

medical office
building
for
sale

9,300 sf

Investor Opportunity
\$5,600,000
5.06% cap rate

- + Orlando SODO District
- + Land .99 acre
- + Zoning- I-G/SP
- + Parking 45 including
4 accessible

80 w michigan st,
orlando, fl

PRIMARY

christine goldman
advisor
(321) 231.5262
christine@BBDRE.com

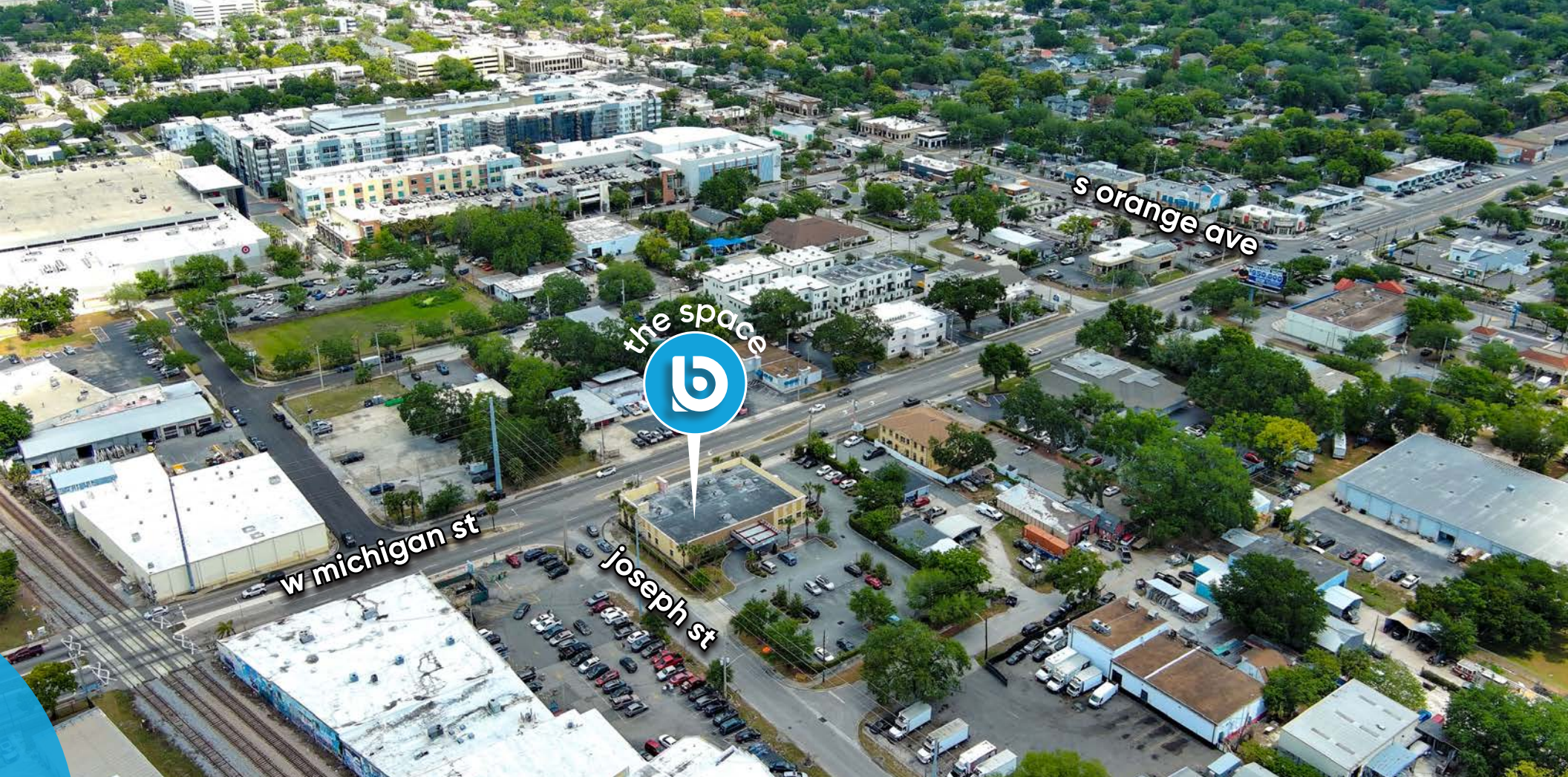
michael beale
principal broker



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

**AA RATED
MEDICAL
TENANT**





Neighboring the heart of Orlando Health's Flagship Campus, this purpose-built single-tenant medical office (MOB) is 100% leased with a single AA rated medical tenant.

This site is located within the special plan designation (the "SODO" Plan Area). This overlay put forth by the City of Orlando was designed to "encourage redevelopment, create a highly visible and memorable node of activity and establish the intersection of Division Avenue and Kaley Street as the western gateway to the "South Downtown Subarea".

- Great location South of downtown with good access to I-4.
- Constructed in 2010
- First Time on Market



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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

location aerial



DOWNTOWN
ORLANDO
2.9 MILES

ORLANDO
HEALTH

DN
KN

CHIPOTLE
MEXICAN GRILL

TACO
BELL

Arbys

TARGET

STARBUCKS
COFFEE

the space
b

McDonald's

WELLS
FARGO

AdventHealth
Centra Care

CVS

CAVA

PANDA EXPRESS
SICHUAN CHINESE FOOD

Walmart
Neighborhood Market

w michigan st

s orange ave

INTERSTATE
4

location aerial



local healthcare facilities



location aerial



for more information, contact christine goldman • (321) 231.5262 • christine@BBDRE.com

exterior elevation



property aerial



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exterior elevations



elevation



the interior



interiors

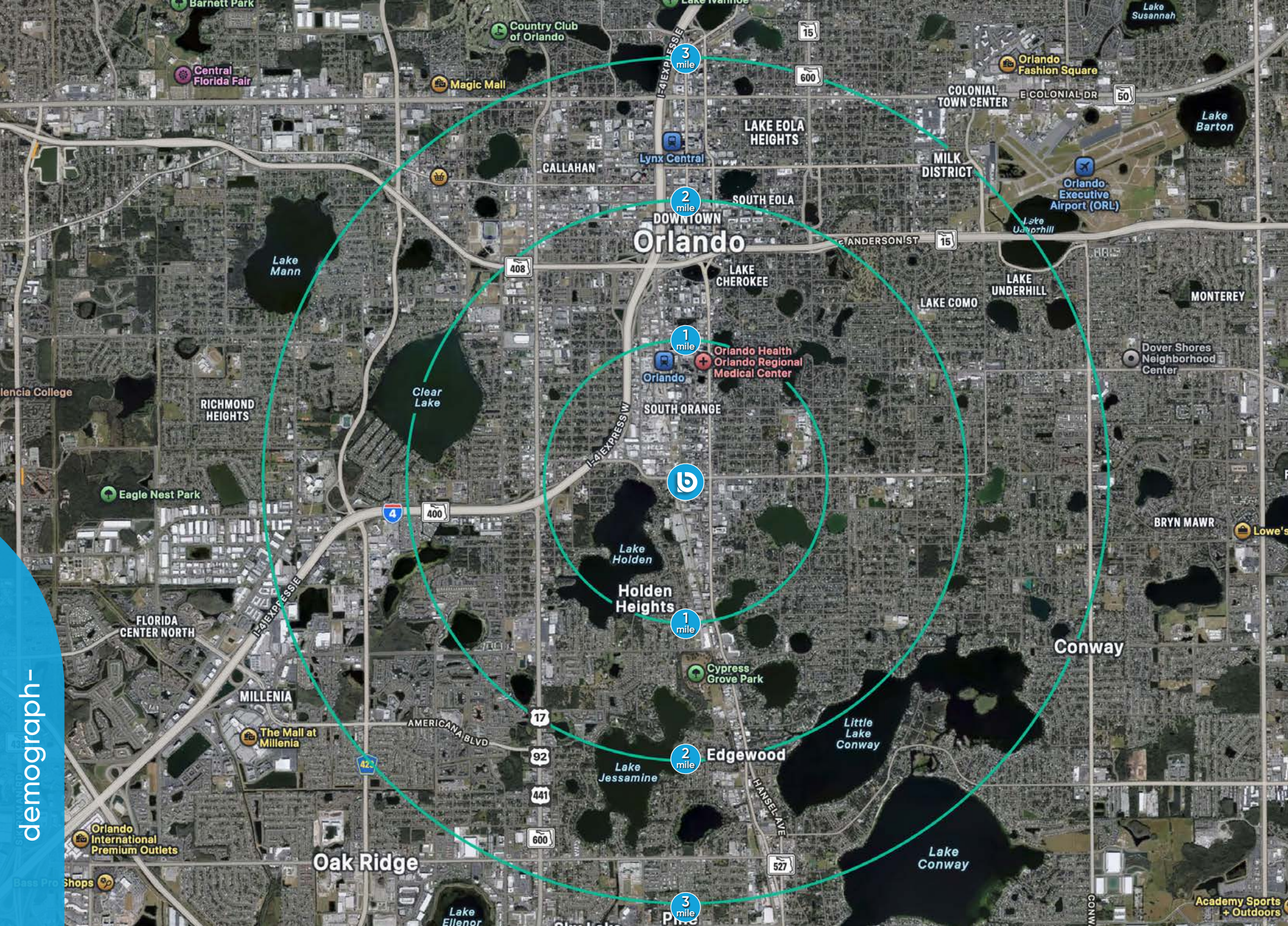


The Space | ±9,300 sf

Category	Rooms
Clinical – Treatment & Procedure	7
<ul style="list-style-type: none"> • 3 vascular suites • 2 procedure rooms (1 lead-lined) • 1 treatment/recovery bay • 1 scan room 	
Exam Rooms	6
Offices	11
Open Work Areas	2
Patient-Facing/Front of House	5
<ul style="list-style-type: none"> • 1 Waiting Aea • 1 Reception • 1 Foyer • 2 Scheduling Stations 	
Meeting & Amenity	2
<ul style="list-style-type: none"> • 1 Breakroom • 1 Conference Room 	
Support/Utility/Storage	7
<ul style="list-style-type: none"> • 1 Supply • 1 Medical storage • 1 IT closet • 1 Closet • 1 Utility • 2 Storage • 1 Mech Room 	
Restrooms (incl. public + staff)	6



floor plan



demograph-



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