



OFFERING MEMORANDUM

NONA MEDICAL CENTER AT EAST PARK VILLAGE

10760 MOSS ROSE WAY, ORLANDO, FL 32832

NEW CLASS A MEDICAL OFFICE OPPORTUNITY WITHIN ORLANDO'S PREMIER GROWTH CORRIDOR

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of Nona Medical Center at East Park Village, Orlando (the “Property”), and is not to be used for any other purpose or made available to any other person without the express written consent supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein.

No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property.

Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general economy, competition, and other factors beyond owner’s and broker’s control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner’s obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

The Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates immediately upon request of the Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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NONA MEDICAL CENTER AT EAST PARK VILLAGE

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

OPPORTUNITY

Nona Medical Center at East Park Village presents the opportunity to acquire a newly constructed, Class A medical office building strategically located at 10760 Moss Rose Way, Orlando, Florida, within the rapidly expanding Lake Nona corridor. The property totals approximately 45,000 square feet across three floors and is positioned within East Park Village, a mixed-use development that includes luxury residential, hospitality, retail, and medical uses.

Delivered as a purpose-built shell, the building is ideally suited for owner-users seeking to design and build clinical space to their exact specifications. Independent multi-specialty groups, surgery center operators, and outpatient platforms will find particular value here, with institutionally-scaled, fully customizable space and direct access to the Lake Nona Medical City demand corridor on their own terms.

With direct access to SR-417, strong surrounding demographics, and placement within one of Orlando's most active growth areas, Nona Medical Center at East Park Village is well-positioned to serve both current demand and future growth within one of Central Florida's most dynamic healthcare-oriented markets.

| | |
|----------------------|--|
| Property Type | Class A Medical Office Building |
| Building Size | 45,000 SF (Gross) |
| Year Built | New Construction (Completed in 2025) - Delivered Shell |
| Floors | Three (3) floors with efficient layouts (±13,000–13,600 SF per floor) |



INVESTMENT HIGHLIGHTS

New Construction Class A Medical Office Asset

Nona Medical Center at East Park Village is a newly constructed, completed in 2025, Class A medical office building totaling approximately 45,000 square feet across three floors. The property offers modern construction, efficient design, and a high-quality physical presence that aligns with the expectations of today's medical users and owner-occupants.

Class A
Construction

Owner-User
Opportunity

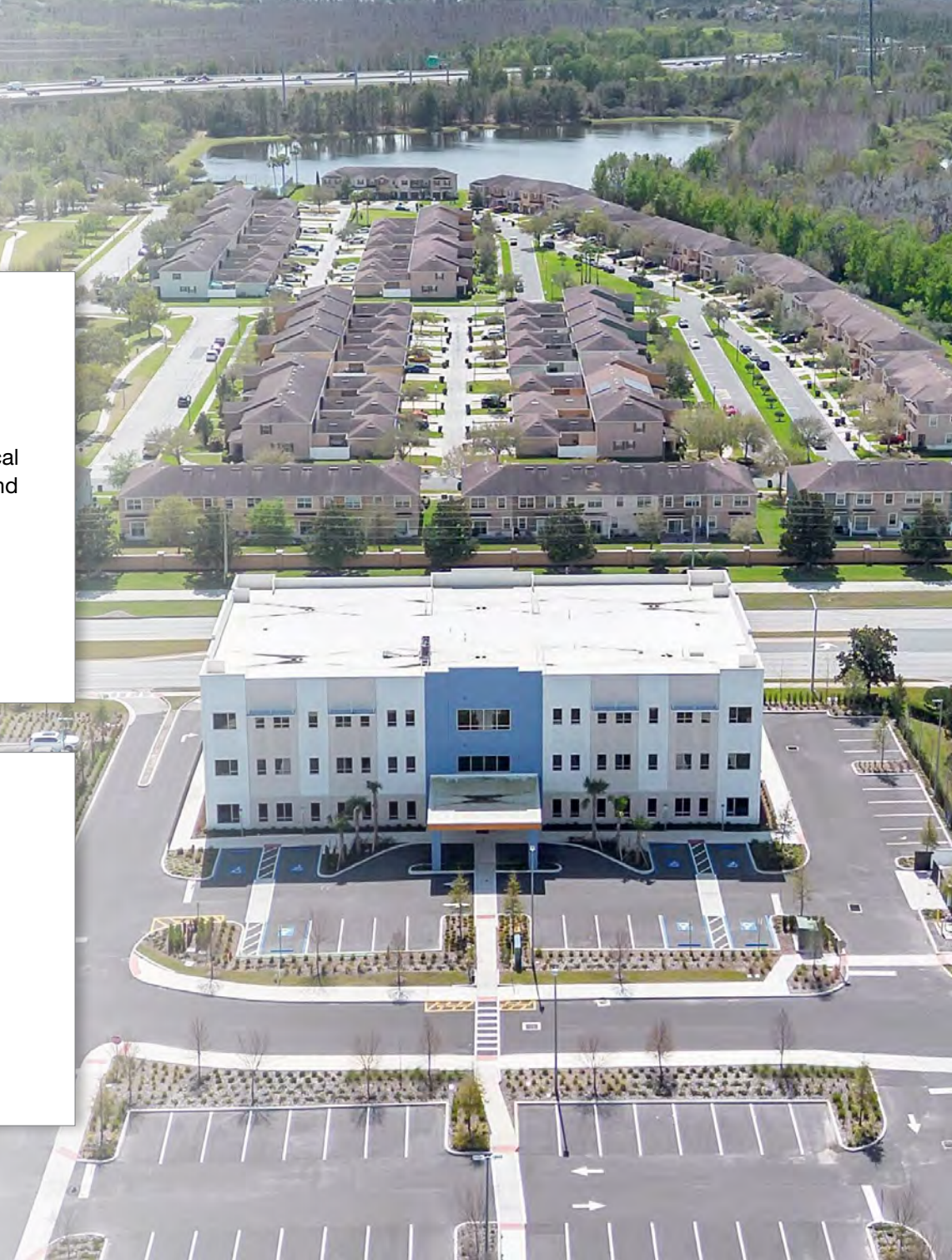
Purpose-Built for Medical Use

The building includes features that support a wide range of medical operations, including 14'8" ceiling heights, a covered patient pick-up and drop-off area, and infrastructure suited for modern medical operations, supporting flexibility for a variety of healthcare users.

14'8"
Ceilings

Covered
Drop-Off

Modern Medical
Infrastructure



INVESTMENT HIGHLIGHTS

NOVA
AT EAST PARK VILLAGE
264-unit luxury
Apartment Community

State Highway 417
±72,400 AADT



LAQUINTA **Hawthorn**
BY SPANISH EXTENDED STAY
Future 151-Key Hotel

Shoppes at East Park Village
12,540 SF Retail Center

**NONA MEDICAL CENTER
AT EAST PARK VILLAGE**
45,000 SF (Gross)

Moss Park Rd
21,400+ AADT

Located Within a Master-Planned Mixed-Use Development

Located within East Park Village, a 23-acre mixed-use development that integrates residential, hospitality, retail, and medical uses. This setting places the asset within an active, well-rounded environment that supports visibility, daily traffic, and long-term relevance.

23-Acre Mixed-Use Environment
with Residential, Hotel, Retail, and Medical Uses

INVESTMENT HIGHLIGHTS

Lake Nona Location

Located within Lake Nona, one of Central Florida's most prominent master-planned communities, known for its continued growth, strong demographics, and concentration of healthcare, education, and innovation-focused development.

Adjacent to One of Central Florida's

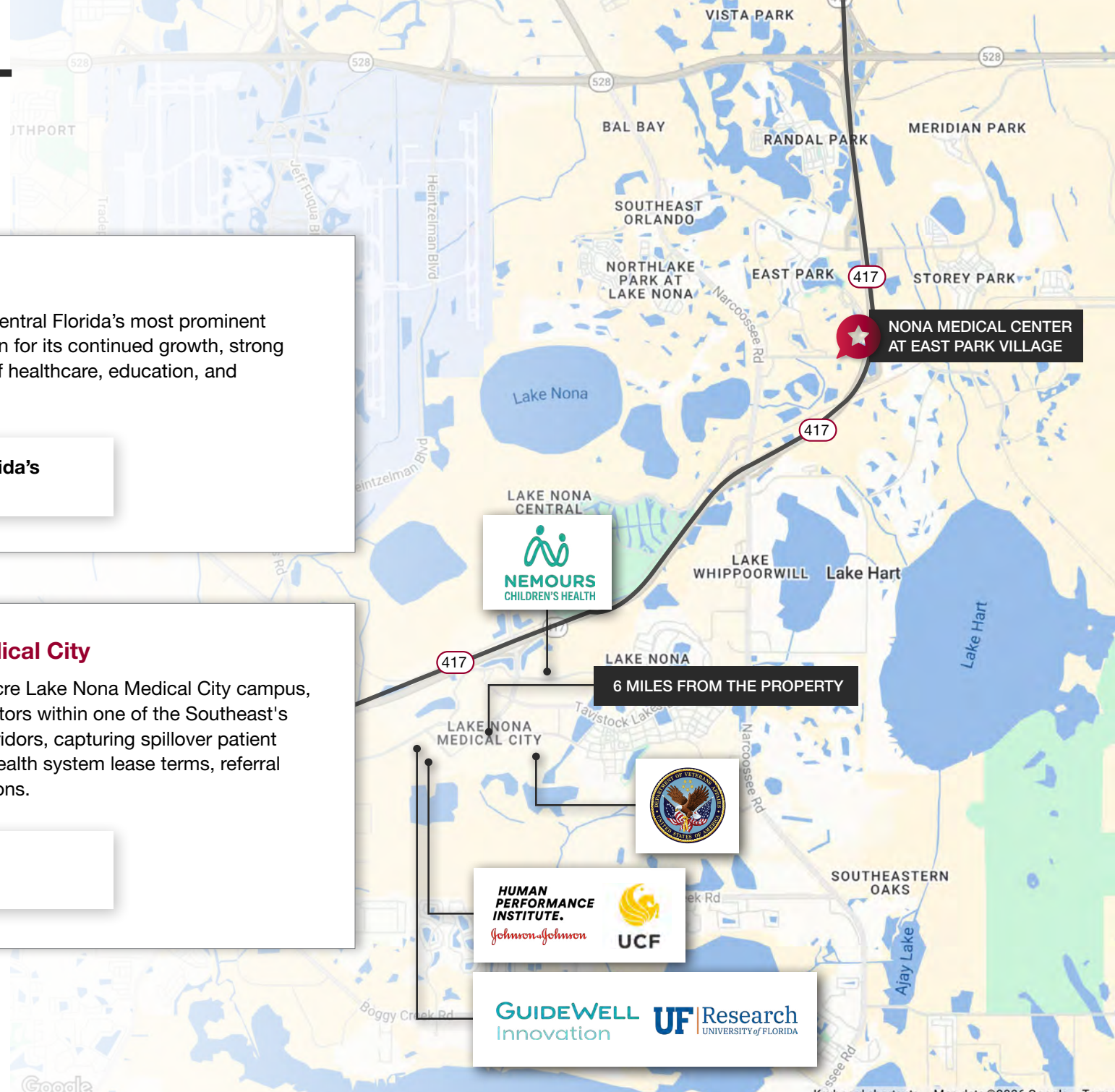
Leading Growth Corridors

Proximity to Lake Nona Medical City

Positioned six miles from the 650-acre Lake Nona Medical City campus, the asset places independent operators within one of the Southeast's most active healthcare demand corridors, capturing spillover patient demand while operating free from health system lease terms, referral exclusivity, and on-campus restrictions.

650-Acre Medical City

Hospitals, Research & Academic Anchors



INVESTMENT HIGHLIGHTS

Strong Regional Accessibility and Visibility

Offers direct access to SR-417 and benefits from strong visibility along Moss Park Road and SR-417 at 72,400 AADT. Its strategic location supports convenient access for patients, physicians, and staff, while pylon and building signage opportunities further enhance brand exposure in the Lake Nona market.

SR-417

Direct Access

4.8/1,000 SF

Parking Ratio

Master Pylon & Building Facade

Signage

Strong Demographics and Affluent Trade Area

The surrounding area features strong household incomes, with an average of \$132,713 within a 1-mile radius and \$139,522 within a 5-mile radius. Continued residential growth and expanding mixed-use development throughout Lake Nona support long-term demand for healthcare and professional services.



NONA MEDICAL CENTER AT EAST PARK VILLAGE

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

NONA MEDICAL CENTER AT EAST PARK VILLAGE

Nona Medical Center at East Park Village is a newly constructed, Class A, three-story medical office building totaling approximately 45,000 square feet, strategically located at 10760 Moss Rose Way in Orlando, Florida. Positioned within the master-planned East Park Village community in Lake Nona, the property offers modern design, efficient layouts, and strong visibility along Moss Park Road and SR-417. Surrounded by new residential, retail, and hospitality developments, the asset is well-suited to support a wide range of medical users seeking to establish or expand within a high-growth, affluent submarket.



PROPERTY DETAILS

45,000 SF (Gross)
Building Size*



2025
Year Built



| | |
|----------------------------|---|
| Asset Type | Class A Medical Office Building |
| Stories | 3 Floors |
| Ceiling Height | ±14' 8" |
| Typical Floor Plate | ±13,000 – 13,600 USF per floor |
| Parking | 215 spaces (4.8 per 1,000 SF) |
| Access | Direct connectivity to SR-417 (Central Florida GreeneWay) |
| APN | 08-2431-2503-01-000 |

**45,000 SF represents gross building area. Usable SF per floor ranges from ±13,000–13,600 (USF), totaling approximately 39,000–40,800 USF across three floors.*

BUILDING OVERVIEW

Nona Medical Center at East Park Village is delivered as a purpose-built shell with all base building systems fully operational. The open floor plates and fully provisioned electrical service give a purchaser complete flexibility to design and build clinical space to their exact specifications.

BUILDING SPECIFICATIONS

| | |
|-----------------------------|--|
| Delivery Condition | Vacant shell - no tenant improvements in place |
| Ceiling Height | ±14'8" |
| Floor Plates | ±13,000 – 13,600 USF per floor Open, undemised |
| Usable SF (Total) | ±39,000–40,800 USF across three floors |
| Electrical | 2,000A main service 480/277V 3-phase one Tenant Distribution Panel per floor |
| HVAC | Per-floor systems, fully operational |
| Common Area Lighting | Fully operational |
| Fire Suppression | Fully installed, ordinary hazard standards (130 SF/head) |
| Life Safety | Fully operational |
| Elevators | Two KONE electric gearless traction elevators |
| Signage | Master pylon and building facade signage available |



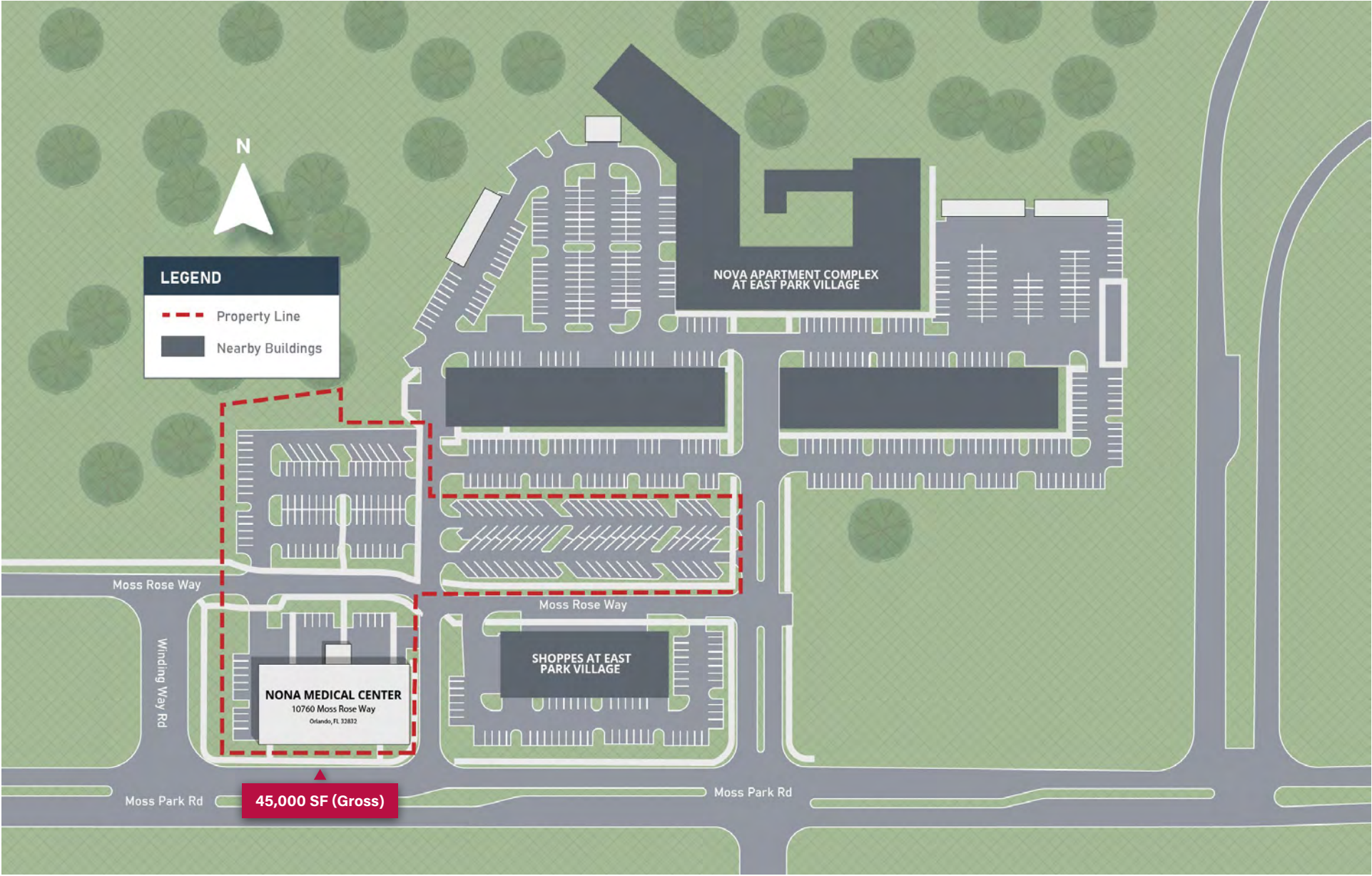
EXTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN





NONA MEDICAL CENTER AT EAST PARK VILLAGE

LOCATION OVERVIEW

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EAST PARK VILLAGE

NOVA
AT EAST PARK VILLAGE
264-unit luxury
apartment community

LA QUINTA **Hawthorn**
EXTENDED STAY
Future 151-Key
Dual-Brand Hotel

EP
EAST PARK
VILLAGE

Shoppes at East Park Village
12,540 SF Retail Center

Cfs **B&B's** **THE HILL & CO. ATLANTA**
Noire **WING STOP**
The Nail Box
AdventHealth
Sports Med & Rehab

23 Total Acres
(Approximately 18 Developable Acres)

**NONA MEDICAL CENTER
AT EAST PARK VILLAGE**
45,000 SF CLASS A MEDICAL
OFFICE BUILDING

Located Within a Fully Integrated Mixed-use Development

East Park Village is a 23-acre mixed-use development in Lake Nona that brings together residential, hospitality, retail, and medical uses within a cohesive, walkable setting. The project includes approximately 18 developable acres and places the subject property within an active environment designed to support consistent foot traffic and long-term growth.

NORTHEAST VIEW



ExtraSpace
Storage

Advent Health

Cornerstone At Lake Hart
Publix
Dutch Bros
McDonald's

Walgreens

Nona Commons
GASTRO HEALTH
WELLS FARGO
PAPA JOHN'S
TRUIST

Moss Park Rd
21,400+ AADT

NONA MEDICAL CENTER
AT EAST PARK VILLAGE
45,000 SF (Gross)

SHOPPES AT EAST PARK VILLAGE
CFS
Noire The Nail Bar
Advent Health Sports Med & Rehab

SOUTHWEST VIEW



State Highway 417
±72,400 AADT

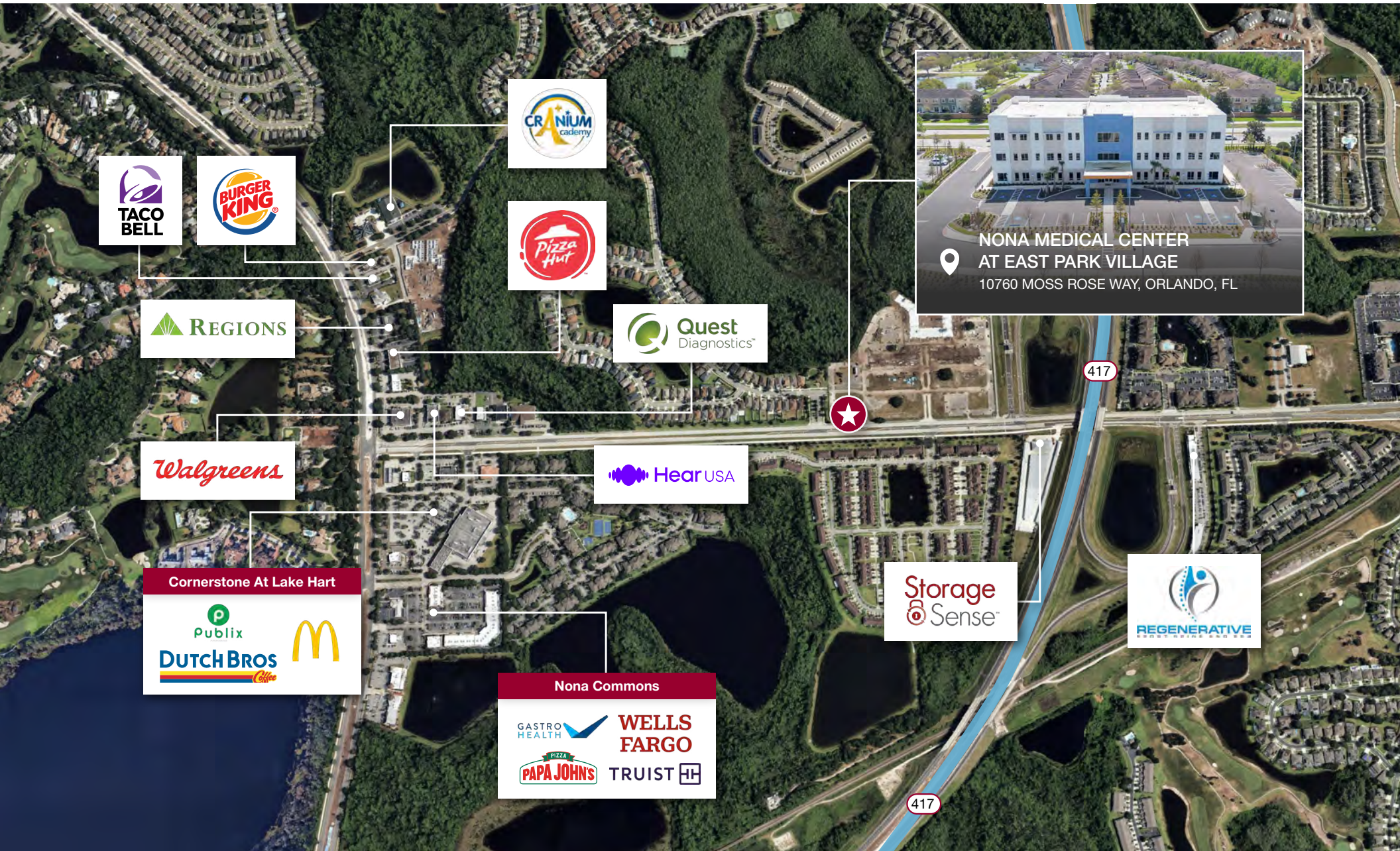
SHOPPES AT EAST PARK VILLAGE

A collection of logos for local businesses: Cfs, Baby's Best, The Nail Box, and Advent Health Sports Med & Rehab.

**NONA MEDICAL CENTER
AT EAST PARK VILLAGE**
45,000 SF (Gross)

Moss Park Rd
21,400+ AADT

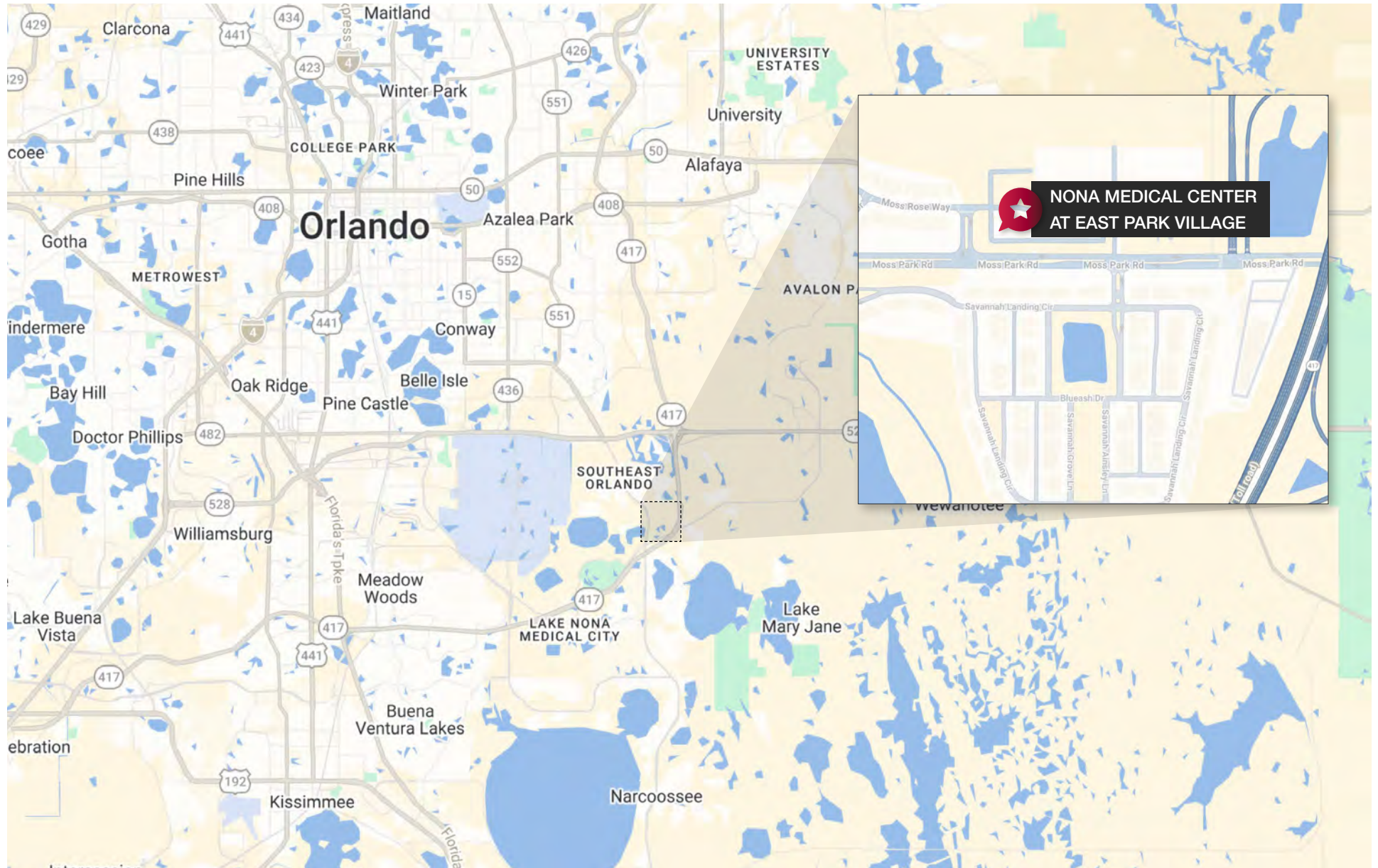
IMMEDIATE MAP



TRADE AREA



REGIONAL MAP



NONA MEDICAL CENTER AT EAST PARK VILLAGE

MARKET OVERVIEW

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LAKE NONA

MASTER-PLANNED COMMUNITY DRIVING GROWTH

Lake Nona is one of the most established and forward-looking master-planned communities in Central Florida. Spanning approximately 17 square miles and 11,000 acres in southeast Orlando, the community brings together residential, commercial, medical, educational, hospitality, and lifestyle-oriented uses in one cohesive setting. Its scale, planning, and continued investment have positioned Lake Nona as a major growth corridor within the greater Orlando market.

The community continues to experience significant expansion, with millions of square feet of planned development and a strong influx of corporate, institutional, and healthcare users. Its design emphasizes technology, mobility, and wellness, supporting a dynamic live-work ecosystem that attracts both businesses and a highly skilled workforce.

One of **Orlando's** most established **master-planned communities**, supporting **long-term demand** across medical, commercial, and residential uses.

AREA SNAPSHOT

- **17 Square Miles | 11,000 Acres**
- **5,500+ homes built** since 2005
- Median Age: **45**
- Among the **Top-Selling U.S. Master-Planned Communities**
- Adjacent to **Orlando International Airport**
- Integrated **live-work-stay-play** environment
- **Millions of SF** of Ongoing & Planned Development

LAKE NONA

HEALTHCARE MARKET FUNDAMENTALS

The SE Orange Outlying submarket presents a compelling supply picture for a medical owner-user. Vacancy across the submarket stands at 5.6%, below both the five-year average of 7.7% and the ten-year average of 6.2%, and is forecast to compress further to 5.1% by year-end 2026. Absorption has outpaced new deliveries significantly over the past year, with 260,000 SF absorbed against only 20,000 SF delivered.

New supply in the pipeline is notably constrained. Only 60,000 SF of office space is currently under construction across the entire SE Orange Outlying submarket, compared to a ten-year average of 220,000 SF — a 73% reduction from historical norms. Within a 3-mile radius of the property specifically, only 25,081 SF is under construction across three small single-story buildings, all Class B, all 100% preleased, and none competitive with a 45,000 SF Class A medical office building.

No Class A medical office supply is under construction or proposed within a 3-mile radius of the property. Nona Medical Center at East Park Village is the only purpose-built, multi-story Class A medical office building to have delivered in the submarket, in a corridor where the surrounding population is projected to grow at 2.2% annually through 2030.

KEY SUBMARKET METRICS

5.6% Current vacancy rate, SE Orange Outlying (vs. 10-yr avg of 6.2%)

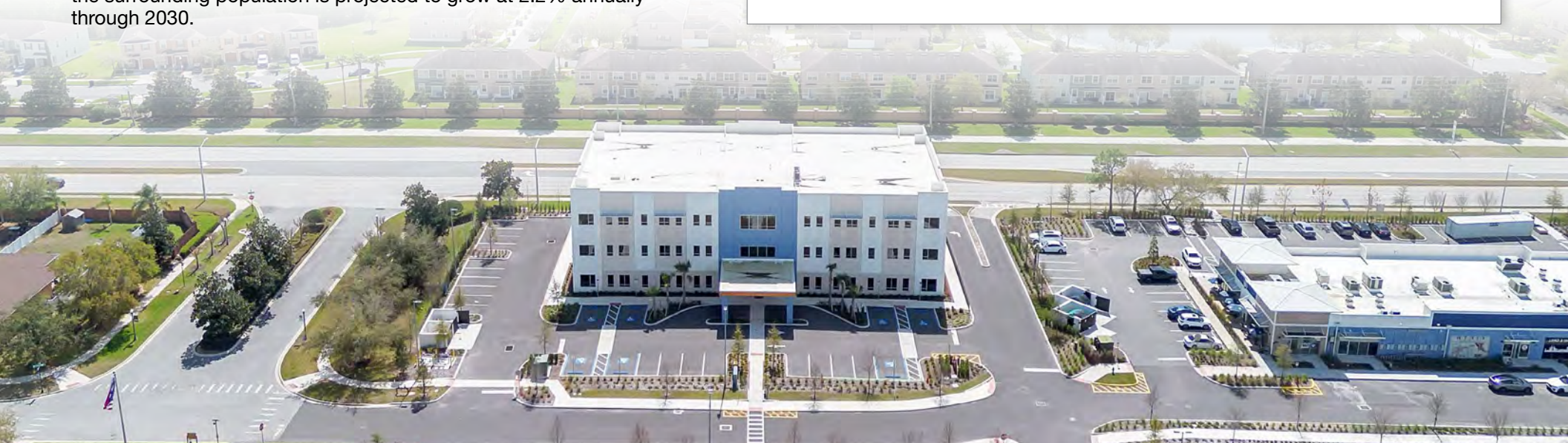
5.1% Forecast vacancy, end of 2026

60,000 SF Total supply under construction in submarket (vs. 220,000 SF 10-yr avg)

25,081 SF Supply under construction within 3-mile radius

2.2% Projected annual household growth, 5-mile radius through 2030

Source: CoStar, SE Orange Outlying Office Submarket Report and Underwriting Report, April 2026

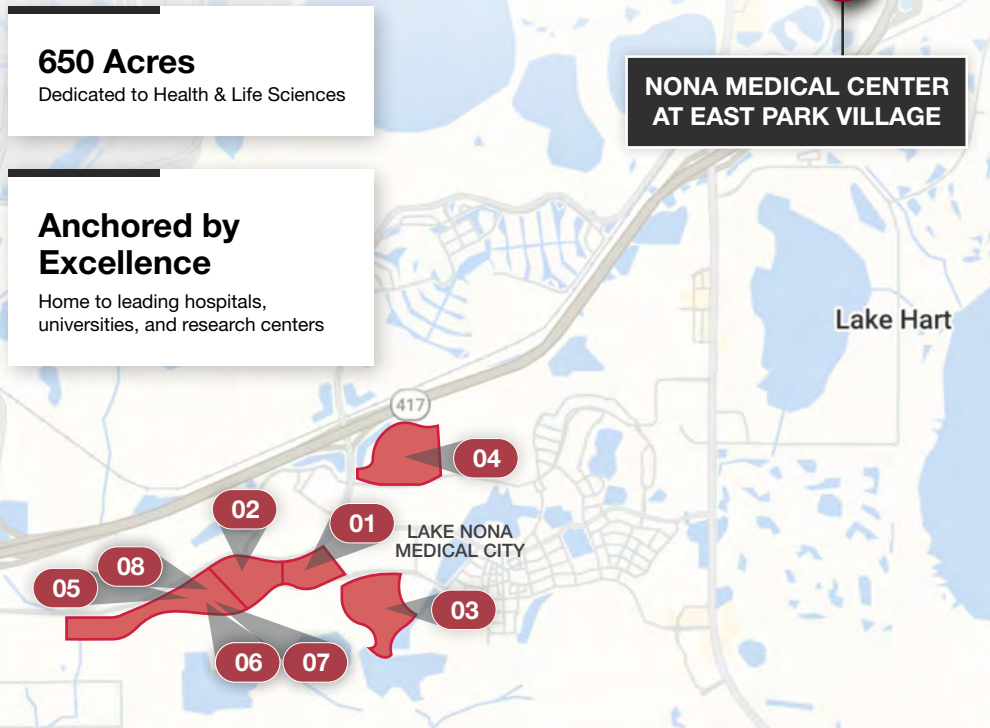


LAKE NONA MEDICAL CITY

A Leading Health and Life Sciences Hub Driving Regional Medical Demand

Lake Nona Medical City is a 650-acre health and life sciences district serving as Central Florida's most concentrated hub for medical care, research, and education. The district brings together leading hospitals, universities, and research institutions in a purpose-built environment designed for collaboration and innovation, establishing the surrounding corridor as one of the Southeast's premier destinations for healthcare.


The scale of institutional activity within Medical City generates substantial patient demand that reaches well beyond its campus. Nona Medical Center captures that demand from an independent position, attracting physicians and practices that value Medical City adjacency without the on-campus trade-offs of health system lease terms, referral exclusivity obligations, and institutional employment constraints.



KEY INSTITUTIONS




01
University of Central Florida Health Sciences Campus
Includes College of Medicine, biomedical sciences, and a teaching hospital supporting clinical training and research



02
UCF Lake Nona Hospital
64-bed teaching hospital, supporting clinical care and medical education




03
Orlando VA Medical Center
Major regional facility providing comprehensive care for veterans



04
Nemours Children's Hospital
Nationally recognized pediatric hospital and specialty care provider



05
University of Florida Research & Academic Center
Hosts the UF College of Pharmacy and supports advanced medical research and education



06
UCF Lake Nona Cancer Center
Comprehensive cancer treatment facility providing advanced oncology services and patient care



07
Johnson & Johnson Human Performance Institute
Global training and performance center focused on health, wellness, and human optimization



08
GuideWell Innovation Center
30,000 SF collaborative space supporting healthcare innovation, startups, and emerging technologies

ORLANDO

A High-Growth Metro with Strong Economic Fundamentals

Orlando is one of the fastest-growing metropolitan areas in the United States and serves as the economic center of Central Florida. With a metropolitan population of more than 2.5 million residents, the region continues to benefit from sustained in-migration, workforce expansion, and business formation, reinforcing its position as one of the Southeast's most dynamic growth markets.

The market's momentum is supported by a diversified economic base that extends well beyond tourism. Technology, fintech, defense, healthcare, construction, real estate, and professional services all contribute to Orlando's growth trajectory, while a young and educated labor force continues to strengthen the region's long-term competitiveness. For the subject property, Orlando provides a large and expanding metro backdrop that supports healthcare demand, business activity, and long-term investment potential.

Orlando combines scale, economic diversity, and sustained population growth to support long-term regional demand.

HIGHLIGHTS

Located in
CENTRAL FLORIDA



2.5M+
Metro Population



TOP 10
fastest-growing U.S. metros of the past decade ¹



One of the fastest rates of
WORKFORCE GROWTH IN THE COUNTRY ²



TOP 10
Market for Real GDP Growth ³



PROJECTED TO OUTPACE THE NATIONAL AVERAGE
over the next five years ²



RANKED FIFTH
in the nation for best tax climate in 2025 ⁴



¹ U.S. Census Bureau; moveBuddha (2026)

² Florida Department of Commerce / Orlando Economic Partnership (March 2025)

³ U.S. Bureau of Economic Analysis / Orlando Economic Partnership (February 2026)

⁴ Tax Foundation, 2026 State Tax Competitiveness Index

ORLANDO

A Diverse Economy

Orlando's business climate continues to benefit from Florida's favorable tax structure, pro-business environment, and ability to attract both employers and residents. The absence of a state income tax, combined with incentive programs tied to job creation, wages, and capital investment, has helped reinforce the market's appeal for companies looking to establish or expand operations in the region.

At the same time, Orlando remains one of the most recognized destinations in the country, with its tourism and convention industries continuing to generate significant economic activity. This visibility is complemented by strong healthcare systems, major employers, and ongoing corporate expansion, creating a balanced and resilient regional economy.

Florida Remains Widely Recognized as
a Business-Friendly State

**No State
Income Tax**

Orlando Is One of the
World's Most Visited Destinations

Home to One of
the Busiest Airports in the Country

Orlando International Airport Served More Than
55 Million Passengers in 2024

75M+
Annual Visitors

Healthcare Presence

Orlando's healthcare landscape continues to expand, with nationally ranked hospitals, research centers, and trusted regional providers supporting a broad range of specialties and patient needs.

MAJOR HEALTHCARE SYSTEMS



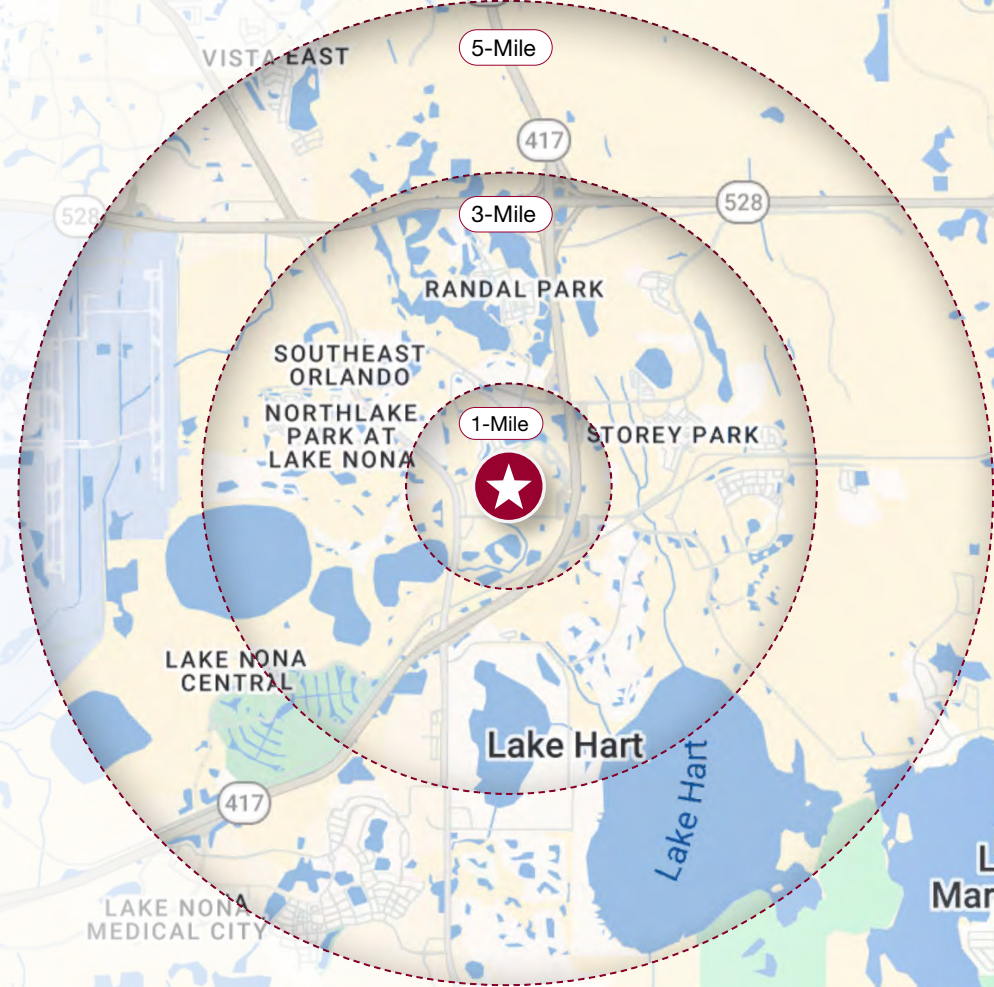
DEMOGRAPHICS

79,179
Population (2025)
5-Mile Radius

\$114,747
Median HH Income
5-Mile Radius

3,677
Total Businesses
5-Mile Radius

| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Population | 9,512 | 43,735 | 79,179 |
| 2030 Population Projection | 10,342 | 48,278 | 87,716 |
| Pop Growth 2025-2030 | 1.7% | 2.1% | 2.2% |
| Median Age | 41.3 | 46.4 | 47.7 |
| HOUSEHOLDS | | | |
| 2025 Households | 3,053 | 14,815 | 27,297 |
| 2030 Household Projection | 3,330 | 16,424 | 30,364 |
| HH Growth 2025-2030 | 1.8% | 2.2% | 2.2% |
| INCOME | | | |
| Average Household Income | \$132,713 | \$134,313 | \$139,522 |
| Median Household Income | \$117,556 | \$110,546 | \$114,747 |
| DAYTIME DEMOGRAPHICS | | | |
| Total Businesses | 311 | 1,176 | 3,677 |
| Total Employees | 1,453 | 6,911 | 21,525 |



Source: CoStar

PROCESS & OFFERING TERMS

Nona Medical Center at East Park Village is being offered on an unpriced basis. Qualified purchasers are invited to submit their best offer in the form of a non-binding Letter of Intent.

Offering Price Offered unpriced — best offers invited

Offering requirements Letters of Intent should include proposed purchase price, transaction structure, due diligence and closing timeline, contingencies, and proof of funds or financing commitment.

Data Room A confidential data room is available to qualified purchasers upon execution of a Non-Disclosure Agreement. To request access, contact the brokers below.

SUBMIT OFFERS & INQUIRIES TO

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