

# FOR LEASE

## PHILLIPS PLACE OFFICE SPACE

7575 Dr Phillips Blvd | Orlando, FL 32819

<b>PROPERTY</b>	Class "A" Office
<b>SF AVAILABLE</b>	1,022 SF
<b>BUILDING SIZE</b>	55,799 SF
<b>SITE SIZE</b>	3.70+/- Acres
<b>LEASING RATE</b>	\$26.00/SF



### PROPERTY HIGHLIGHTS

- > Unique, open air three-story office building, located on Dr. Phillips Boulevard, directly of Sand Lake Rd.
- > Excellent frontage
- > Easy access to major roadway thoroughfares (I-4, FL Turnpike, 408 and Beachline Expressway)
- > Walking distance to the Marketplace at Dr. Phillips and other shopping centers with fine restaurants, financial institutions, retails, spas and more
- > Close proximity to world class entertainment, hospitals and hotels
- > On-site maintenance and janitorial
- > Ample free parking with covered, reserved spaces
- > Rental rate: \$26/\$27 PSF



**DARBY HOLD**  
T: 407-691-0505  
M: 407-810-0454  
dhold@holdthysen.com

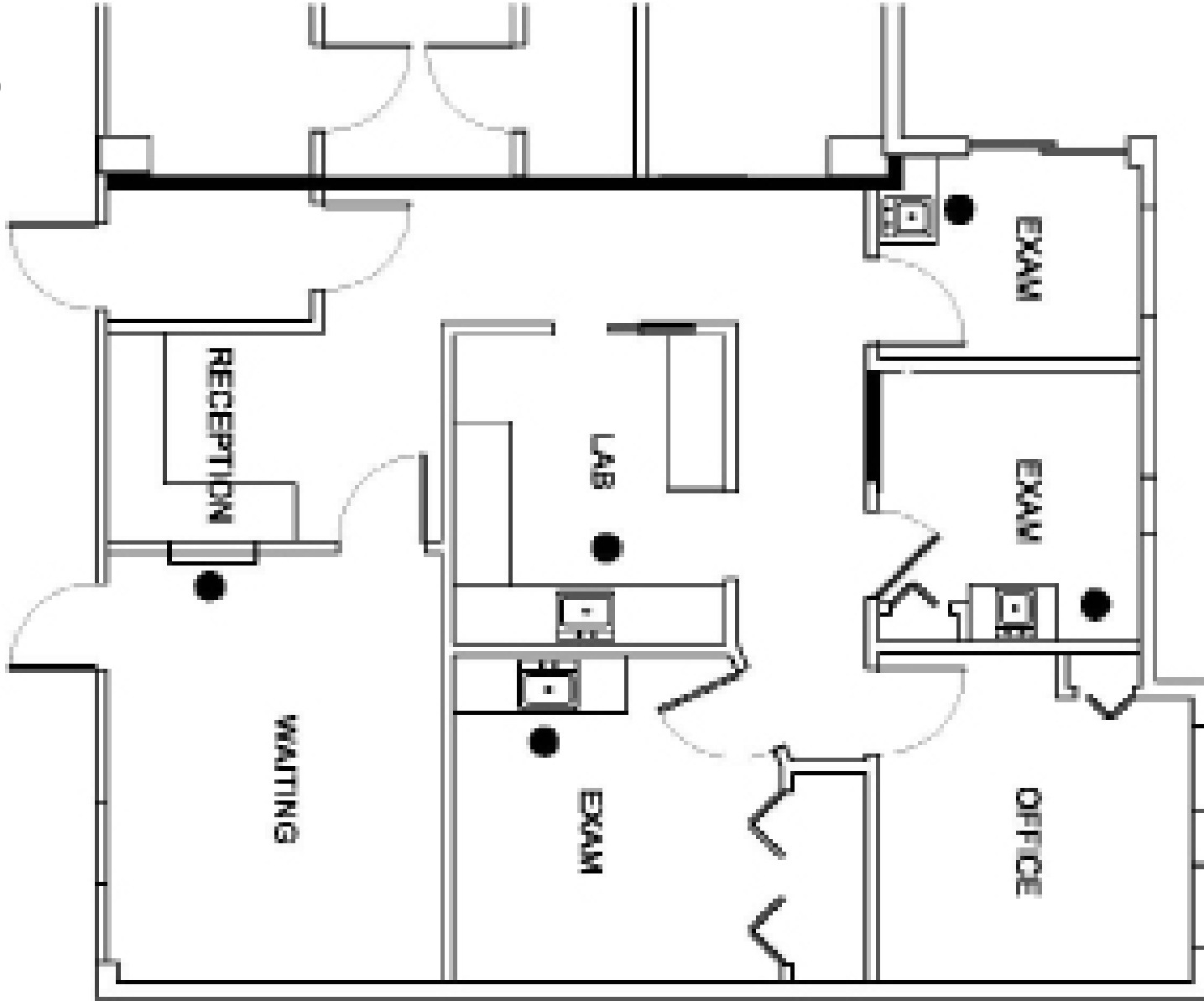
301 S New York Ave  
Suite 200  
Winter Park, FL 32789  
www.holdthysen.com

This summary has been prepared by Hold-Thysen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thysen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thysen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thysen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thysen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.



# FLOOR PLANS

Suite 370  
1,022 SF





## MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	9,447	61,819	129,208
2020 Estimate	8,693	57,551	121,030
Growth 2010-2020	3.6%	2.3%	1.8%
Growth 2020-2025	1.7%	1.5%	1.4%
Median Age	43.1	40.2	38.7



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	4,176	24,867	49,204
2020 Estimate	3,835	23,155	46,703
Growth 2010-2020	2.7%	1.6%	1.2%
Growth 2020-2025	1.8%	1.5%	1.4%



INCOME	1-MILE	3-MILE	5-MILE
2020 Average Household Income	\$115,706	\$110,384	\$99,552
2020 Median Household Income	\$89,771	\$85,553	\$75,672



**DARBY HOLD**  
 T: 407-691-0505  
 M: 407-810-0454  
 dhold@holdthysen.com

301 S New York Ave  
 Suite 200  
 Winter Park, FL 32789  
 www.holdthysen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thysen, Inc. is a licensed real estate broker.