

For Sale | Office

Pine Hills Medical Office Building

800 Mercy Drive, Orlando, FL 32808



PROPERTY HIGHLIGHTS

- 92.6% leased Medical Office Building
- Annual Escalations on all leases
- Class A Office Buildout
- Long-term leases

800 Mercy Drive, Orlando, FL 32808

Excellent location in an expanding market with close proximity to Hospital

- Upside on vacant space

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY:

Gail Bowden

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SECTION I

Property Information



PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL



OFFERING SUMMARY

Sale Price:	\$14,950,000
Price / SF:	\$252.54
Cap Rate:	7.94%
NOI:	\$1,186,745
Lot Size:	2.65 Acres
Year Built:	1963
Building Size:	59198 SF
Renovated:	2017
Zoning:	I-G/W
Market:	Orlando
Submarket:	Pine Hills
Traffic Count:	41,500

PROPERTY OVERVIEW

Great Opportunity to own a NNN Investment Medical Office Building in the booming market of Orlando, Florida. The building has an Excellent Tenant mix with an anchor tenant of Community Health along with Dialysis, Research, Children's Services and Physical Therapy.

Note(s):

West Orange Dialysis and Nephrology is currently under contract to sell their operations to a national dialysis group. The successful buyer will have free access to interview West Orange and the owners during the due diligence period.

Seller currently has a non-recourse fixed loan on the property which owner would like buyer to assume.

LOCATION OVERVIEW

Adjacent to US 50, and 7 miles to Interstate 4, 5 miles to Florida Hospital Memorial Plaza, 16 miles to Orlando International Airport.



Commercial

PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL

PROPERTY NAME:	Pine Hills MOB
PROPERTY ADDRESS:	800 Mercy Drive Orlando, FL 32808
PROPERTY TYPE:	Office
APN:	20-22-29-5030-01-000
PRICE / SF:	\$252.54
LOT SIZE:	2.65 AC
BUILDING CLASS:	A
BUILDING FRONTAGE:	West
CROSS STREETS:	US 50
YEAR BUILT:	1963
CONSTRUCTION TYPE:	Concrete Block/Stucco
NUMBER OF STORIES:	1
FOUNDATION:	Slab
WALLS:	Drywall
NUMBER OF UNITS:	9

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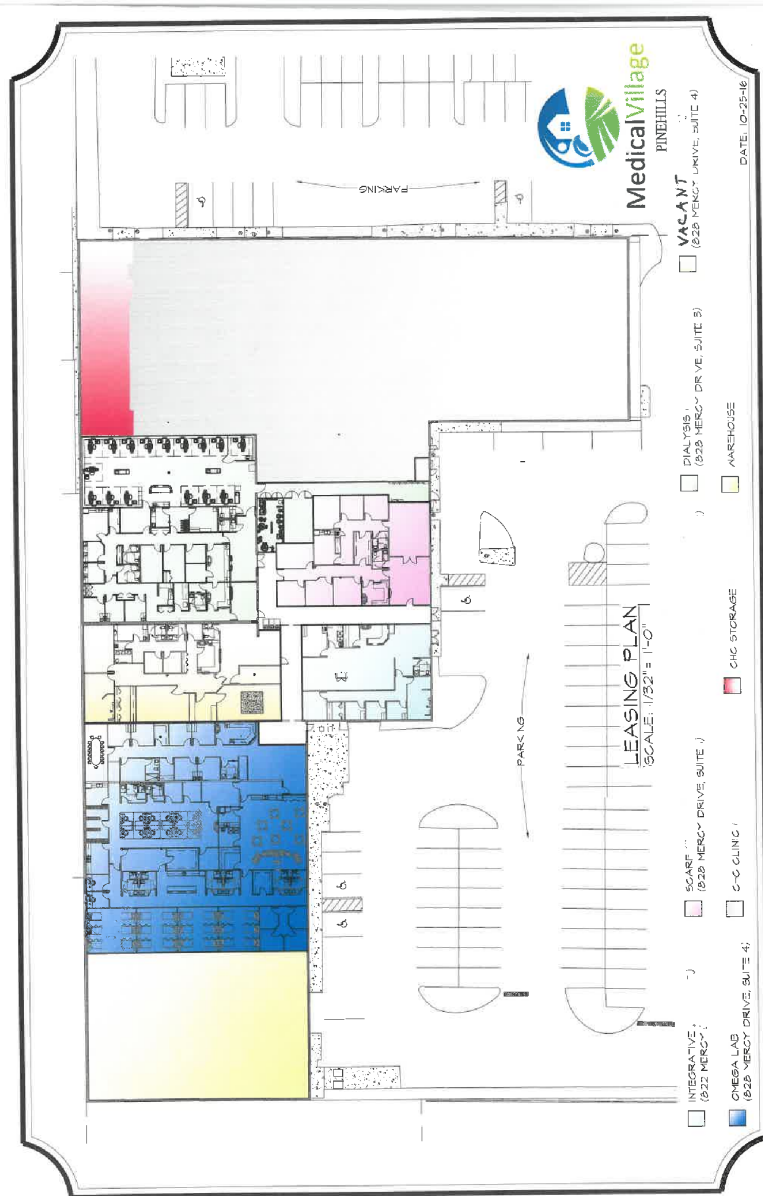
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**PINE HILLS MOB
OFFICE BUILDING**

800 MERCY DRIVE, ORLANDO, FL





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SECTION 2

Location Information

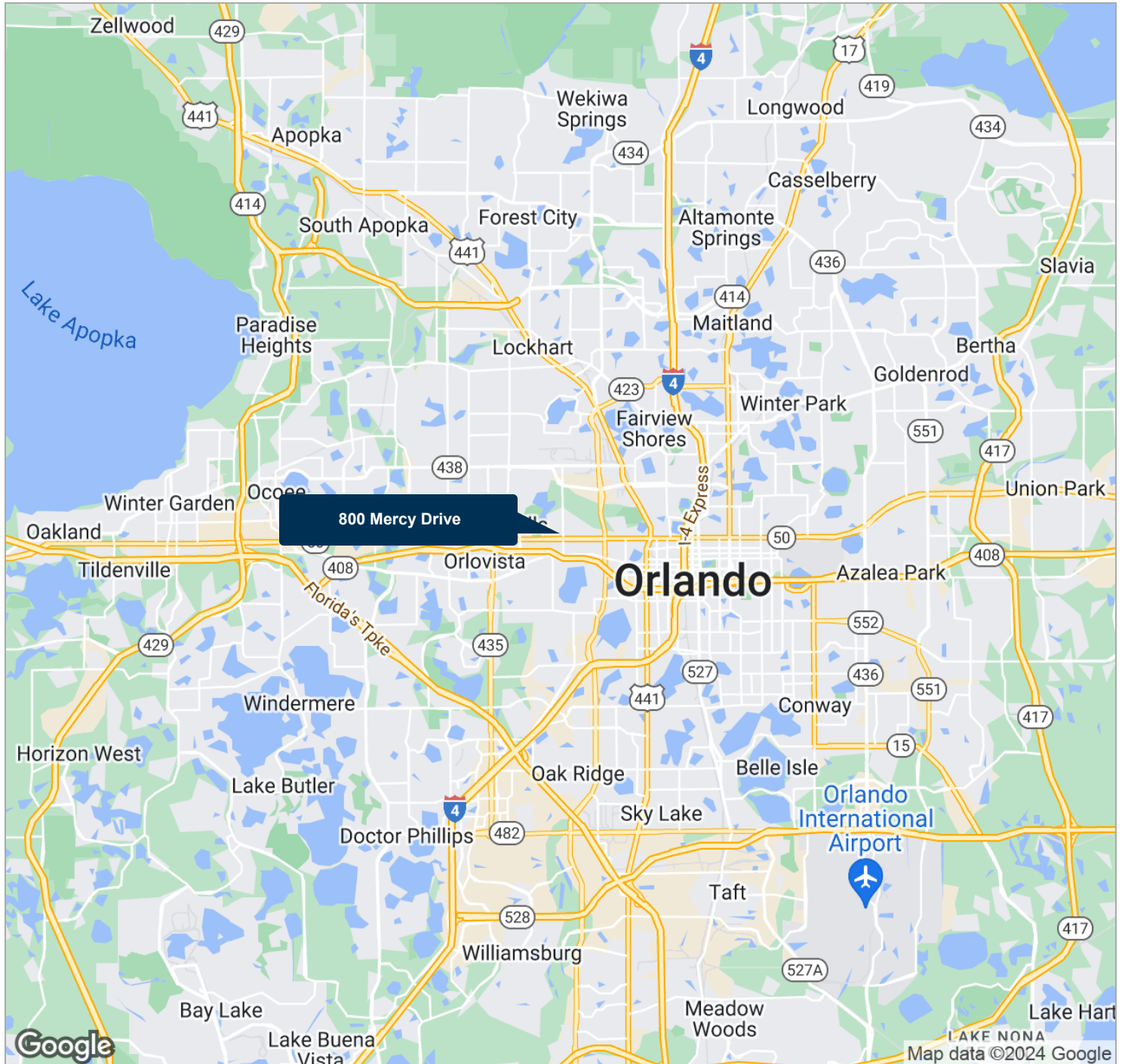




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SECTION 3

Financial Analysis





PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL

INVESTMENT OVERVIEW

PINE HILLS

Price	\$14,950,000
Price per SF	\$252.54
CAP Rate	7.9%
Total Return (yr 1)	\$1,186,745

OPERATING DATA

PINE HILLS

Gross Scheduled Income	\$1,207,824
Other Income	-
Total Scheduled Income	\$1,207,824
Gross Income	\$1,207,824
Operating Expenses	\$21,078
Net Operating Income	\$1,186,745
Pre-Tax Cash Flow	\$1,186,745

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Integrative Physical Medicine	822	2,518	03/10/2017	08/31/2022	\$57,058	4.25	\$22.66
Integrative Physical Medicine	828/4	4,300	1/1/2019	12/31/2019	\$19,350	7.26	\$4.50
Omega Research	816	10,200	04/01/2018	7/31/2025	\$306,000	17.23	\$30.00
SCARF Serving Children	828/1	3,298	4/1/2017	7/31/2021	\$74,733	5.57	\$22.66
West Orange Nephrology	828/2&3	8,461	4/1/2017	9/30/2028	\$217,871	14.29	\$25.75
Community Health Center(WH)	840	2,109	01/18/2017	06/30/2026	\$15,817	3.56	\$7.50
Community Health Center (Office)	846	20,000	01/18/2017	06/30/2026	\$462,200	33.78	\$23.11
Coastal Medical Group	810	6,650	02/22/2018	03/31/2022	\$54,796	11.23	\$8.24
Totals/Averages		57,536			\$1,154,494		\$20.99

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SECTION 4

Tenant Profiles





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PINE HILLS MOB OFFICE BUILDING

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Dr. Marc G. Ott, D.C., Owner/Clinic Director



Dr. Marc Ott, D.C. founded Integrative Physical Medicine with the hopes of bringing the best of what traditional and alternative healthcare had to offer to patients. Integrative Physical Medicine is the outgrowth of that desire and has been helping patients achieve their desired results for many years now. Integrative Physical Medicine brings numerous "tools" into one place in a team approach to give patients the most well-rounded treatment that is uniquely theirs. Integrative Physical Medicine a state-of-the-art facility for the highest quality medical, physical therapy, chiropractic, spinal rehabilitation, neuropathy treatment, weight loss, and wellness care available.

<http://www.integrativephysicalmedicine.com>

ADDITIONAL LOCATIONS

- Integrative Physical Medicine of DeBary
- Integrative Physical Medicine of Kissimmee
- Integrative Physical Medicine of Lake Mary
- Integrative Physical Medicine of Maitland
- Integrative Physical Medicine of Mount Dora
- Integrative Physical Medicine of Orlando
- Integrative Physical Medicine of Oviedo
- Integrative Physical Medicine of Maitland

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SERVING CHILDREN AND REACHING FAMILIES, LLC



Serving Children and Reaching Families, LLC (SCARF) is a comprehensive mental health, substance abuse, and parenting provider. They offer outpatient services in Osceola, Orange, Seminole, and Polk Counties.

Serving Children and Reaching Families, LLC's children, adolescents, and adult services are designed to address a range of treatment needs for at-risk children and families. SCARF services include: outpatient substance abuse counseling, targeted case management, and independent living life skills coaching. Each member of their staff is specialized in his/her respective area of service and undergoes additional training through SCARF.

Children and Adolescents Programs and Services:

Adolescent Substance Abuse Program (ASAP) Psychosocial Rehabilitation Services (PSR), Children Medical Services Outpatient Services, Mental Health Services, Targeted Case Management Services, Youth In Transition

Adult Programs and Services:

Adult Outpatient Mental Health Services, Parenting Classes, Adult Mental Health Targeted Case Management Services

Patrina M. Lawrence, MSW, LCSW Chief Executive Officer

Maria A.E. Lawrence, M.B.A., MCITP Chief Financial Officer

www.scarffl.com



Commercial

PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL



Omega Research Consultants is a premier research organization with several locations throughout the Central Florida and coastal Florida regions. Built on the foundations of Compassion, for study patients, Excellence, for trial sponsors and partners, and Integrity, by building strong relationships through honesty, openness, and professionalism, Omega Research Consultants is quickly becoming a known leader in clinical trial operations.

They support Clinical Research activities working closely with Sponsors, Physician Investigators, and Clinical Trial Participants to deliver successful and dependable results, so good that Pharmaceutical companies and Clinical Research Organizations choose their services just to get access to our expertise.

Their over-riding company mission is to provide outstanding levels of service, working with both Pharmaceutical companies and Clinical Research Organizations to deliver new life-changing drugs to the market. Their research outcome is made possible by our clinical trial participants and physician investigators.

<http://www.omegarcllc.com/>

ADDITIONAL LOCATIONS

- Omega DeBary
- Omega Winter Park
- Omega South Orlando

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Dr. Banji Awosika



After attending elementary school in Tokyo, Dr. Awosika finished high school in Nigeria and attended University of Lagos Teaching Hospital College of Medicine, receiving two Bachelor Degrees. After interning at the Port of Spain Hospital in Trinidad, he practiced for a year in England before completing his residency and fellowship at New York's North Shore University Hospital and St. John Hospital in Detroit. At his practice in West Orange Nephrology, Dr. Awosika specializes in Nephrology, Hypertension, and Kidney Dialysis with an emphasis on preventive care. "We become what we eat" says Dr. Awosika and so he has an in-house nutritionist/dietitian who helps patients modify their eating habits and lifestyle

Dr. Awosika's professional affiliations include:

American Society of Nephrology American College of Physicians

American Society of Internal Medicine

International Society of Hypertension in Ethnic Minorities

Dr. Awosika is Board Certified in Internal Medicine and Nephrology

West Orange Nephrology is spread out across 7 different locations all over Orlando, Florida,

www.westorangenephrology.com

ADDITIONAL LOCATIONS

- Apopka
- Kissimmee
- Mount Dora
- Winter Haven

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Community Health Centers, (CHC) is a private, non-profit organization that provides healthcare services to insured, uninsured, under-insured, and under-served children and adults within Central Florida. They are a Federally Qualified Health Center (FQHC) organization that began its operations in 1972 in Apopka, Florida. They've voluntarily chosen to be accredited by the prestigious Accreditation Association for Ambulatory Health Care Inc. and are covered under the Federal Tort Claims Act (FTCA). This health center is a Health Center Program grantee under 42 U.S.C. 254b, and a deemed Public Health Service employee under 42 U.S.C. 233(g)-(n).

They provide care to nearly 60,000 patients each year in the Apopka, Bithlo, Forest City, Lake Ellenor, Leesburg, Meadow Woods, Pine Hills, SouthLake, Tavares and Winter Garden communities.

Named by the Orlando Sentinel one of the Top 100 Companies

Health Services Offered

- Family Medicine
- Internal Medicine
- Pediatrics
- Obstetrics
- Optometry
- Dentistry
- Lab
- Pharmacy
- X-Ray
- Case Management
- Gynecology
- Family Planning
- Behavioral

www.chcfl.org



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PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL



Coastal Medical Group, LLC provides medical and surgical products to healthcare and insurance professionals. We specialize in all areas of the healthcare industry. They represent over 150 manufacturers and have over 40 years of combined experience in the medical wholesale and distribution field.

With Coastal Medical you will receive personalized and knowledgeable service. Their mission is to provide reliable service at a competitive price and to present alternative products and services to reduce the overall cost of medical supplies and equipment without jeopardizing quality, coupled with a commitment to total customer satisfaction.

www.medxsurg.com

www.coastalmedgroup.com

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Rent Comparables



PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL



SUBJECT PROPERTY

800 Mercy Drive | Orlando, FL 32808

Lease Rate:	\$22.28 SF/YR	Space Size:	
Year Built:	1963	Lot Size:	2.65 AC
No. Units:	9		

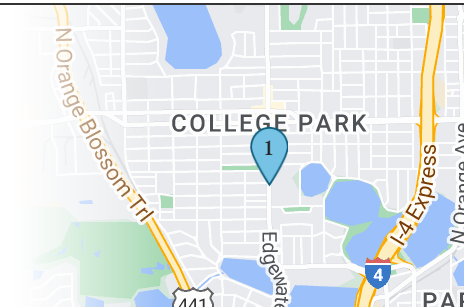


1615 EDGEWATER DRIVE

Orlando, FL 32804

Lease Rate:	\$25.00 SF	Space Size:	5,875 SF
Bldg Size:	26,428 SF		

ON MARKET

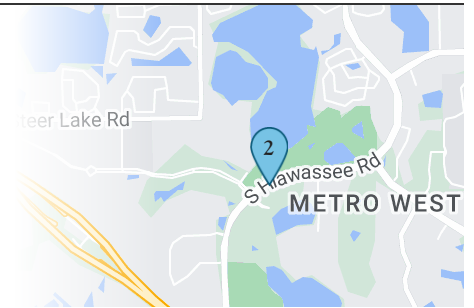


2295 HIAWASSEE ROAD SOUTH

Orlando, FL 32835

Lease Rate:	\$35.00 SF	Space Size:	1,090 SF
Bldg Size:	60,000 SF		

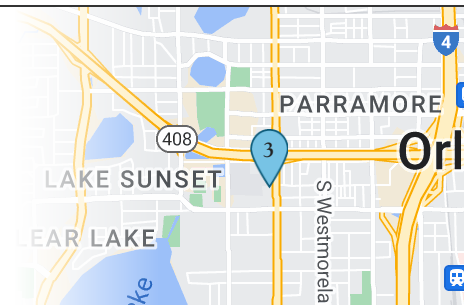
ON MARKET



750 SOUTH ORANGE BLOSSOM TRAIL

Orlando, FL 32805

Lease Rate:	\$22.22 SF	Lease Type:	MG
Space Size:	1,304 SF	Bldg Size:	59,000 SF



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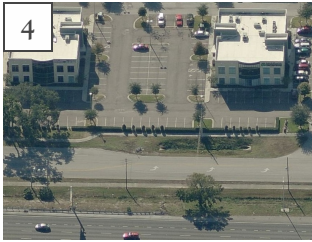
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PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL



1736 & 1724 33RD STREET

Orlando, FL 32839

Lease Rate:	\$20.00 SF	Lease Type:	MG
Space Size:	12,000 SF	Bldg Size:	24,000 SF

ON MARKET

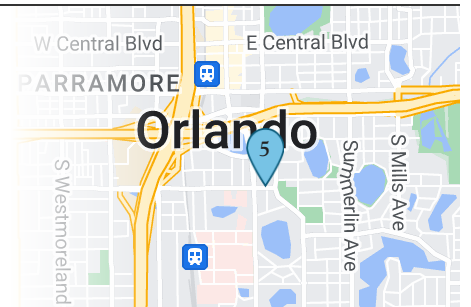


220 E GORE ST

Orlando, FL 32806

Lease Rate:	\$22.24 SF	Space Size:	3,733 SF
Bldg Size:	3,733 SF		

3,733 SF first floor of newly constructed medical office building



CLARINGTON COMMONS

207 W Gore St | Orlando, FL 32806

Lease Rate:	\$19.50 SF	Lease Type:	NNN
Space Size:	13,280 SF	Year Built:	2007
Bldg Size:	28,224 SF		

Three-story office building located just south of Downtown Orlando, near Orlando Health's main campus.



916 DELANEY AVE

Orlando, FL 32806

Lease Rate:	\$29.47 SF	Lease Type:	Modified Net
Space Size:	3,400 SF	Year Built:	1940
Bldg Size:	3,400 SF	Lot Size:	6969 AC

Executive Suite Medical Office



PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL

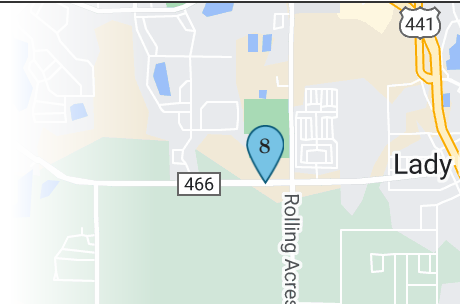
8



733-771 HIGHWAY 466

733-771 Highway 466 | Lady Lake, FL 32159

Lease Rate:	\$27.00 SF	Space Size:	1,360 SF
Year Built:	2009	Bldg Size:	27,000 SF



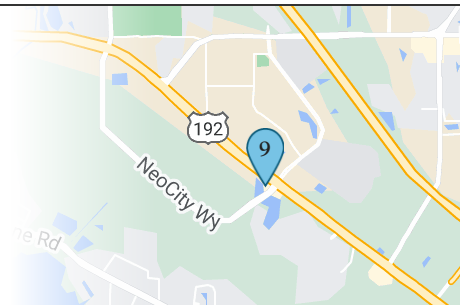
9



BRIDGPORT

1920 E Irlo Bronson Memorial Hwy | Kissimmee, FL 34744

Lease Rate:	\$27.00 SF	Space Size:	SF
Year Built:	2017	Bldg Size:	100,000 SF
Lot Size:	0 AC		



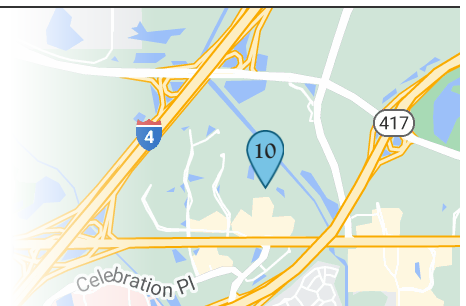
10



CELEBRATION MEDICAL PLAZE

2954 Mallory Court | Kissimmee, FL 34747

Lease Rate:	\$25.00 SF	Space Size:	3,600 SF
Year Built:	2016	Bldg Size:	41,000 SF
Lot Size:	0 AC		



11



NONA PARK RETAIL/MEDICAL/OFFICE

9450 Narcoossee Rd | Orlando, FL 32827

Lease Rate:	\$34.00 SF	Space Size:	2,230 SF
Bldg Size:	36,520 SF		





Commercial

PINE HILLS MOB OFFICE BUILDING

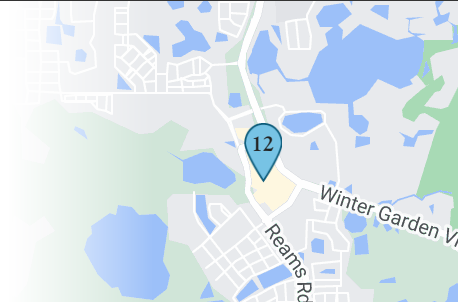
800 MERCY DRIVE, ORLANDO, FL

12

LAKESIDE VILLAGE

7880 Winter Garden Vineland | Windermere, FL 34786

Lease Rate:	\$45.00 SF	Lease Type:	NNN
Space Size:	SF	Year Built:	2017
Bldg Size:	2,000 SF		



13

MAGUIRE ROAD

Maguire Road | Ocoee, FL 34761

Lease Rate:	\$29.50 SF	Space Size:	5,000 SF
Year Built:	2008	Bldg Size:	8,200 SF

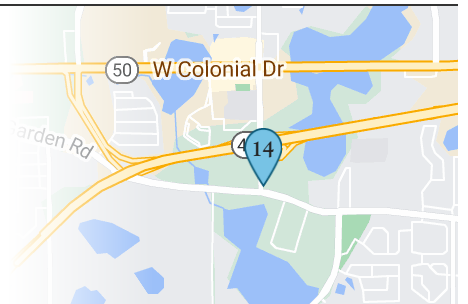


14

98 TERRA MANGO LOOP

Orlando, FL 32835

Lease Rate:	\$30.00 SF	Space Size:	1,672 SF
Year Built:	2017	Bldg Size:	4,539 SF
Lot Size:	45938 AC		

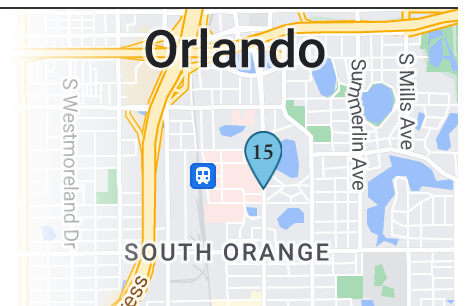


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1503 S. ORANGE AVE

Orlando, FL 32806

Lease Rate:	\$26.00 SF	Space Size:	1,477 SF
Year Built:	1950	Bldg Size:	1,477 SF
Lot Size:	13160 AC		



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PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL

	SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Pine Hills MOB 800 Mercy Drive Orlando, FL 32808	\$22.28 SF/yr	57,536 SF	59,198 SF	9	100.0%
	RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	1615 Edgewater Drive Orlando, FL 32804	\$25.00	5,875 SF	26,428 SF	-	-
2	2295 Hiawassee Road South Orlando, FL 32835	\$35.00	1,090 SF	60,000 SF	-	-
3	750 South Orange Blossom Trail Orlando, FL 32805	\$22.22	1,304 SF	59,000 SF	-	-
4	1736 & 1724 33rd Street Orlando, FL 32839	\$20.00	12,000 SF	24,000 SF	-	-
5	220 E Gore St Orlando, FL 32806	\$22.24	3,733 SF	3,733 SF	-	-
6	Clarrington Commons 207 W Gore St Orlando, FL 32806	\$19.50	13,280 SF	28,224 SF	-	-
7	916 Delaney Ave Orlando, FL 32806	\$29.47	3,400 SF	3,400 SF	-	-
8	733-771 Highway 466 733-771 Highway 466 Lady Lake, FL 32159	\$27.00	1,360 SF	27,000 SF	-	-
9	Bridgport 1920 E Irlo Bronson Memorial Hwy Kissimmee, FL 34744	\$27.00	-	100,000 SF	-	-
10	Celebration Medical Plaza 2954 Mallory Court Kissimmee, FL 34747	\$25.00	3,600 SF	41,000 SF	-	-
11	Nona Park Retail/Medical/Office 9450 Narcoossee Rd Orlando, FL 32827	\$34.00	2,230 SF	36,520 SF	-	-
12	Lakeside Village 7880 Winter Garden Vineland Windermere, FL 34786	\$45.00	-	2,000 SF	-	-
13	Maguire Road Maguire Road Ocoee, FL 34761	\$29.50	5,000 SF	8,200 SF	-	-

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RENT COMPS		PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
14	98 Terra Mango Loop Orlando, FL 32835	\$30.00	1,672 SF	4,539 SF	-	-
15	1503 S. Orange Ave Orlando, FL 32806	\$26.00	1,477 SF	1,477 SF	-	-
TOTALS/AVERAGES		\$27.80	4,309 SF	28,368 SF	0	0%

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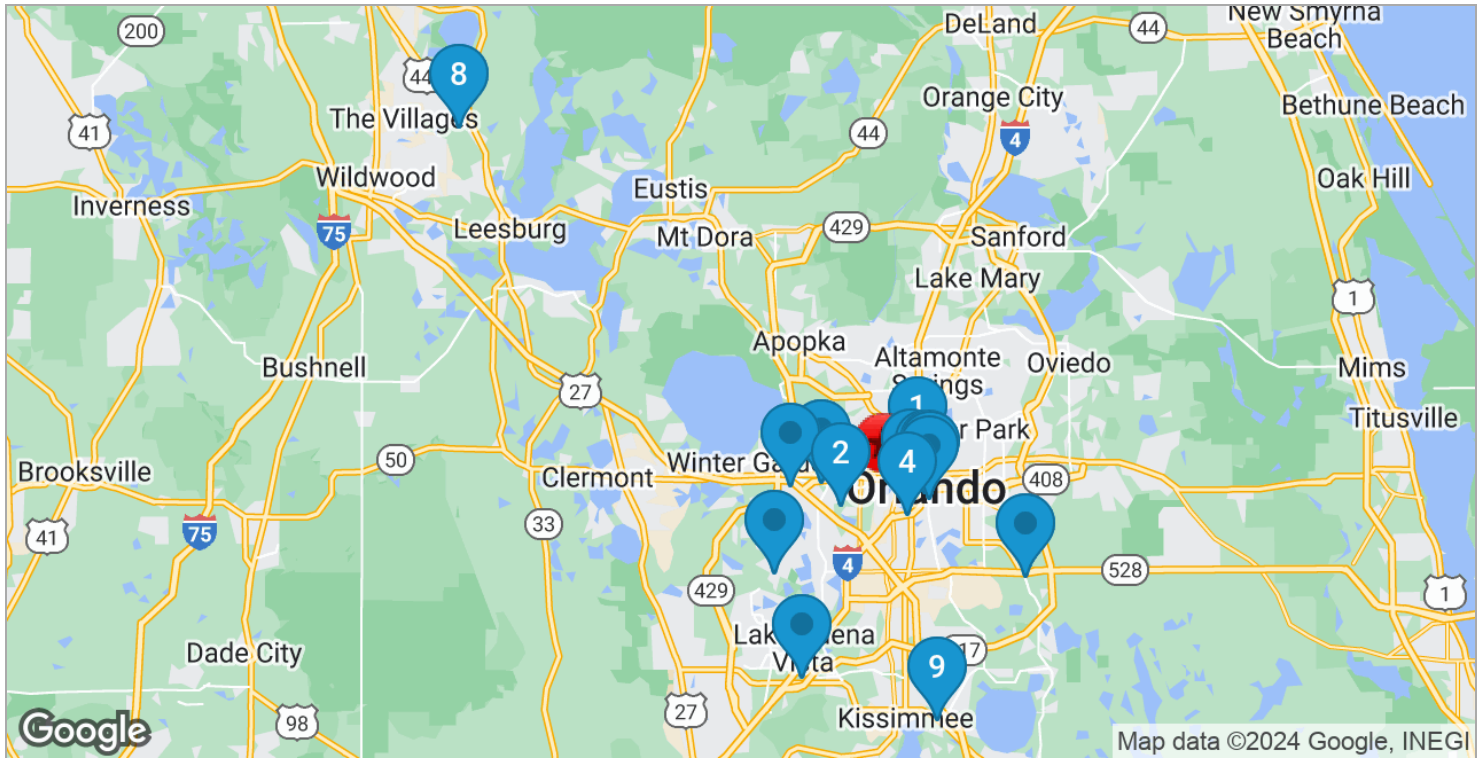
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**PINE HILLS MOB
OFFICE BUILDING**

800 MERCY DRIVE, ORLANDO, FL



Subject Property

800 Mercy Drive | Orlando, FL 32808



1615 Edgewater Drive
Orlando, FL 32804



750 South Orange Blossom Trail
Orlando, FL 32805



220 E Gore St
Orlando, FL 32806



916 Delaney Ave
Orlando, FL 32806

BRIDGPORT



2295 Hiawasse Road South
Orlando, FL 32835



1736 & 1724 33rd Street
Orlando, FL 32839



CLARINGTON COMMONS
207 W Gore St
Orlando, FL 32806



733-771 HIGHWAY 466
733-771 Highway 466
Lady Lake, FL 32159

CELEBRATION MEDICAL PLAZE

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

PRESENTED BY

Gail Bowden

941.957.3730

gailbowden@michaelsaunders.com



Commercial

1605 MAIN STREET | SARASOTA, FL | 941.957.3730

Demographics





Commercial

PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL

	1 MILE	3 MILES	5 MILES
Total households	6,408	41,189	107,304
Total persons per hh	2.1	2.3	2.5
Average hh income	\$59,572	\$65,395	\$63,258
Average house value	\$400,967	\$326,127	\$312,685

	1 MILE	3 MILES	5 MILES
Total population	13,160	93,888	263,780
Median age	37.6	36.7	35.6
Median age (male)	37.5	35.5	34.0
Median age (female)	37.5	37.8	37.5

* Demographic data derived from 2020 ACS - US Census

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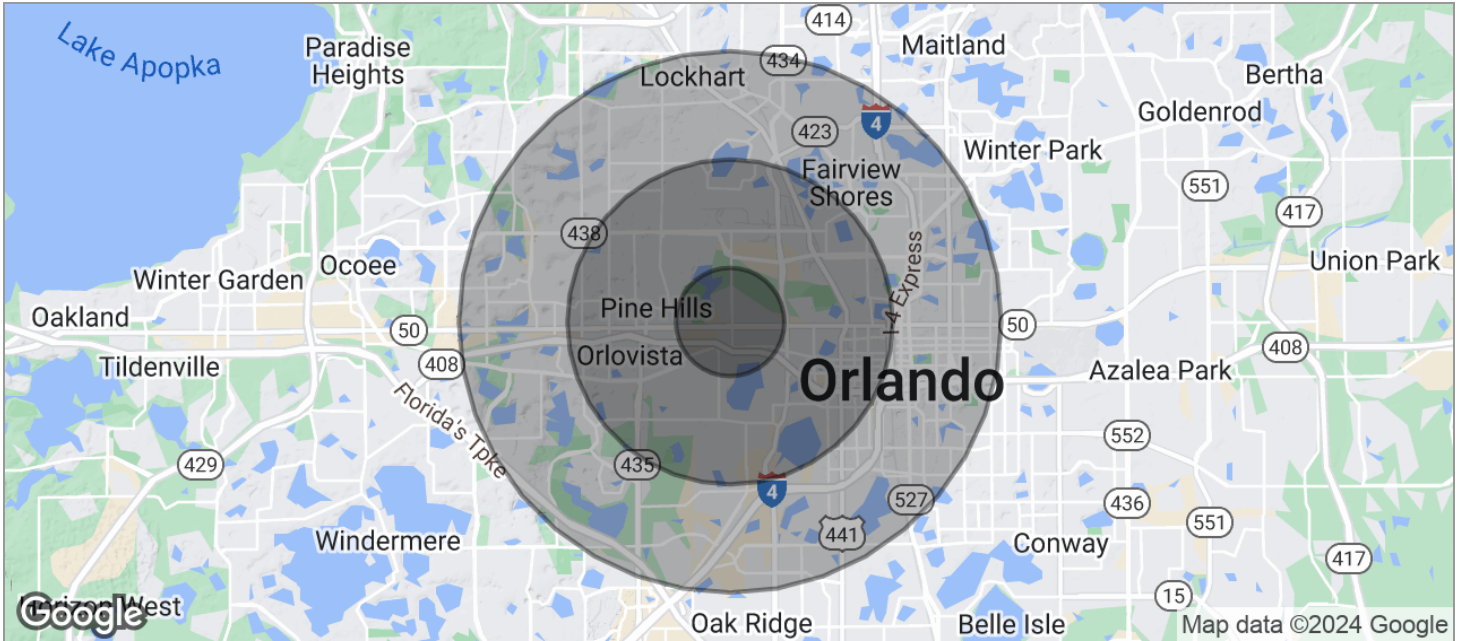
gailbowden@michaelsaunders.com



Commercial

PINE HILLS MOB OFFICE BUILDING

800 MERCY DRIVE, ORLANDO, FL



POPULATION

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MEDIAN AGE (MALE)	37.5	35.5	34.0
MEDIAN AGE (FEMALE)	37.5	37.8	37.5

HOUSEHOLDS & INCOME

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SECTION 7

Advisor Bios



GAIL BOWDEN

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Sarasota, FL 34236

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Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than 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.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. 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 in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



Commercial

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Professional Background

Memberships & Affiliations

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