



Nona Medical Center

AT EAST PARK VILLAGE

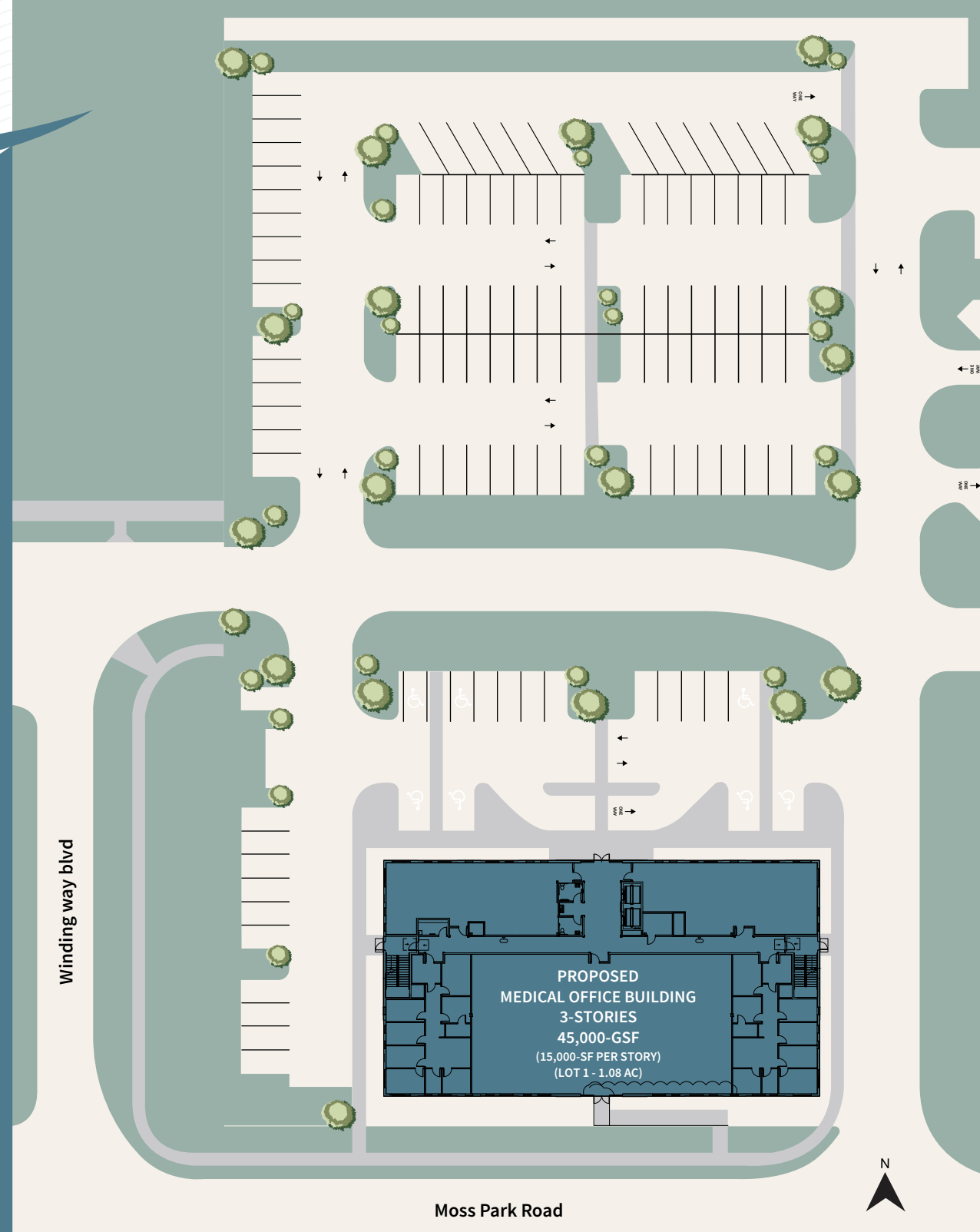
+/- 45,000 SF of New Medical Office Space



SITE OVERVIEW

Medical Office Building Facts:

- 3 floors
- 45,000 GSF
- New construction
- 14'8" ceiling height
- 13,000 - 13,600 USF per floor
- Building is Sprinklered
- 2 electric gearless traction elevators (KONE)
- 215 Total Parking Spaces (4.8/1,000 SF)
- Ample tenant improvement allowance available
- Tenant signage opportunities available
- Direct access to and from 417





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EAST PARK VILLAGE

East Park Village is a 23-acre mixed-use project, with 18 developable acres, located in the Lake Nona neighborhood of Orlando. The project will consist of a 264-unit multi-family development, 12,540 SF retail center, 45,000 SF medical office building, and a 151 key La Quinta Inn and Hawthorn Suites hotel.



LAKE NONA, FL

A COMMUNITY OF AND FOR THE FUTURE

Lake Nona, located in Orlando, FL., is a visionary community with the building blocks of today's future.



DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
2022 Total Population	8,947	72,342	455,071
2019-2025 Annual Growth Rate	4.57%	5.39%	1.34%
2022 Median Age	34.7	34.8	35.7
2022 Average Household Income	\$127,677	\$128,657	\$95,966
Total Households	2,823	24,918	157,692

LABOR FORCE

	1 Mile	5 Miles	10 Miles
Healthcare	16%	15%	12%
White Collar	77%	72%	62%
Blue Collar	12%	14%	10%
Services	11%	14%	18%

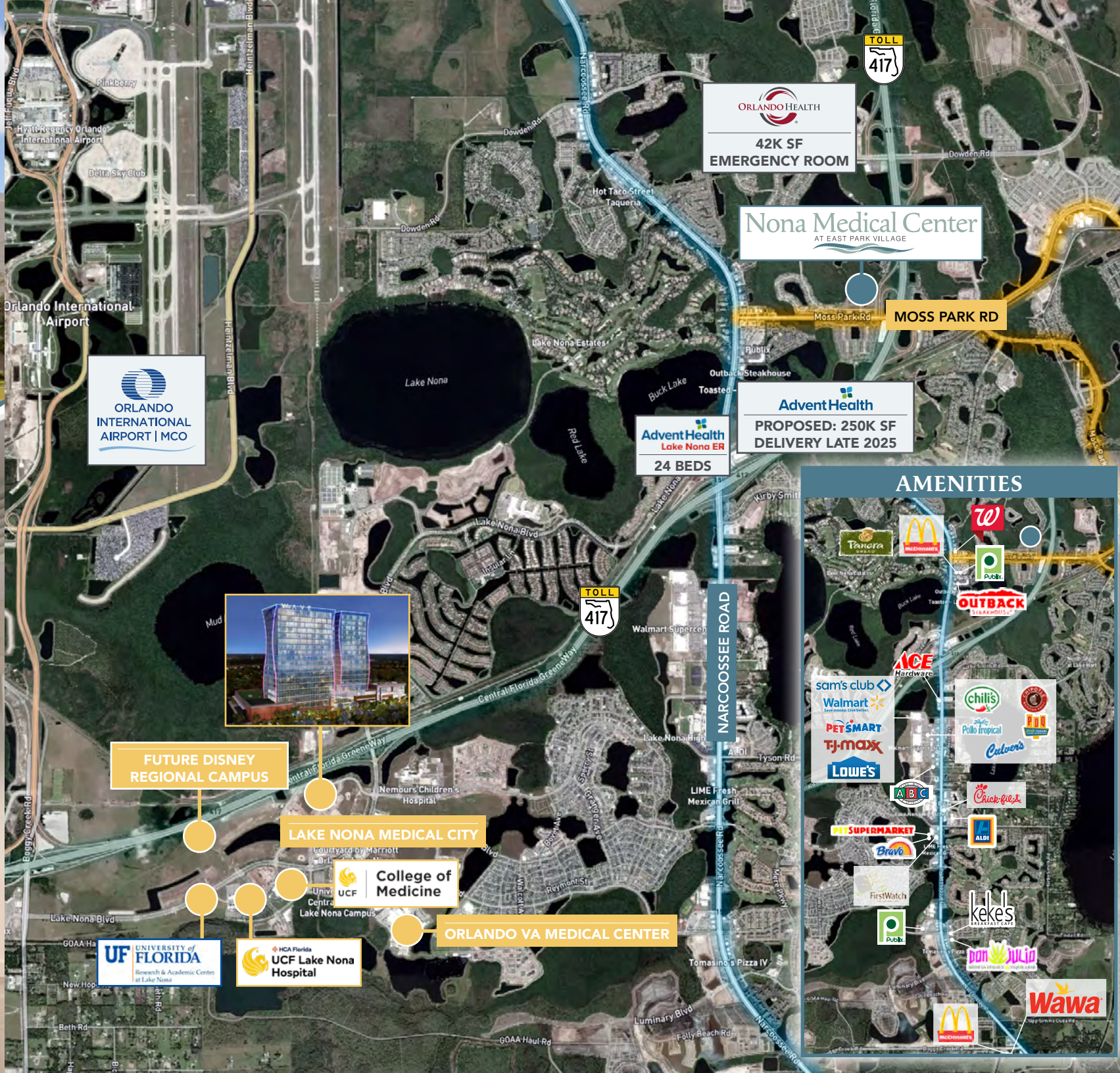
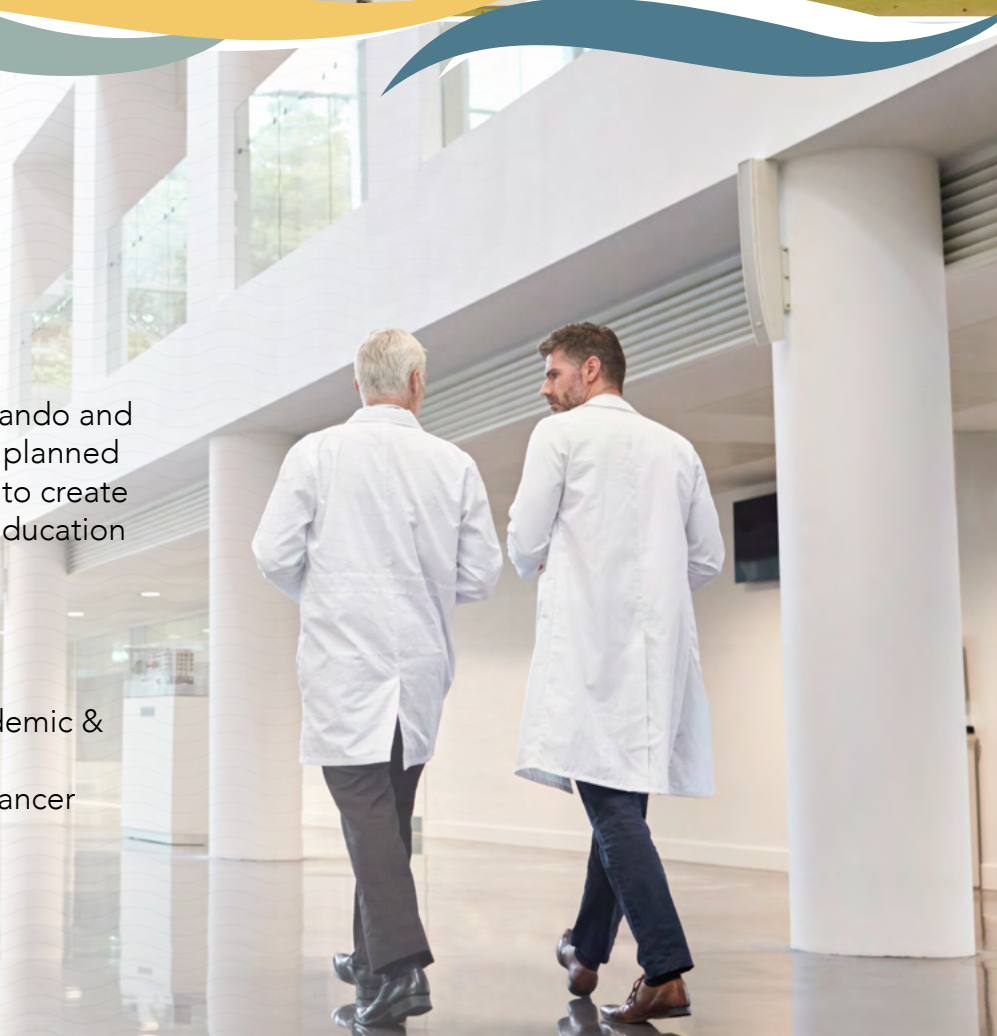


LAKE NONA MEDICAL CITY

The 650-acre health and life sciences park known is a landmark for Orlando and a premier location for medical care, research and education. Carefully planned and laid out, Lake Nona Medical City represents a deliberate strategy to create a centralized focus of sophisticated medical treatment, research and education in Central Florida.

Medical City is anchored by:

- University of Central Florida Health Sciences Campus
- Sanford Burnham Prebys Medical Discovery Institute
- VA Medical Center
- Nemours Children's Hospital
- University of Florida Academic & Research Center
- MD Anderson Orlando Cancer Research Institute
- Johnson & Johnson
- UCF Lake Nona Hospital



MULTIFAMILY

1,600 Units
Within 1 Mile (including 264 units under construction at East Park Village)

1447 Units
Proposed (Lake Nona)

1416 Units
Under Construction (Lake Nona)

RETAIL

111,642+
Total SF of new Proposed Retail

156,526+
Total SF of retail currently underconstruction

1,959,910+
Total SF of existing retail space

RESTAURANTS

21+ within 1 Mile

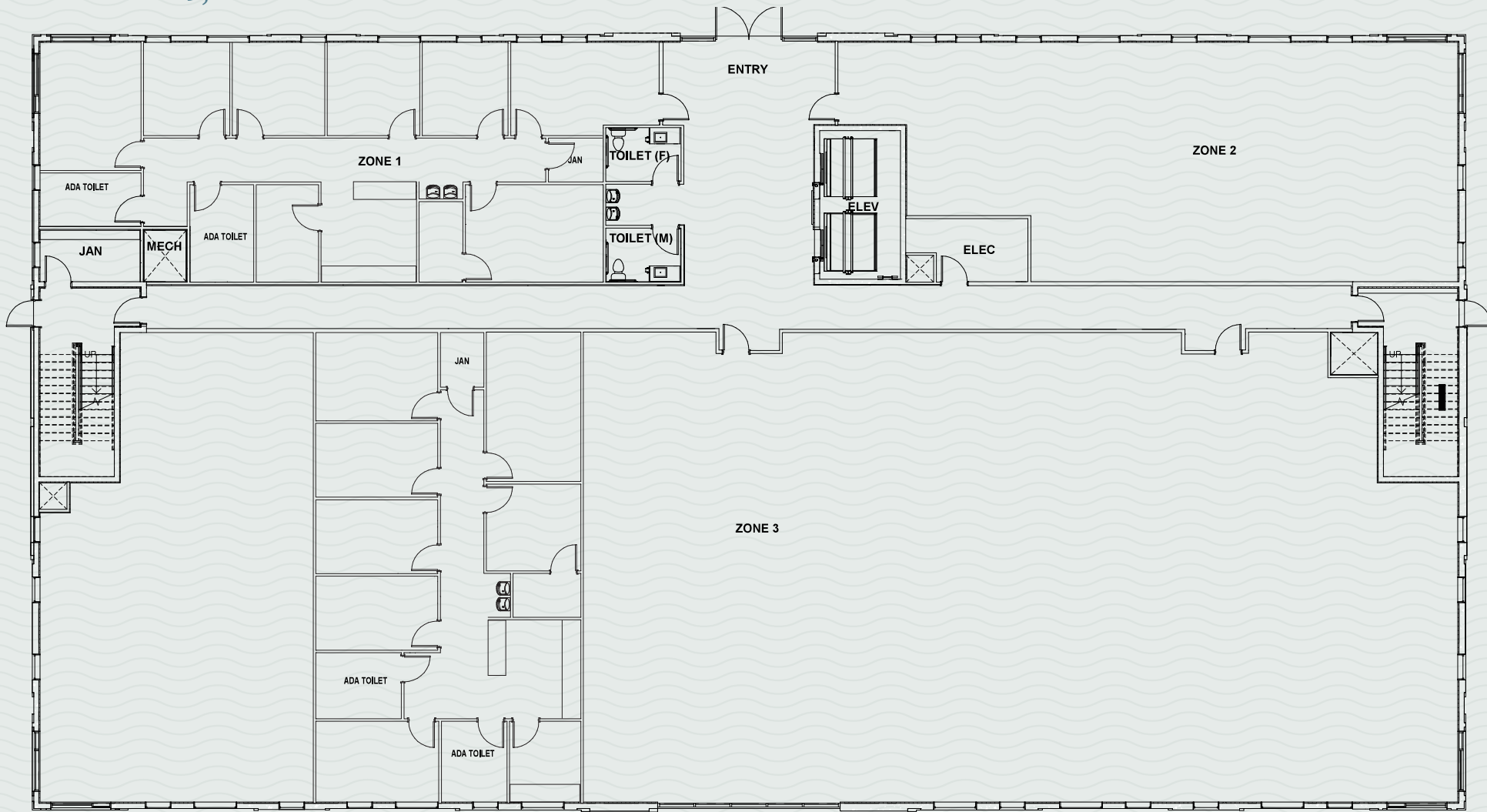
HOSPITALITY

5 Existing hotels
totalling over 580 rooms

3 Developments
under construction
delivering an additional 270+ rooms to Lake Nona

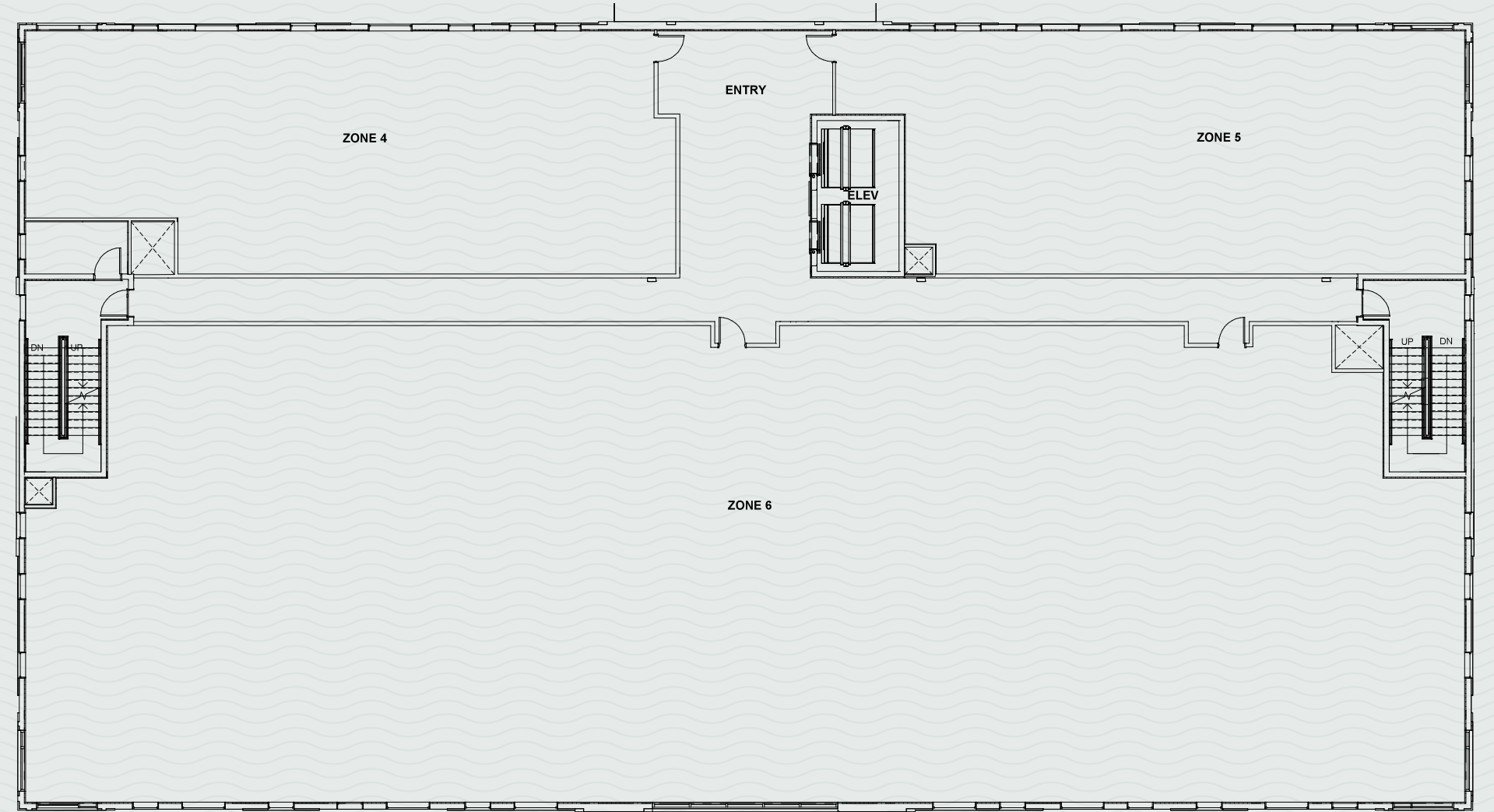
FLOOR PLATES

FLOOR 1 - 13,000 USF



FLOOR PLATES

FLOOR 2 & 3 - 13,600 USF



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