



LEASE

Medical Office Building

9582 W COLONIAL DR

Ocoee, FL 34761

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	34.00 SF/yr
AVAILABLE SPACE:	3,509-5009
BUILDING SIZE:	10,018 SF
LOT SIZE:	1.15 Acres
YEAR BUILT:	2007
RENOVATED:	2023
ZONING:	P-S
MARKET:	Ocoee
SUBMARKET:	Orlando
APN:	282221632800020
VIDEO:	View Here

PROPERTY OVERVIEW

5,009 square feet of medical office space is currently available on the second floor, which can be split into two separate spaces. This beautiful two-story medical office building features a modern design with abundant use of glass, creating a spacious, bright, and tidy appearance.

The site is in Ocoee, FL, which has experienced an average of 1.9% population growth year-over-year in the past ten years. Orlando Health - Health Central is approximately 1 mile from the site and is a 171-bed hospital in Ocoee, Florida.

PROPERTY HIGHLIGHTS

- 1 mile to Orlando Health Hospital
- First floor is occupied by an established local radiology physician, and Medi Spa
- The building is open, bright, and clean
- Newer construction, ample parking

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PROPERTY DETAILS

LEASE RATE	\$34.00 SQ/YR
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LOCATION INFORMATION

BUILDING NAME	Medical Office Building
STREET ADDRESS	9582 W Colonial Dr
CITY, STATE, ZIP	Ocoee, FL 34761
COUNTY	Orange
MARKET	Ocoee
SUB-MARKET	Orlando
CROSS-STREETS	W Colonial Dr & Citrus Oaks Ave
TOWNSHIP	22
RANGE	28
SECTION	21
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	0 miles to HWY 50 (Colonial Dr.), 0.9 miles to HWY 408, 2 miles to HWY 429
NEAREST AIRPORT	24 miles to Orlando International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Medical
ZONING	P-S
LOT SIZE	1.15 Acres
APN #	282221632800020
LOT FRONTAGE	238 ft
LOT DEPTH	351 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	34000
TRAFFIC COUNT STREET	W Colonial Dr
TRAFFIC COUNT FRONTAGE	238
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

LEASE RATE	\$34.00 SF/YR
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PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	4.13
NUMBER OF PARKING SPACES	40

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	No
ELEVATORS	N/A
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	1
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Forced Air
RESTROOMS	6

BUILDING INFORMATION

BUILDING SIZE	10,018 SF
NOI	\$152,460.00
CAP RATE	2.63
BUILDING CLASS	A
OCCUPANCY %	50.0%
TENANCY	Multiple
CEILING HEIGHT	10 ft
MINIMUM CEILING HEIGHT	10 ft
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	5,017 SF
YEAR BUILT	2007
YEAR LAST RENOVATED	2023
GROSS LEASABLE AREA	9,680 SF
LOAD FACTOR	338.0
CONSTRUCTION STATUS	Existing
FRAMING	Concrete
CONDITION	Excellent
ROOF	2023 - S/MEMBRANE
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	5+ yr
TOTAL SPACE:	5,009 SQ FT	LEASE RATE:	34.00 SF/yr

AVAILABLE SPACES

SUITE		SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor	Available	3,509 - 5,009 SF	NNN	\$34.00 SF/yr
2nd Floor	Available	3,509 - 5,009 SF	NNN	\$34.00 SF/yr

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ADDITIONAL PHOTOS

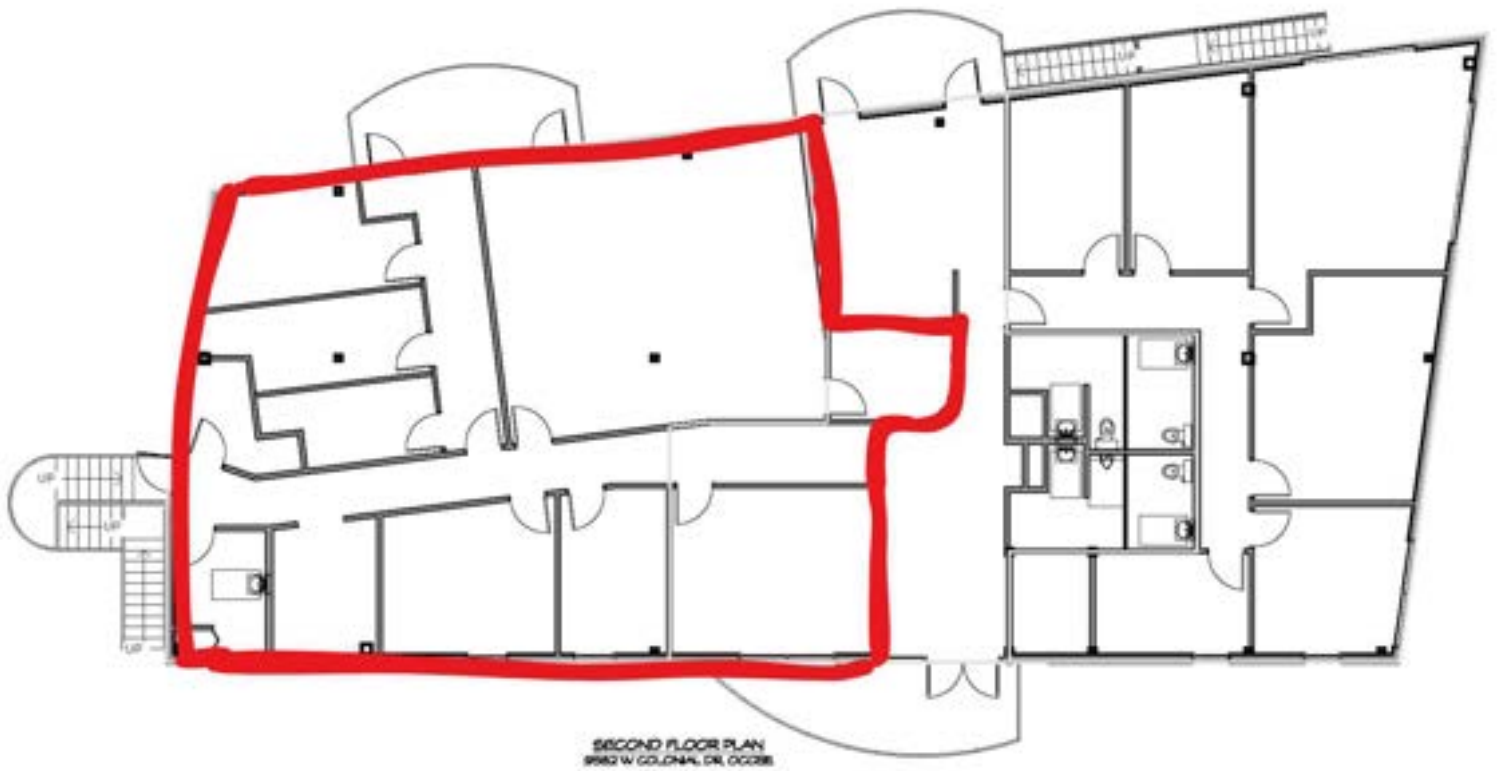


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FLOOR PLANS



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AERIAL MAP



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AERIAL MAP

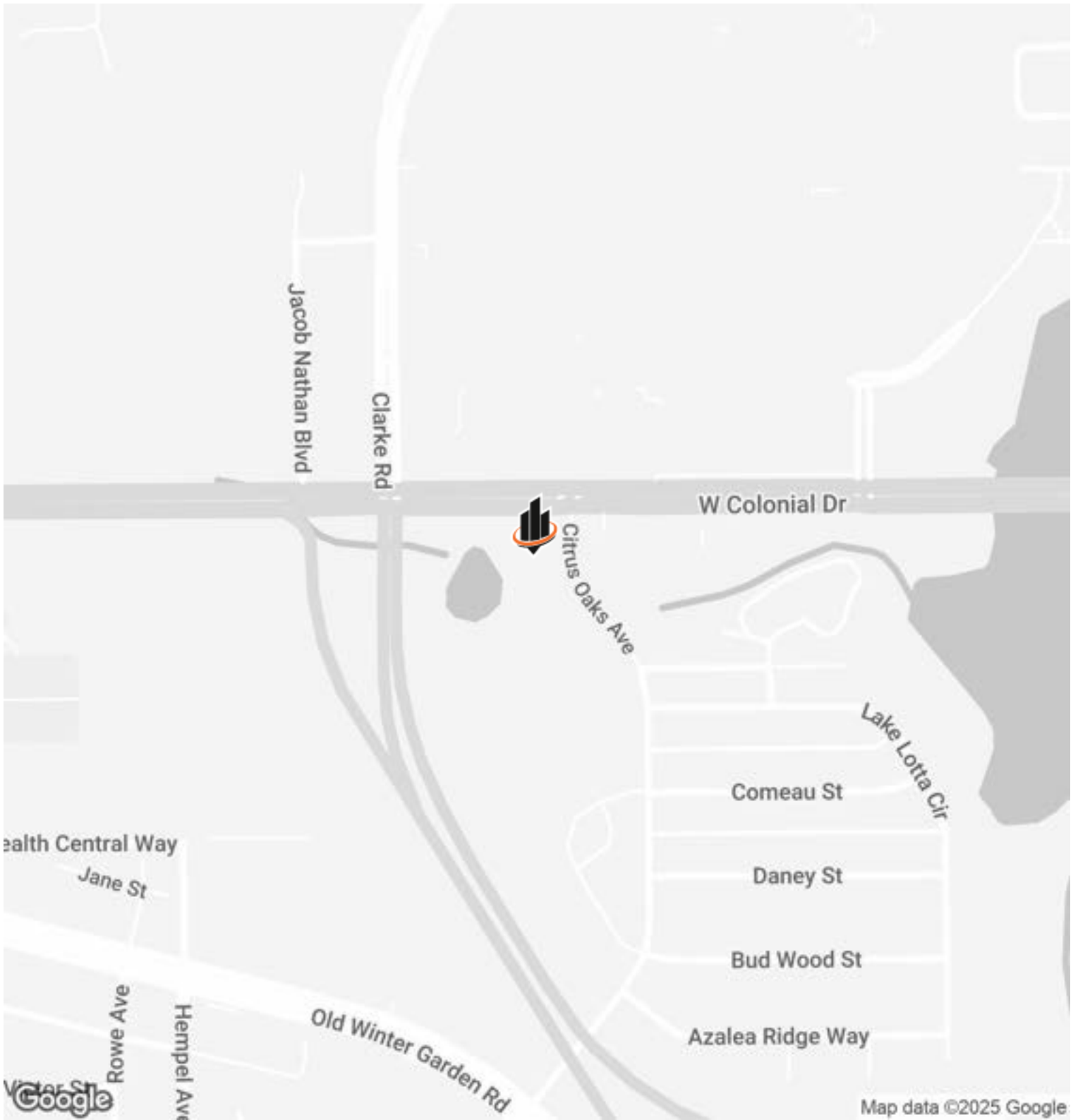


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LOCATION MAP

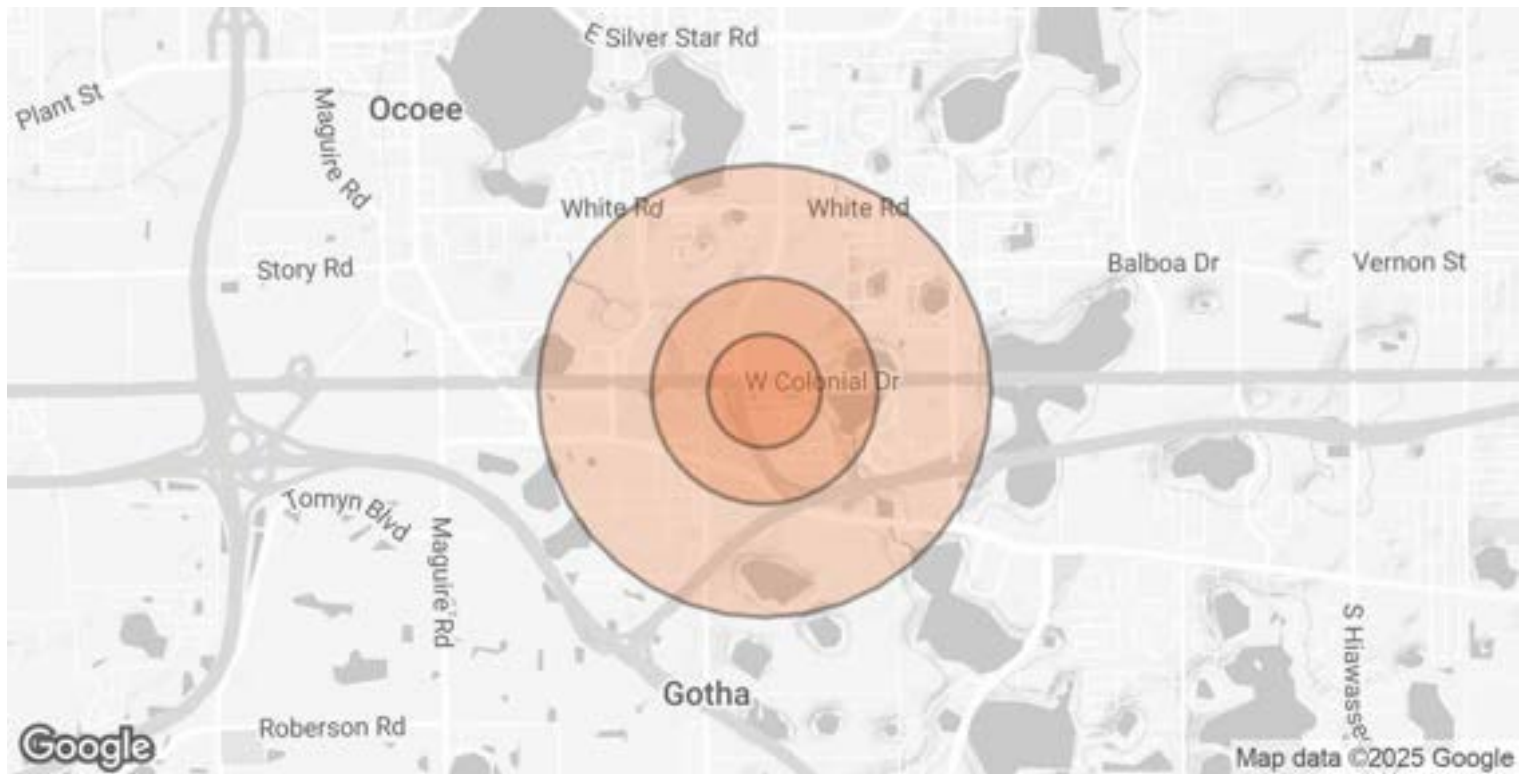


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	689	2,591	8,564
AVERAGE AGE	35.9	36.3	37.3
AVERAGE AGE (MALE)	36.2	36.4	36.8
AVERAGE AGE (FEMALE)	36.1	36.5	37.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	252	949	3,052
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$53,410	\$54,748	\$67,874
AVERAGE HOUSE VALUE	\$226,490	\$226,050	\$285,934

2020 American Community Survey (ACS)

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GAIL BOWDEN

Senior Investment Advisor

gail.bowden@svn.com

Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Orlando, FL (Lake Nona area) | Investment Medical Office Building | \$11,085,040

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

Sarasota, FL 34236

941.387.1200

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