



FOR LEASE

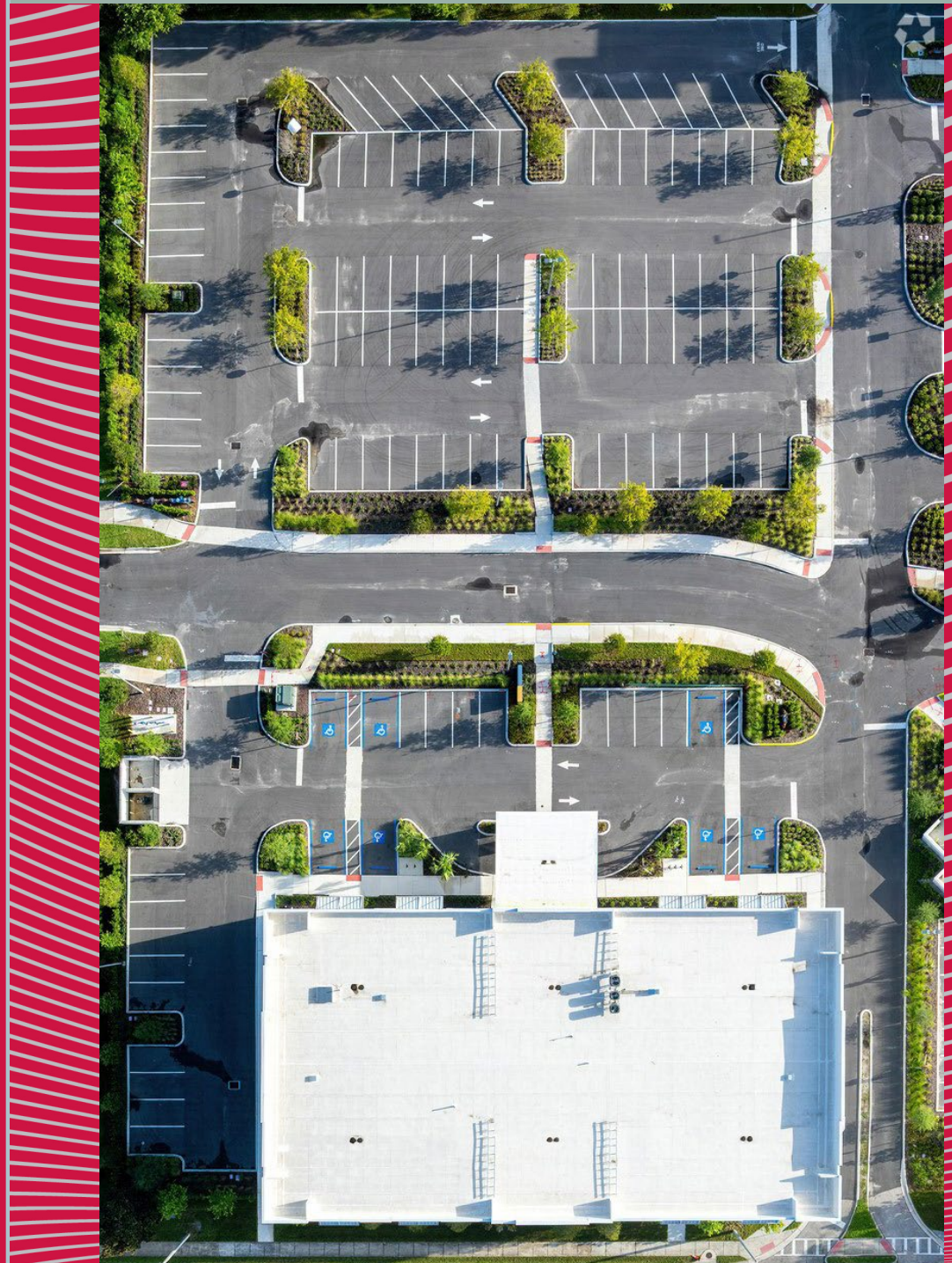
Nona Medical Center

AT EAST PARK VILLAGE
10760 Moss Rose Way
Orlando, FL 32832



PROPERTY OVERVIEW

- Class "A", 3-story, 45,000 SF Medical Office Building
- Covered Patient Pick-up/Drop-off Area
- Average household income of \$148,391 within a 1 mile radius / \$115,758 within 5 mile radius
- Abundant 5.00/1,000 SF Parking Ratio
- Master Pylon & Exterior Building Facade Signage Available facing Moss Park Road & SR-417
- Located within the new, high-profile East Park Village mixed-use master plan development containing luxury apartments, hotel, retail center and medical space
- **Contact Broker for Lease Rates**



LOCATION OVERVIEW

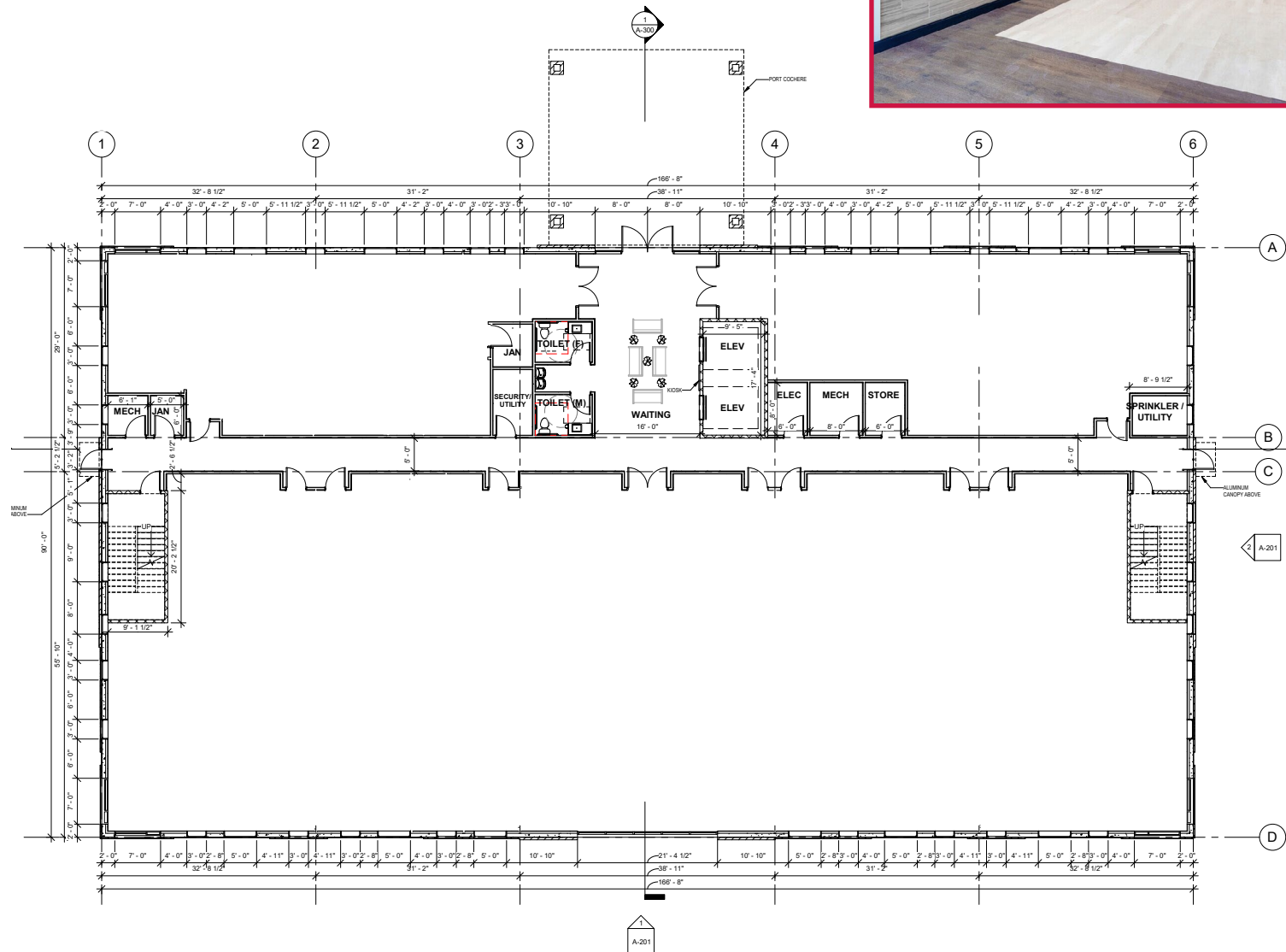


LAKE NONA®

- Among the top-selling U.S. master-planned communities (RCLCO 2022)
- 17 square miles, 11,000 acres
- Millions of square feet in residential and commercial construction for the next five years
- Most-visited city in the U.S. with more than 74 million visitors in 2022 and is the #1 US-Travel Destination
- Lake Nona Wave Hotel is the most technologically advanced hotel in the world
- Home to businesses big and small including Johnson & Johnson, KPMG, University of Central Florida, U.S. Tennis Association, Verizon and a burgeoning community of entrepreneurs
- Lake Nona's culture of collaboration provides learning experiences from pre-K to PhD/MD
- 500,000+ college students enrolled within a 100- mile radius

FIRST FLOOR PLAN

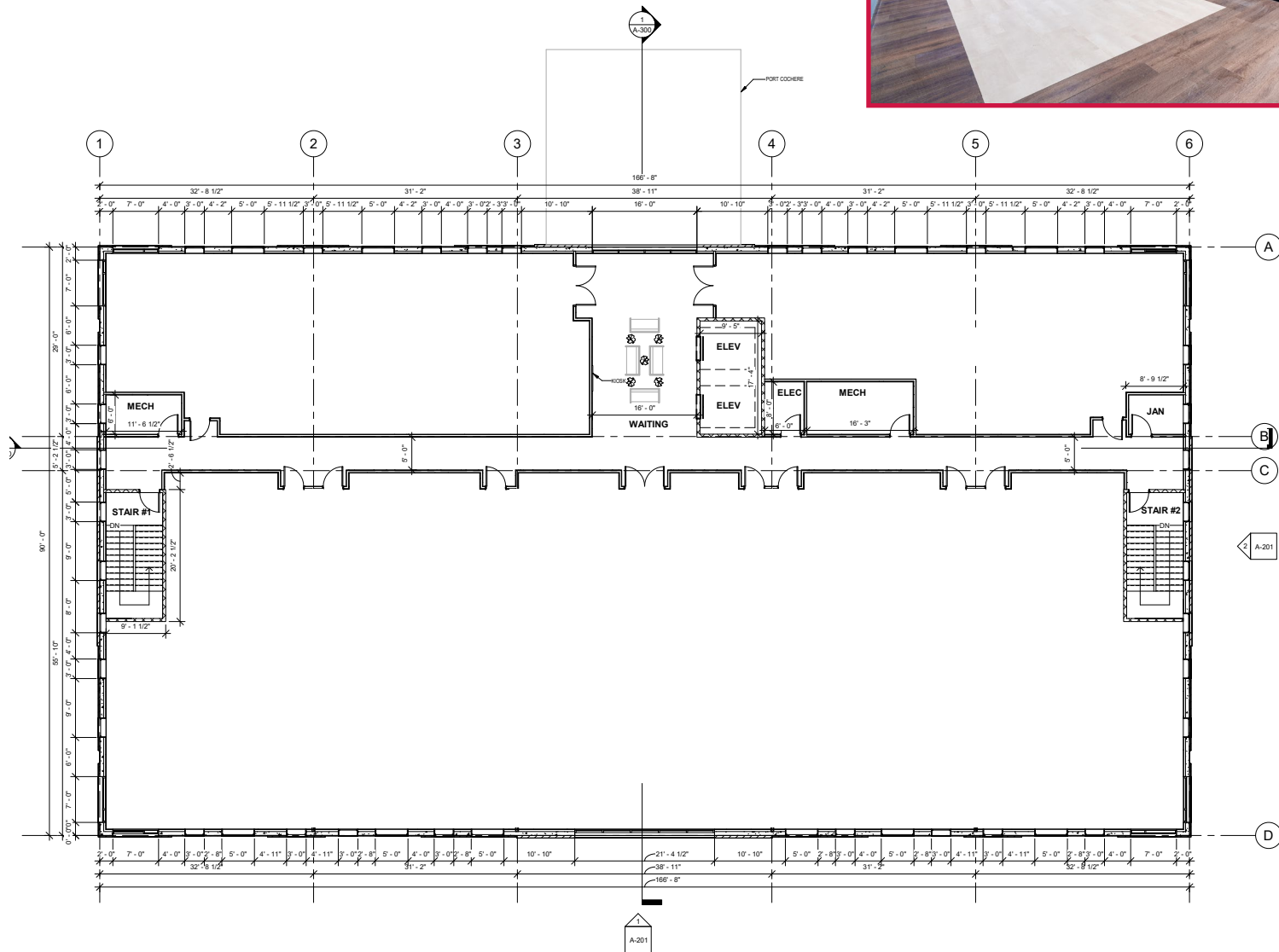
FROM 2,000 - 15,000± RSF AVAILABLE



1 FIRST FLOOR OVERALL PLAN
1/8" = 1'-0"

SECOND FLOOR PLAN

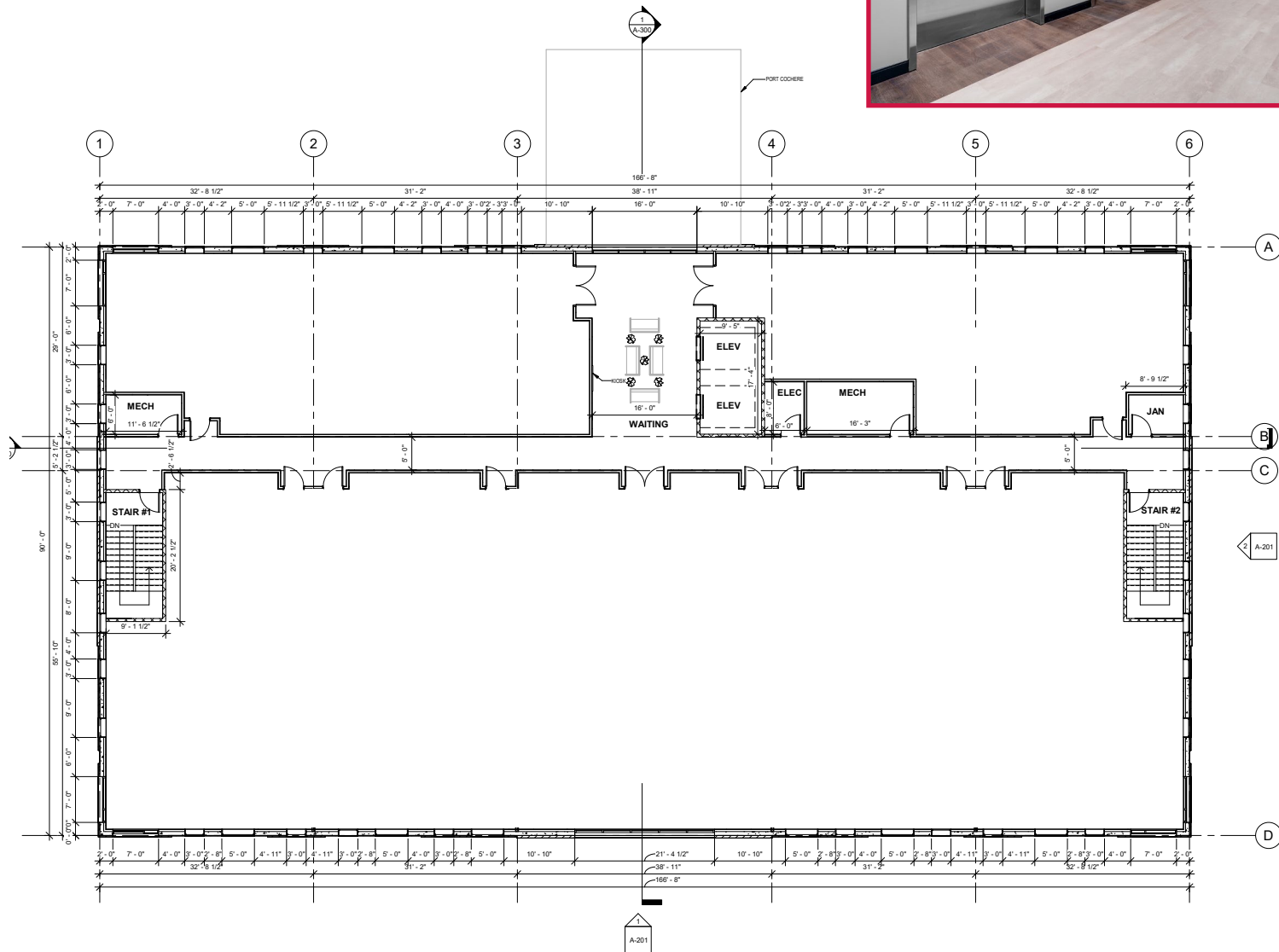
FROM 2,000 - 15,000± RSF AVAILABLE



① SECOND & THIRD FLOOR OVERALL PLAN
1/8" = 1'-0"

THIRD FLOOR PLAN

FROM 2,000 - 15,000± RSF AVAILABLE

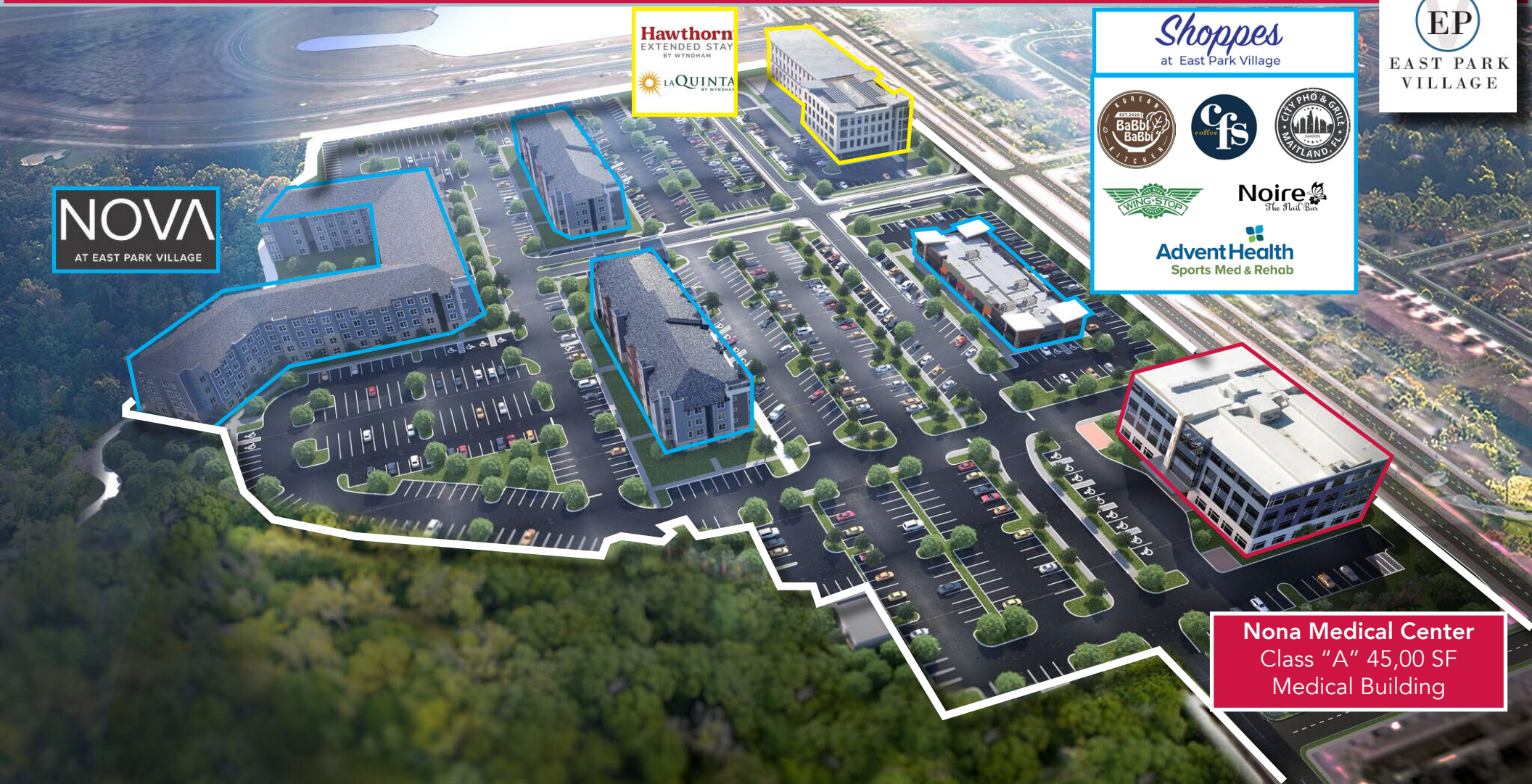


① SECOND & THIRD FLOOR OVERALL PLAN
1/8" = 1'-0"

EAST PARK VILLAGE *aka* EAST PARK

- NOVA at East Park Village Luxury Apartments (264-units)
- La Quinta Inn & Hawthorn Suites by Wyndham dual-brand prototype hotel (151-keys)

- Shoppes at East Park Village Retail Center (CFS Coffee, Noire the Nail Bar, City Pho & Grill, BaBbi BaBbi Korean Kitchen, Wingstop, AdventHealth Sports Med & Rehab)
- Nona Medical Center at East Park Village (45,000 SF, Class "A" Medical Office Building)



NOVA
AT EAST PARK VILLAGE

Hawthorn
EXTENDED STAY
BY WYNDHAM
LAQUINTA
BY WYNDHAM

Shoppes
at East Park Village

BaBbi BaBbi
KOREAN KITCHEN

CFS
coffee

CITY PHO & GRILL
SAIGON

WINGSTOP

Noire
The Nail Bar

AdventHealth
Sports Med & Rehab

EP
EAST PARK
VILLAGE

Nona Medical Center
Class "A" 45,00 SF
Medical Building

DEMOGRAPHICS

Future-Focused Care
Community-Centered



1 MILE

5 MILES

10 MILES



10,378
Population

35.0

Median Age



3,235
Households



\$101,374
Median Disposable Income



84,448
Population

36.0

Median Age



29,185
Households



\$102,910
Median Disposable Income



483,280
Population

37.7

Median Age



167,398
Households



\$75,332
Median Disposable Income



\$148,391
2025 Average
Household Income



\$47,133
Per Capita Income



\$294,686
Median Net
Worth



\$157,886
2025 Average
Household Income



\$54,499
Per Capita Income



\$361,147
Median Net
Worth



\$115,758
2025 Average
Household Income



\$40,193
Per Capita Income



\$240,164
Median Net
Worth

EMPLOYMENT



White Collar

73.2%



Blue Collar

15.2%



Services

12.0%

3.1%

Unemployment
Rate

EMPLOYMENT



White Collar

74.8%



Blue Collar

15.1%



Services

10.9%

2.4%

Unemployment
Rate

EMPLOYMENT



White Collar

65.4%



Blue Collar

20.6%



Services

16.4%

2.8%

Unemployment
Rate

LAKE NONA MEDICAL CITY

This 650-acre biomedical campus nestled within Orlando's Lake Nona master-planned community, is just minutes from Orlando International Airport. Launched in 2005 by the Tavistock Group's land and funding donation to UCF, it opened around 2010 and has since become a national model of healthcare, education, and research integration.

Key institutions include:

- **University of Central Florida Health Sciences Campus**, featuring the College of Medicine, Burnett School of Biomedical Sciences, and the UCF Lake Nona Medical Center, a 64-bed teaching hospital opened in March 2021 in partnership with HCA.
- **Orlando VA Medical Center**, which opened for patients in 2015.
- **Nemours Children's Hospital, UF College of Pharmacy (#5 nationally), UF Research & Academic Center**, and UCF Cancer Center.



MARKET OPPORTUNITY REPORT BY MEDICAL SPECIALTY

504

Total Current
Market FTE Demand

164

Total Current
Market FTE Supply

340

Total Current
Market FTE Gap

| Top Specialty Groups | Current Demand | Current Supply | Current Gap | 5 Year Gap | 10 Year Gap |
|-------------------------|----------------|----------------|-------------|------------|-------------|
| Cardiology | 10 | 2 | 8 | 10 | 13 |
| Emergency Medicine | 42 | 0 | 42 | 45 | 51 |
| ENT | 5 | 4 | 2 | 3 | 4 |
| Gastroenterology | 14 | 1 | 13 | 16 | 19 |
| General Surgery | 12 | 5 | 7 | 12 | 16 |
| Nephrology | 7 | 1 | 7 | 9 | 10 |
| Neurology | 7 | 6 | 1 | 2 | 4 |
| OB/GYN | 6 | 4 | 2 | 3 | 5 |
| Oncology | 7 | 2 | 6 | 8 | 9 |
| Ophthalmology/Optometry | 10 | 0 | 10 | 12 | 15 |
| Orthopedics | 13 | 2 | 11 | 16 | 21 |
| Primary Care | 93 | 56 | 37 | 63 | 90 |
| Psychiatry | 188 | 27 | 161 | 234 | 294 |
| Pulmonology | 11 | 4 | 7 | 9 | 11 |
| Therapy/Rehab | 71 | 46 | 24 | 51 | 83 |
| Urology | 8 | 3 | 5 | 7 | 9 |
| Total | 504 | 164 | 340 | 499 | 653 |



FOR LEASE INQUIRES:

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