

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



**AA RATED  
MEDICAL  
TENANT**

80 w michigan st,  
orlando, fl

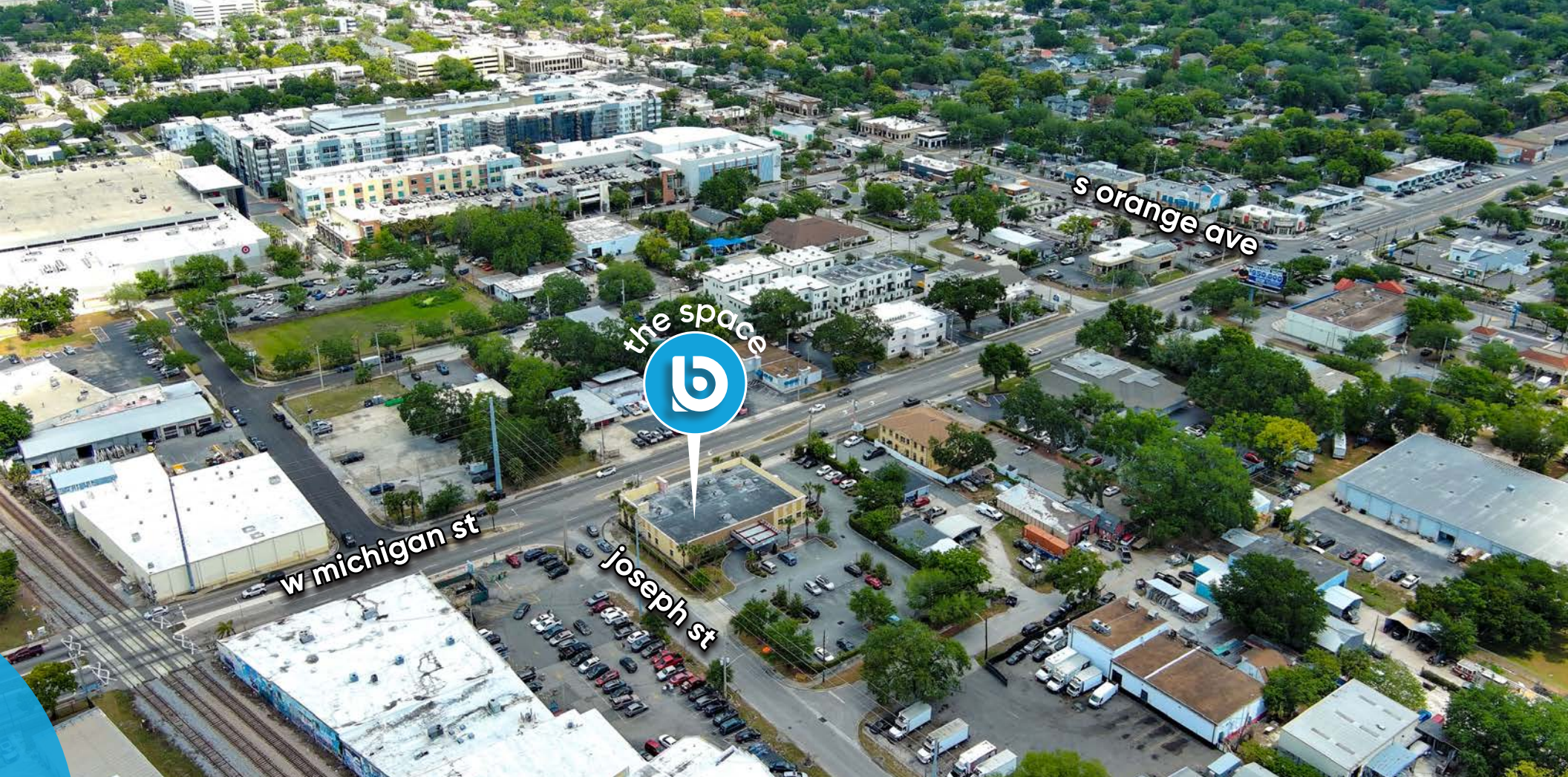
**PRIMARY**

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christine@BBDRE.com

michael beale  
principal broker



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE



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

TARGET

STARBUCKS  
COFFEE

the space  
b

TACO  
BELL

Arbys

AdventHealth  
Centra Care

McDonald's

WELLS  
FARGO

CVS

CAVA

PANDA EXPRESS  
SUNNY CHINESE FOOD

Walmart  
Neighborhood Market

INTERSTATE  
4

w michigan st

s orange ave

location aerial



# local healthcare facilities



location aerial



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

# exterior elevation



property aerial



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# exterior elevations



elevation



# the interior



building plan

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# interiors



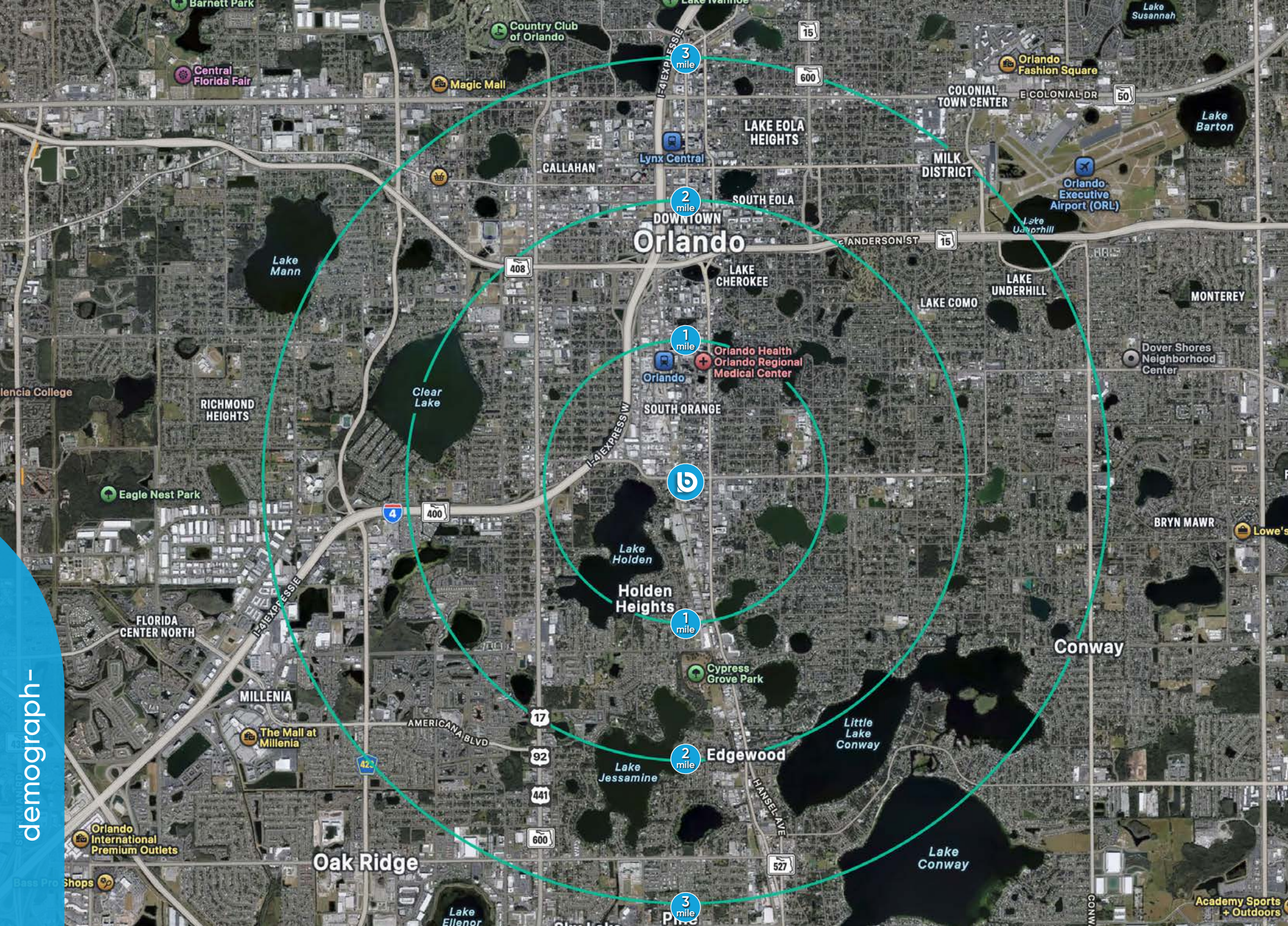
# The Space | ±9,300 sf

Category	Rooms
Clinical – Treatment & Procedure	7
<ul style="list-style-type: none"> <li>• 3 vascular suites</li> <li>• 2 procedure rooms (1 lead-lined)</li> <li>• 1 treatment/recovery bay</li> <li>• 1 scan room</li> </ul>	
Exam Rooms	6
Offices	11
Open Work Areas	2
Patient-Facing/Front of House	5
<ul style="list-style-type: none"> <li>• 1 Waiting Aea</li> <li>• 1 Reception</li> <li>• 1 Foyer</li> <li>• 2 Scheduling Stations</li> </ul>	
Meeting & Amenity	2
<ul style="list-style-type: none"> <li>• 1 Breakroom</li> <li>• 1 Conference Room</li> </ul>	
Support/Utility/Storage	8
<ul style="list-style-type: none"> <li>• 1 Supply</li> <li>• 1 Medical storage</li> <li>• 2 IT closets</li> <li>• 1 Closet</li> <li>• 1 Utility</li> <li>• 2 Storage</li> <li>• 1 Mech Room</li> </ul>	
Restrooms (incl. public + staff)	6



floor plan





demograph-



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