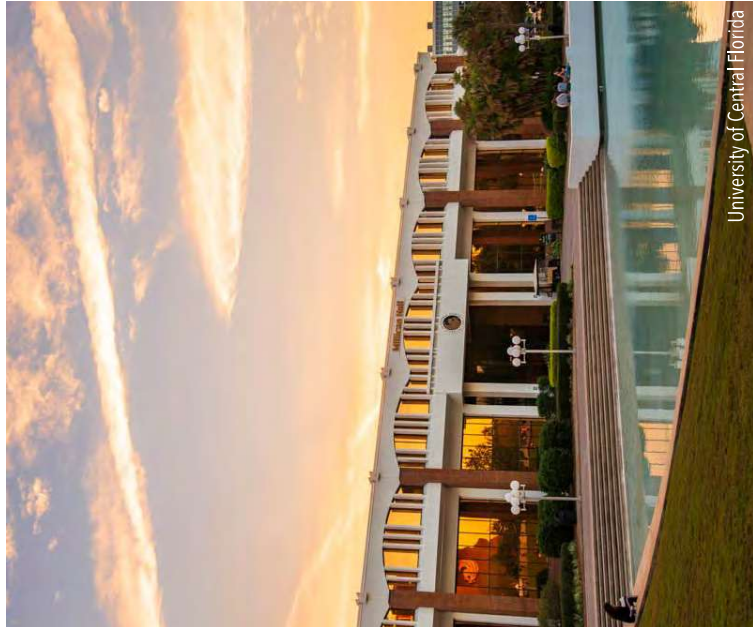
DIGITAL MEDIAL

Disney and Universal Orlando employ hundreds of experts in 3D modeling, software development, computer-aided design and visual effects. Orlando's entertainment powerhouses along with media companies such as Electronic Arts (EA) and Golf Channel create the need for a talent base with the right combination of technical and creative skills.

CREATIVE VILLAGE: Creative Village builds on the success of Orlando's technology and innovation economy by transforming 68-acres of city-owned land into a mixed-use, transit oriented, urban Innovation District anchored by the regional headquarters for Electronic Arts (EA) and the UCF Downtown and Valencia College College Downtown campus. When complete, this high quality, sustainable neighborhood will represent more than \$1.5 billion in new development.

BOOMING TOURISM INDUSTRY

Orlando's globally-recognized tourism industry sees 75 million visitors per year. The industry alone has an economic impact of more than \$75 billion and has set all-time tourism record for 7 consecutive years. Dubbed as the second "Most Fun City in America" in 2017, tourists have contributed over 51% of all sales tax collected in Orange County and spurred nearly 25% growth in spending. As the region's largest employer, tourism supports 41% of the workforce and has supported a 13% growth in employment in Central Florida.



EXCELLENT HIGHER EDUCATION

With a strong talent pipeline of more than 500,000 students within a 100 mile radius, Orlando's exceptional university and college system combined with unique quality of life ensures a strong and stable labor pool. According to U.S. News and World Report in 2019, Florida is rated first in the nation for higher education. Helping the state achieve this recognition, Orlando is home to many top-notch higher education institutions including: Rollins College (ranked #1 regional university in the south and #1 MBA program in the state), Valencia College (named the nation's top community college), and University of Central Florida (the second largest university on the nation). With local colleges pumping out 25,000 college graduates per year, roughly 63% of Orlando's population has some form of higher education.