For Sale | Office

Medical Village At Lake Nona- MOB NNN Investment

10920 Moss Park Road, Orlando, FL 32832



PROPERTY HIGHLIGHTS

- 100% leased Medical Office Building
- Class A Office Buildout
- Long term leases
- Excellent location in an expanding medical market
- Close proximity to major Hospitals
- Easy Access to Orlando International Airport

10920 Moss Park Road, Orlando, FL 32832

Michael Saunders & Company
Licensed Real Estate Broker
TCN WORLDWIDE REAL ESTATE SERVICES

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

PRESENTED BY:

Gail Bowden
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MS&C Commercial

MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL

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SECTION I

Property Information

1605 MAIN STREET SUITE 500 | SARASOTA, FL | 941.957.3730

MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL



OFFERING SUMMARY

Sale Price:	$12,215,000
Price / SF:	$444.18
Cap Rate:	6.9%
NOI:	$842,539
Lot Size:	4.04 Acres
Year Built:	2016
Building Size:	27500 SF
Zoning:	Planned Development
Market:	Orlando
Submarket:	Lake Nona
Traffic Count:	14,052

PROPERTY OVERVIEW

NNN Investment Medical Office Building with Credit tenants in the booming market of Lake Nona, Florida.
Close Proximity to Veterans Affairs Hospital, Nemours Children's Hospital, Burnham Prebys Medical Discovery Institute, UCF Medical School.

LOCATION OVERVIEW

Adjacent to Orlando International Airport, direct access to Interstate 417 and 528

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10920 MOSS PARK ROAD, ORLANDO, FL

PROPERTY NAME:	Medical Village at Lake Nona- MOB NNN Investment
PROPERTY ADDRESS:	10920 Moss Park Road Orlando, FL 32832
PROPERTY TYPE:	Office
APN:	09 24 31 0000 00 026
PRICE / SF:	$444.18
LOT SIZE:	4.04 AC
BUILDING CLASS:	A
ZONING:	Planned Development
PARKING SPACES:	165
PARKING RATIO:	6.0
CROSS STREETS:	Moss Park Road & 417
YEAR BUILT:	2016
CONSTRUCTION TYPE:	Steel & Tilt wall Concrete
NUMBER OF STORIES:	2
AVERAGE FLOOR SIZE:	13750
FOUNDATION:	Slab
WALLS:	Drywall
NUMBER OF UNITS:	12
ROOF:	Single Membrane Metal Deck

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SECTION 2

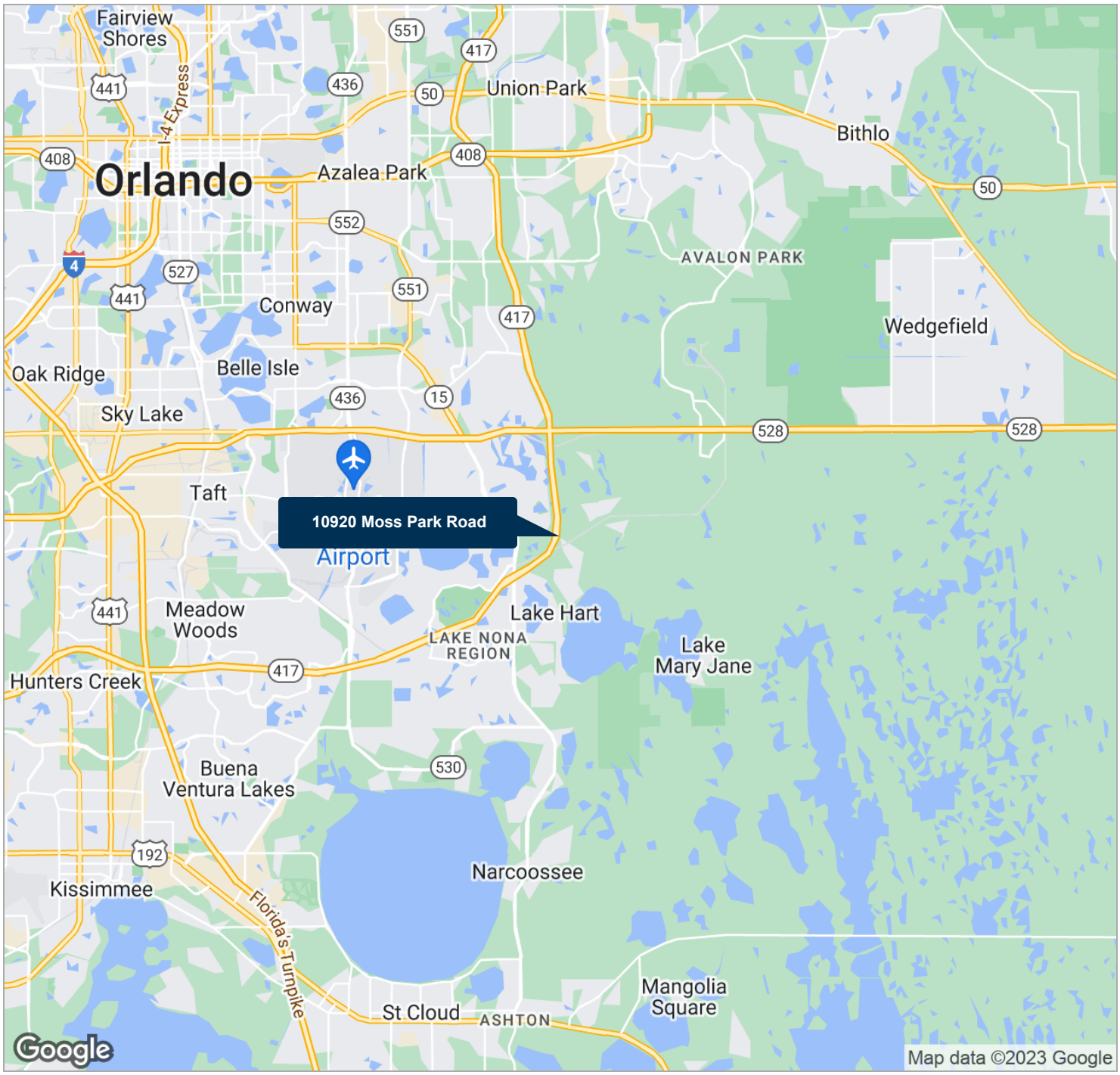
Location Information

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

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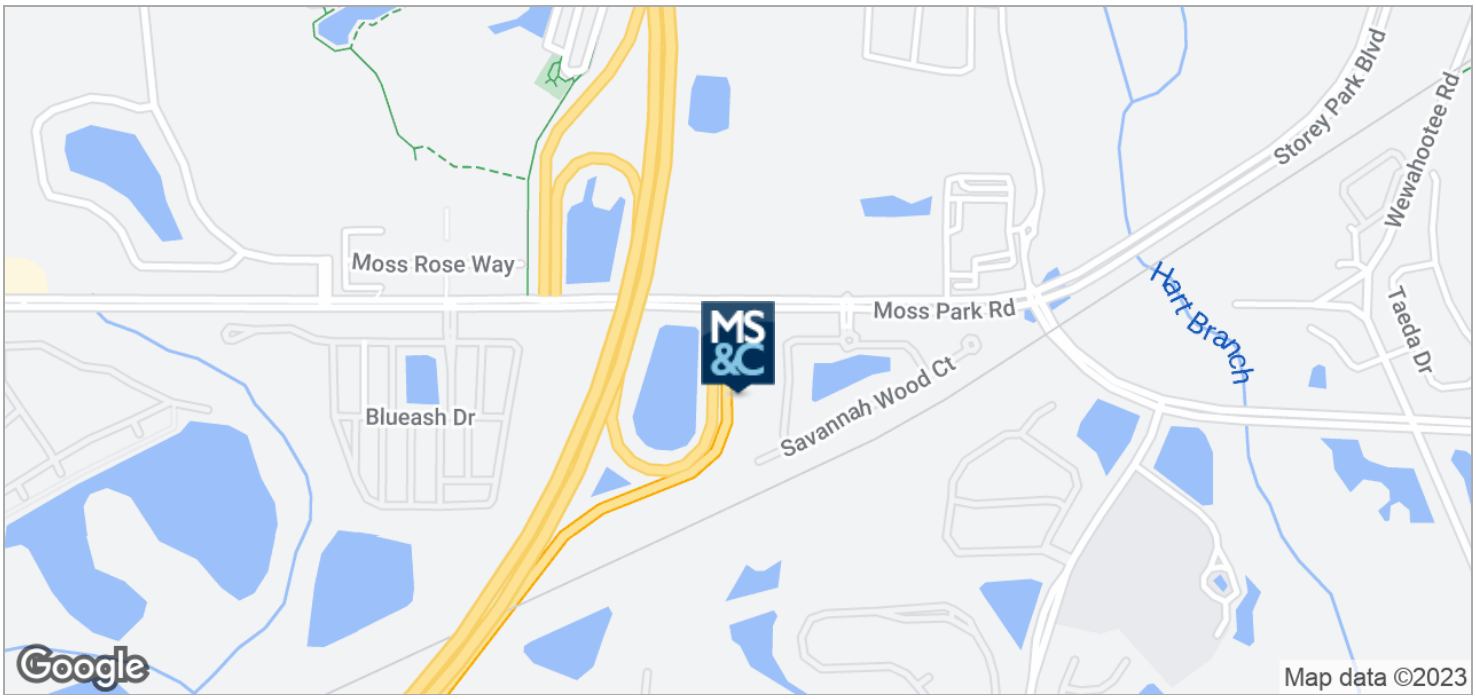
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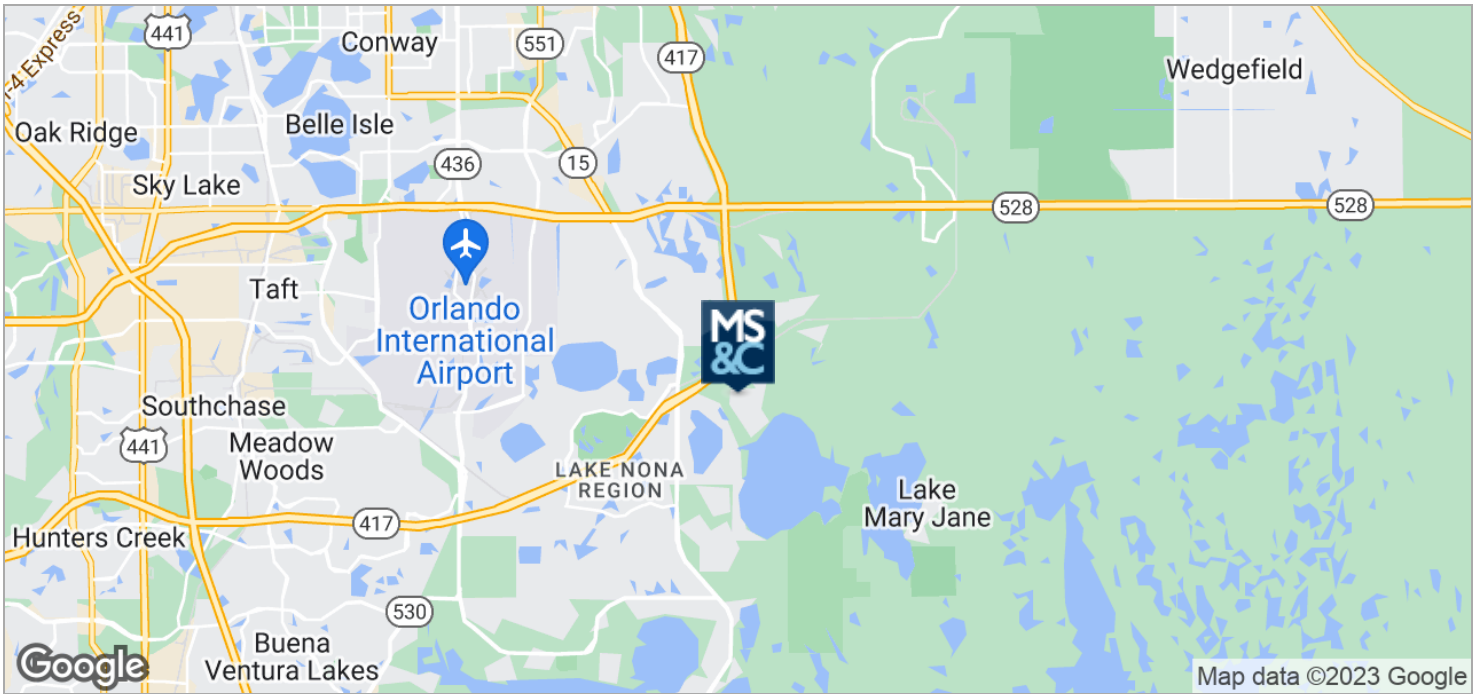
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SECTION 3

Financial Analysis

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL

INVESTMENT OVERVIEW	LAKE NONA NNN MOB
Price	$12,215,000
Price per SF	$444.18
CAP Rate	6.9%
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	$842,539

OPERATING DATA	LAKE NONA NNN MOB
Gross Scheduled Income	$842,539
Other Income	-
Total Scheduled Income	$842,539
Gross Income	$842,539
Operating Expenses	-
Net Operating Income	$842,539
Pre-Tax Cash Flow	$842,539

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Elevate/All Star	100	2,800		$86,800	10.18	$31.00
Contemporary Women's Care	106	2,000		$60,000	7.27	$30.00
Christopher Manlio MD	112	1,170		$36,270	4.25	$31.00
Four Corners Pediatrics	118	1,676		$50,280	6.09	$30.00
ActivCore	206/212	2,998		$89,940	10.9	$30.00
Florida Autism Center	130	5,000		$157,500	18.18	$31.50
Mindful Behavior	200	1,500		$46,500	5.45	$31.00
Regenerative Sport & Spine	218	2,501		$75,030	9.09	$30.00
Institute of Aesthetic Surgery	224	3,083		$95,573	11.21	$31.00
Bright Green Pharmaceuticals	230	3,166		$98,146	11.51	$31.00
Orlando Integrative Medicine	124	1,500		$46,500	11.21	$31.00
Totals/Averages		27,394	$0	$842,539		$30.76

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SECTION 4

Tenant Profiles

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Watson Dental Care

Watson Dental has been in practice for 35 years in the Central Florida community and is opening their second location in the Lake Nona Medical Village. Dr. Watson is a native of Windermere. Graduating from Emory University in Atlanta, Georgia in 1979, Dr. Watson has dedicated his professional career to providing the best that dentistry has to offer. Dr. Sangalang comes from a family of dentists. As a former resident of Metrowest, Dr. Sangalang completed his Bachelors degree at the University of Central Florida and continued his education at Nova Southeastern University in Fort Lauderdale where he earned his dental degree. He completed his residency at Rush Medical Center in downtown Chicago, where he trained in both dental and medical surgery.

www.dentistorlandoflorida.com

TENANT HIGHLIGHTS

- Two Physician Dental Practice
- 35 plus years in practice
- MetroWest
- Lake Nona

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Contemporary Women's Care Of Orlando

Contemporary Women's Care is the leading Orlando OBGYN and Winter Park OBGYN practice located within Central Florida. CWC is one of the few truly independent OBGYN practices left in the greater Orlando area. Their physicians are board certified and are affiliated with Florida Hospital Winter Park, The Dr. Phillips Baby Place. Dr. Snook is board certified and a fellow of the American Congress of Obstetricians and Gynecologists. She obtained her undergraduate degree from The University of Texas at Austin, her medical degree from Texas A&M Health Science Center and completed her residency at The University of Florida in Gainesville. Dr. Snook has been a practicing physician for over 11 years and has garnered a special interest in high-risk obstetrics, infertility and minimally invasive gynecologic surgery.

www.myobgynorlando.com

TENANT HIGHLIGHTS

- 3 physician OBGYN practice
- 2 Locations to serve Orlando Patients
- Affiliated with Florida Hospital and Dr. Philips Hospital
- 11 plus years of practice

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

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WEBSITE

- www.MyKidsDoctor.com

My Kids Doctor At Medical Village Lake Nona

Dr. Nora Bolanos received her undergraduate degree in Biology, Minor BioChemistry, at Hofstra University, New York in 1987. She received her Medical Degree at SUNY Health Science Center, Syracuse, New York in 1991, and continued her training in Pediatrics at SUNY Health Science Center, Syracuse, New York in 1994, and at Driscoll Hospital in Corpus Christi, Texas in 1995.

Dr. Bolanos is Board Certified in Pediatrics and a good standing Member of the American Board of Pediatrics. She started her Pediatric practice in 1995, in Kissimmee, Poinciana, and South Orlando area. For four consecutive years, Dr. Bolanos served as Pediatric Chairman at Osceola Regional Hospital, followed by two years as Vice Chairman and one year as Secretary-Treasurer of the Medical staff at Osceola Regional Hospital. She is also a hospital neonatal advanced life support instructor.

Dr. Bolanos lives in Kissimmee, is active in the Spanish non-denominational Church "Casa Cristiana Jesus Worship Center", and participates in yearly Medical and Evangelical Missionary trips including Jamaica, Russia, Israel, El Salvador, Puerto Rico, Guatemala, Brazil, and Honduras.

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Florida Autism Center
Start here. Go anywhere.

Florida Autism Center

Florida Autism Center was founded in 2005 by Chrystin Bullock, and serves the autism community with center-based ABA therapy throughout the state of Florida. The organization employs a diverse and talented team of behavior analysts at each of its locations. Florida Autism Center is owned and operated by Board Certified Behavior Analysts, and is a practicum and supervision site for Nova Southeastern University and Florida Institute of Technology. The University of Florida and FAC have established a collaboration that allows UF to provide clinical and research expertise as well as professional training and peer review for FAC staff. Additionally, FAC serves as a supervision site for those working to obtain the Board Certified Behavior Analyst® (BCBA®) credential.
Florida Autism continues to grow with close to 20 locations to be open within the coming months.

http://flautism.com/

TENANT HIGHLIGHTS

- Regional Credit Tenant
- Twenty plus locations
- Board Certified Behavior Analyst
- Affiliated with Nova Southeastern University & University of Florida

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ActivCore

In 2004 ACTIVCORE was founded by 3 physical therapists and 1 personal trainer to revolutionize physical therapy through their breakthrough healthcare delivery model. In 2011, Activcore became recognized as the national headquarters for Redcord suspension education and training in the United States. The founding members established over 10 educational training centers to teach Redcord suspension and the revolutionary NEURAC (neuromuscular-activation) treatment method to hundreds of physical therapists, occupational therapists, and athletic trainers. With currently a headquarter in Princeton, NJ, industry leaders are learning how to use Redcord suspension, such as the athletic training staff at the United States Olympic Committee, Princeton University, University of Michigan, and the Washington Capitals and Nationals teams.

www.ActivCore.com

TENANT HIGHLIGHTS

- 13 years in Business
- 10 plus educational facilities
- Industry teacher in Redcord and Neuromuscular activation

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

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Institute Of Aesthetic Surgery

The Institute of Aesthetic Surgery is a three physician practice based in Celebration Florida. Specializing in Cosmetic Surgery, Lasers, injectable dermal fillers, and skin care. Dr. Gregory is board certified by the American Board of Plastic Surgery and a fellow of the American College of Surgeons. Dr. Gregory has practiced in Orlando for over 25 years and receives referrals from all over the world because of his laser and facial rejuvenation work.

www.instituteofaestheticsurgery.com

TENANT HIGHLIGHTS

- Recognized by Americas Best Doctors
- Top Plastic Surgeons from 2000-2010
- American Board of Plastic Surgery
- American Board of Surgery
- Three Physician Practice

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Family Medicine At Lake Nona

Orange Avenue Consulting was established by Jeff Cannon, CEO, and former CEO of Chappel Health and Wellness with offices in Kissimmee and Lake Nona. Cannon also serves on the Board of Directors of for Community Based Care of Central Florida.
After 7 years with Chappel Health, Cannon and his team developed the Medical Village Concept establishing seven different locations across central Florida. Today, Medical Villages offers 1 community, with 40 Specialists, across 7 locations. Medical Villages has created an all–inclusive approach to healthcare. Family Medicine's selection of practitioners allows for a variety of needs to be met in a single location.

www.familymedicineflorida.com

TENANT HIGHLIGHTS

- Multi Location Family Practice

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SECTION 5

Sale Comparables

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

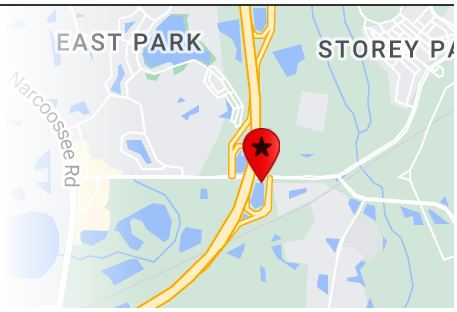
10920 MOSS PARK ROAD, ORLANDO, FL



SUBJECT PROPERTY

10920 Moss Park Road | Orlando, FL 32832

Sale Price:	$12,215,000	Lot Size:	4.04 AC
Year Built:	2016	Building SF:	27,500 SF
Price PSF:	$444.18	Cap:	6.9%
NOI:	$842,539		



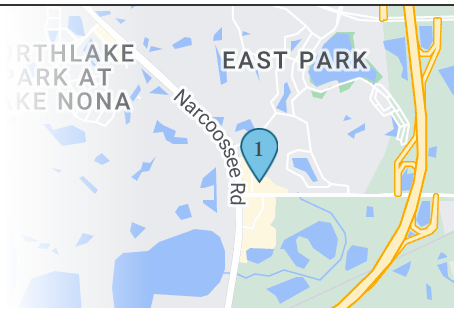
1



LAKE NONA MEDICAL CENTER

10437 Moss Park Road | Lake Nona, FL 32832

Sale Price:	$3,100,000	Lot Size:	0.23 AC
Building SF:	6,400 SF	Price PSF	$484.38
CAP:	6.6%	Occupancy:	100%
NOI:	$203,000		



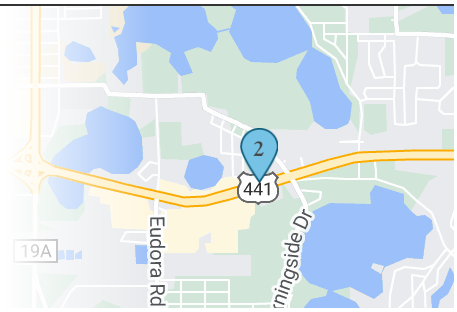
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17560 US HIGHWAY 441

17560 US Highway 441 | Mount Dora, FL 32757

Sale Price:	$8,280,000	Lot Size:	1.35 AC
Year Built:	1988	Building SF:	17,171 SF
Price PSF	$482.21	Closed:	05/15/2015
Occupancy:	100%		



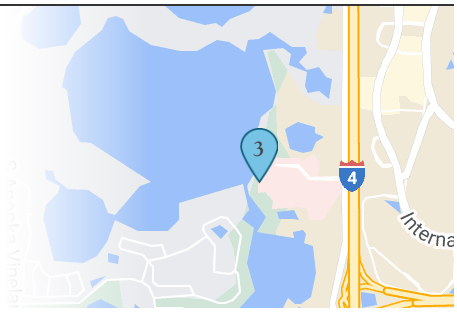
3



7448 DOCS GROVE CIRCLE

7448 Docs Grove Circle | Orlando, FL 32819

Sale Price:	$4,528,600	Lot Size:	0.23 AC
Year Built:	2009	Building SF:	9,863 SF
Price PSF	$459.15	Closed:	03/25/2015



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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
★	**Medical Village at Lake Nona- MOB NNN Investment** 10920 Moss Park Road Orlando, FL 32832	$12,215,000	27,500 SF	$444.18	6.9%	12

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1	**Lake Nona Medical Center** 10437 Moss Park Road Lake Nona, FL 32832	$3,100,000	6,400 SF	$484.38	6.6%	-	On Market
2	**17560 US Highway 441** 17560 US Highway 441 Mount Dora, FL 32757	$8,280,000	17,171 SF	$482.21	N/A	-	05/15/2015
3	**7448 Docs Grove Circle** 7448 Docs Grove Circle Orlando, FL 32819	$4,528,600	9,863 SF	$459.15	N/A	-	03/25/2015

	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
TOTALS/AVERAGES	$5,302,867	11,145 SF	$475.81	6.6%	-

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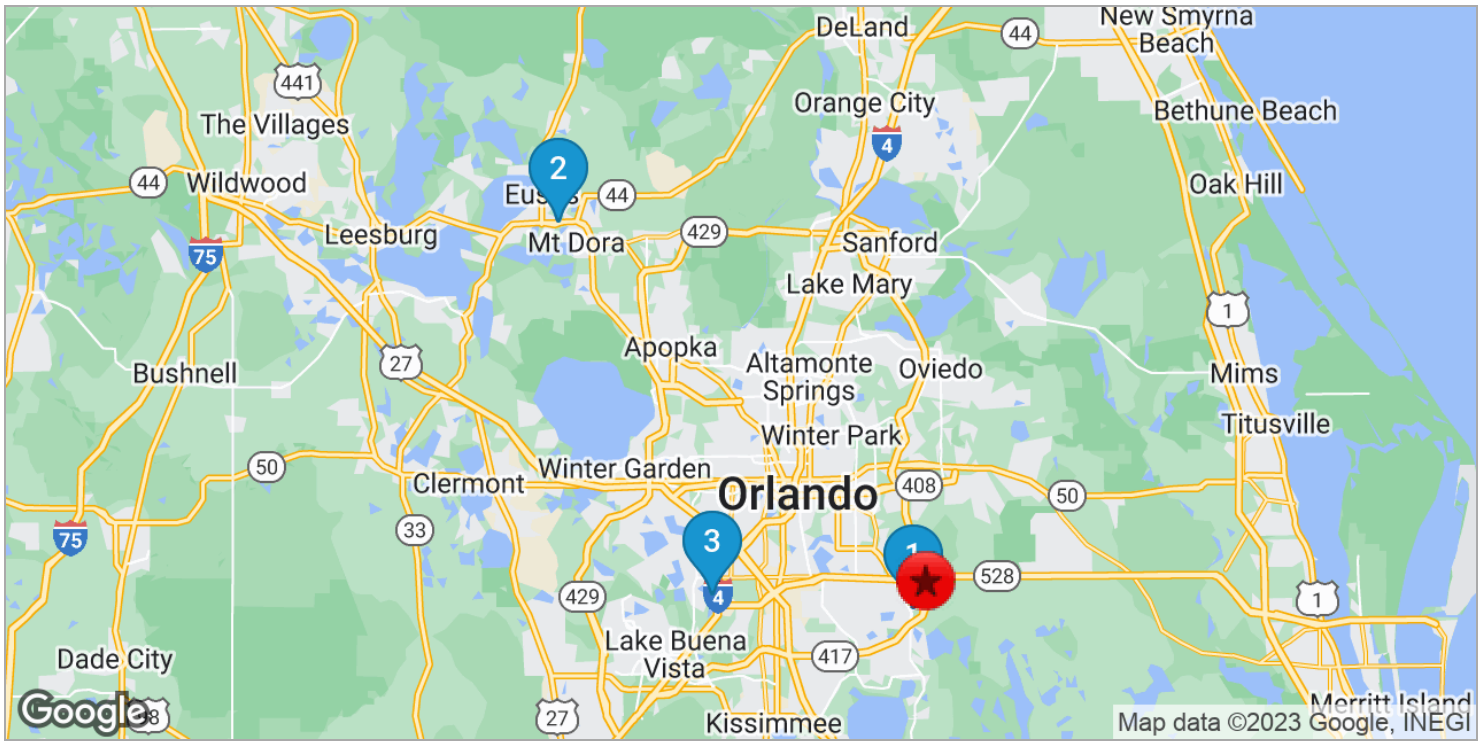
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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL



Subject Property
10920 Moss Park Road | Orlando, FL 32832



Lake Nona Medical Center
10437 Moss Park Road
Lake Nona, FL 32832



7448 Docs Grove Circle
7448 Docs Grove Circle
Orlando, FL 32819



17560 US Highway 441
17560 US Highway 441
Mount Dora, FL 32757

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Four Corners Pediatric Care

Pediatric Care of Four Corners is proud to have Dr. ElSayed—"Dr. E"—as the Medical Director and Pediatric Doctor. Dr. E earned her medical degree from the Faculty of Medicine at the University of Khartoum in Sudan. Upon completion of her program, she was selected for a competitive residency program in pediatrics at the Michigan State University at Hurley Medical Center in Flint/Michigan, where her clinical excellence and likable manner earned her 'The Resident Investigational Award "and the "Apple Award". Following her residency, Dr. E was then selected for a competitive fellowship program in pediatric infectious diseases at the University of Florida in Jacksonville. After a year of intense training, general pediatrics emerged as her primary passion. She has now practiced pediatrics for the past 15 years and has been board-certified since 2005.

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL

Subject Property
10920 Moss Park Road | Orlando, FL 32832

1 **LAKE NONA MEDICAL CENTER**
10437 Moss Park Road
Lake Nona, FL 32832

2 **17560 US HIGHWAY 441**
17560 US Highway 441
Mount Dora, FL 32757

3 **7448 DOCS GROVE CIRCLE**
7448 Docs Grove Circle
Orlando, FL 32819

SECTION 6

Rent Comparables

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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

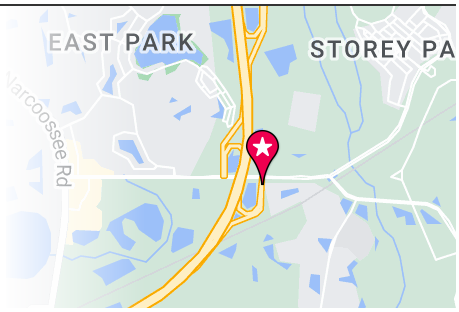
10920 MOSS PARK ROAD, ORLANDO, FL



SUBJECT PROPERTY

10920 Moss Park Road | Orlando, FL 32832

Lease Rate:	$30.76 SF	Space Size:	
Year Built:	2016	Lot Size:	4.04 AC
No. Units:	12		



1

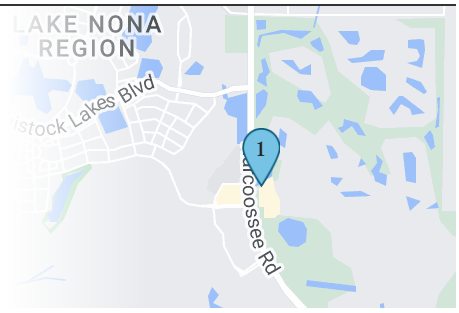


EAGLE CREEK CENTER

9717 Eagle Creek Center | Orlando, FL 32832

Lease Rate:	$30.00 SF	Lease Type:	NNN
Space Size:	2,299 SF	Year Built:	2017
Bldg Size:	17,118 SF		

The Eagle Creek Center will be located on Narcoossee Road just south of the exclusive Lake Nona Country Club and adjacent to the entrance of the area' s much anticipated Medical City.



2

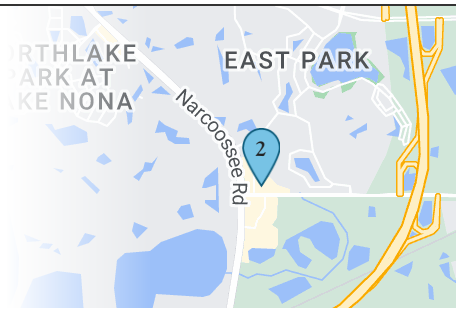


LAKE NONA MEDICAL BUILDING

10437 Moss Park Road | Orlando, FL 32832

Lease Rate:	$31.00 SF	Lease Type:	NNN
Space Size:	2,500 SF	Year Built:	2007
Bldg Size:	6,400 SF	Lot Size:	39761 AC

Office in Lake Nona Medical Building



3

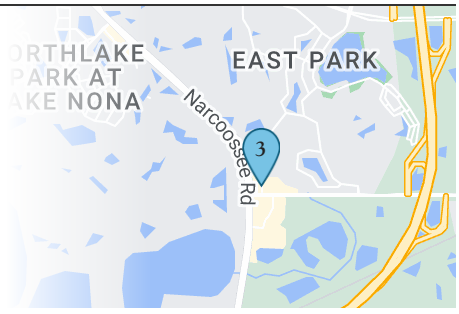


10415-10421 MOSS PARK RD

10415-10421 Moss Park Rd | Orlando, FL 32832

Lease Rate:	$34.00 SF	Lease Type:	NNN
Space Size:	2,296 SF	Bldg Size:	9,000 SF

Corner of Moss Park Road and Narcoossee Road



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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL

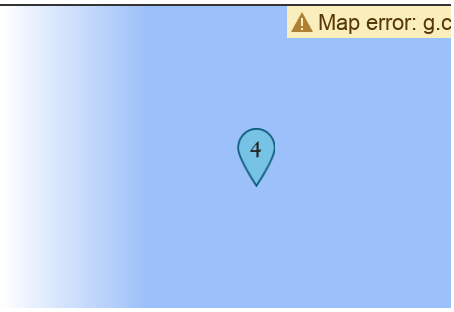
4



NONA PARK RETAIL/MEDICAL/OFFICE

9450 Narcoossee Road | Orlando, FL 32827

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



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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL

	SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
★	**Medical Village at Lake Nona- MOB NNN Investment** 10920 Moss Park Road Orlando, FL 32832	N/A	27,390 SF	27,500 SF	12	100.0%

	RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	**Eagle Creek Center** 9717 Eagle Creek Center Orlando, FL 32832	$30.00	2,299 SF	17,118 SF	-	-
2	**Lake Nona Medical Building** 10437 Moss Park Road Orlando, FL 32832	$31.00	2,500 SF	6,400 SF	-	-
3	**10415-10421 Moss Park Rd** 10415-10421 Moss Park Rd Orlando, FL 32832	$34.00	2,296 SF	9,000 SF	-	-
4	**Nona Park Retail/Medical/Office** 9450 Narcoossee Road Orlando, FL 32827	$34.00	2,230 SF	36,520 SF	-	-

	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
TOTALS/AVERAGES	$32.25	2,331 SF	17,260 SF	0	0%

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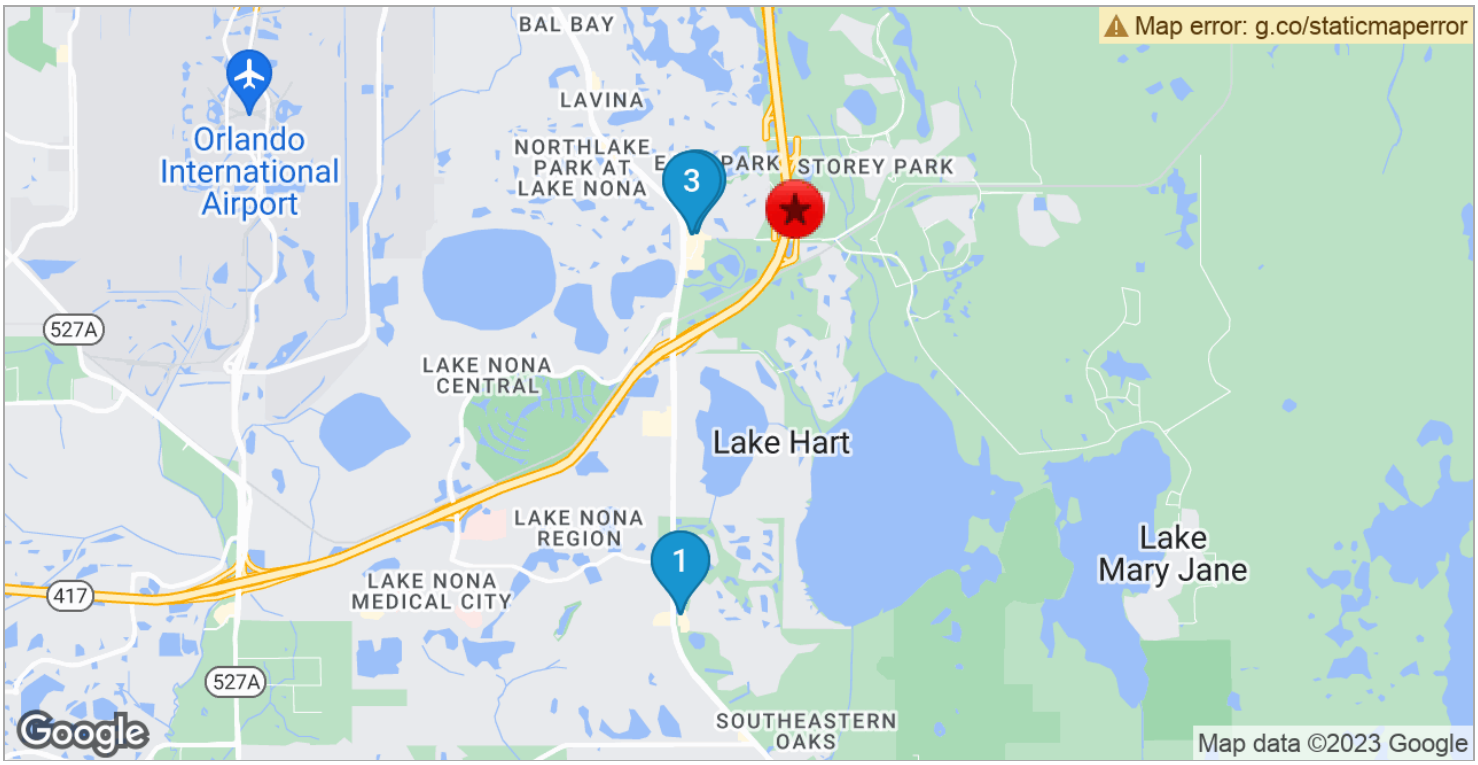
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MS&C Commercial

RENT COMPS MAP

MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL



Subject Property
10920 Moss Park Road | Orlando, FL 32832



EAGLE CREEK CENTER
9717 Eagle Creek Center
Orlando, FL 32832



10415-10421 MOSS PARK RD
10415-10421 Moss Park Rd
Orlando, FL 32832



LAKE NONA MEDICAL BUILDING
10437 Moss Park Road
Orlando, FL 32832



NONA PARK RETAIL/MEDICAL/OFFICE
9450 Narcoossee Road
Orlando, FL 32827

SECTION 7

Demographics

1605 MAIN STREET SUITE 500 | SARASOTA, FL | 941.957.3730

MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL

	1 MILE	5 MILES	10 MILES
Total households	78	8,520	96,894
Total persons per hh	3.0	3.1	2.9
Average hh income	$94,002	$76,608	$64,584
Average house value		$305,305	$266,574

	1 MILE	5 MILES	10 MILES
Total population	234	26,003	279,772
Median age	32.7	31.7	33.5
Median age (male)	34.2	30.9	32.3
Median age (female)	31.4	33.0	34.6

** Demographic data derived from 2020 ACS - US Census*

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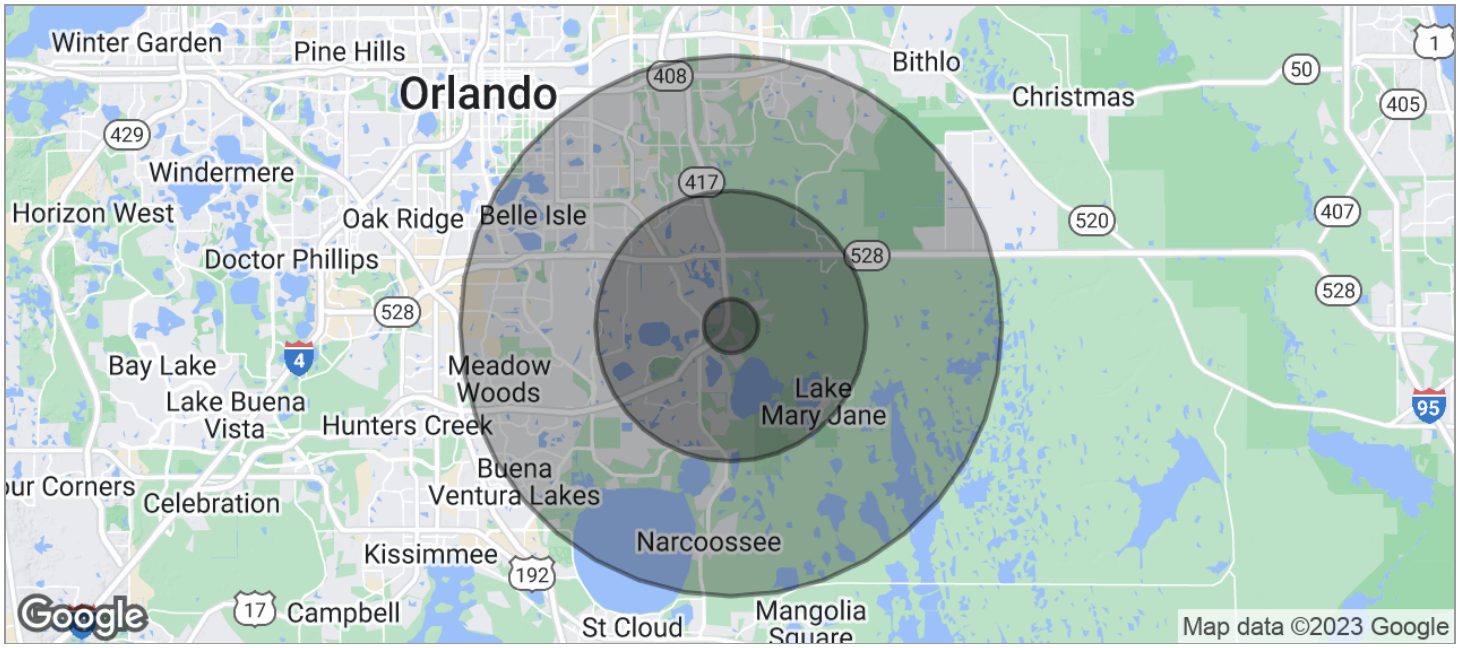
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MEDICAL VILLAGE AT LAKE NONA- MOB NNN INVESTMENT OFFICE BUILDING

10920 MOSS PARK ROAD, ORLANDO, FL



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	234	26,003	279,772
MEDIAN AGE	32.7	31.7	33.5
MEDIAN AGE (MALE)	34.2	30.9	32.3
MEDIAN AGE (FEMALE)	31.4	33.0	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	78	8,520	96,894
# OF PERSONS PER HH	3.0	3.1	2.9
AVERAGE HH INCOME	$94,002	$76,608	$64,584
AVERAGE HOUSE VALUE		$305,305	$266,574

** Demographic data derived from 2020 ACS - US Census*

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SECTION 8

Advisor Bios

1605 MAIN STREET SUITE 500 | SARASOTA, FL | 941.957.3730

GAIL BOWDEN

1605 Main Street
Sarasota, FL 34236

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gailbowden@michaelsaunders.com

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.

Professional Background

Memberships & Affiliations

T
C

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Professional Background

Memberships & Affiliations

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