

FOR LEASE

PHILLIPS PLACE OFFICE SPACE

7575 Dr Phillips Blvd | Orlando, FL 32819

PROPERTY	Class "A" Office
SF AVAILABLE	700 RSF 1,624 RSF
BUILDING SIZE	55,799 SF
SITE SIZE	3.70+/- Acres
LEASING RATE	\$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 PSF



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MARKET DEMOGRAPHICS



POPULATION

	1-MILE	3-MILE	5-MILE
2029 Projection	10,456	49,342	177,284
2024 Estimate	11,028	51,925	184,597
Growth 2020-2024	3.5%	3.1%	1.4%
Growth 2024-2029	1.1%	1.0%	0.8%
Median Age	44.9	41.4	37.4



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2029 Projection	4,771	20,068	70,429
2024 Estimate	4,512	19,034	65,579
Growth 2020-2024	2.1%	2.2%	1.5%
Growth 2024-2029	1.1%	1.1%	0.8%



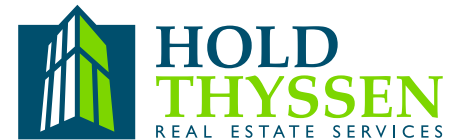
INCOME

	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$120,164	\$123,450	\$98,800
2025 Median Household Income	\$85,235	\$89,573	\$69,464



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