



NNN MEDICAL  
ADJACENT TO ORLANDO HEALTH  
MAIN CAMPUS

**FOR SALE**

## NNN MEDICAL OFFICE INVESTMENT

1118 S. ORANGE AVENUE, SUITE 202, ORLANDO, FL 32806



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1118 S. Orange Avenue, Unit 202, Orlando, FL 32806

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY**

## Property Summary



## PROPERTY OVERVIEW

CITY Commercial, LLC is pleased to present 1118 S. Orange Ave., Suite 202, Orlando, a fully-occupied, ± 1,330 square-foot, medical office condo located adjacent to Orlando Health's Main Campus, within the Orlando MSA.

This property is 100% leased by:

Radiance Center for Obstetrics & Gynecology, housing the medical practice of Dr. Nateya Carrington, MD.

The property is a 9-unit boutique, professionally owned & managed office condominium located directly adjacent to the NE corner of Orlando Health's Main Campus.

Orange Avenue (traffic counts above 34,000 VPD) and proximate to the region's most-frequented highways:

- SR 408 (.5 miles north and 144,000 trips per day)
- Interstate 4 (.5 miles west and 183,500 trips per day)
- Ease of accessibility from anywhere in the Central Florida region

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## Property Highlights



### LOCATION INFORMATION

Building Name	NNN MEDICAL INVESTMENT ADJACENT TO ORL HEALTH
Street Address	1118 S. Orange Avenue, Ste 202
City, State, Zip	Orlando, FL 32806
County	Orange
Market	Orlando MSA
Sub-market	Downtown Orlando

### INVESTMENT INFORMATION

Purchase Price	\$445,000
Cap Rate	7.50%
Building Class	A
Occupancy %	100%
Unit buildout	2008

### PROPERTY HIGHLIGHTS

- A professional single-tenant, boutique medical office condominium (1 of 9 units)
- ± 1,330 total RSF
- Highly efficient design for physician workflow
- 3 Exam Rooms, Lab and In-Suite Restroom
- Traditional check-in/out with seated patient waiting room
- Billing/Admin, Breakroom and private physician office
- Well maintained property with ample parking
- Full construction plans available (2008 YB)

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**INVESTMENT INFORMATION**

**1118 S. Orange Ave., Suite 202**

**Tenant - Radiance Center for Obstetrics & Gynecology, LLC  
Dr. Nateya Carrington, MD**

1330 SF

<b>NNN Rent</b>	<b>\$ 25.00</b>	<b>\$ 33,250</b>
<b>5Y lease - Eff Date 1.1.21</b>		
<b>3.0% Annual Rent increases</b>		

<b>Tenant Paid CAM Expenses:</b>	<b>\$ 9.48</b>	<b>\$ 12,612</b>
RE taxes		
Assoc dues		
Routine Maintenance		
General Opex		

<b>Add'l Tenant Expenses:</b>
Utilities
GL & Content Insurance
Janitorial

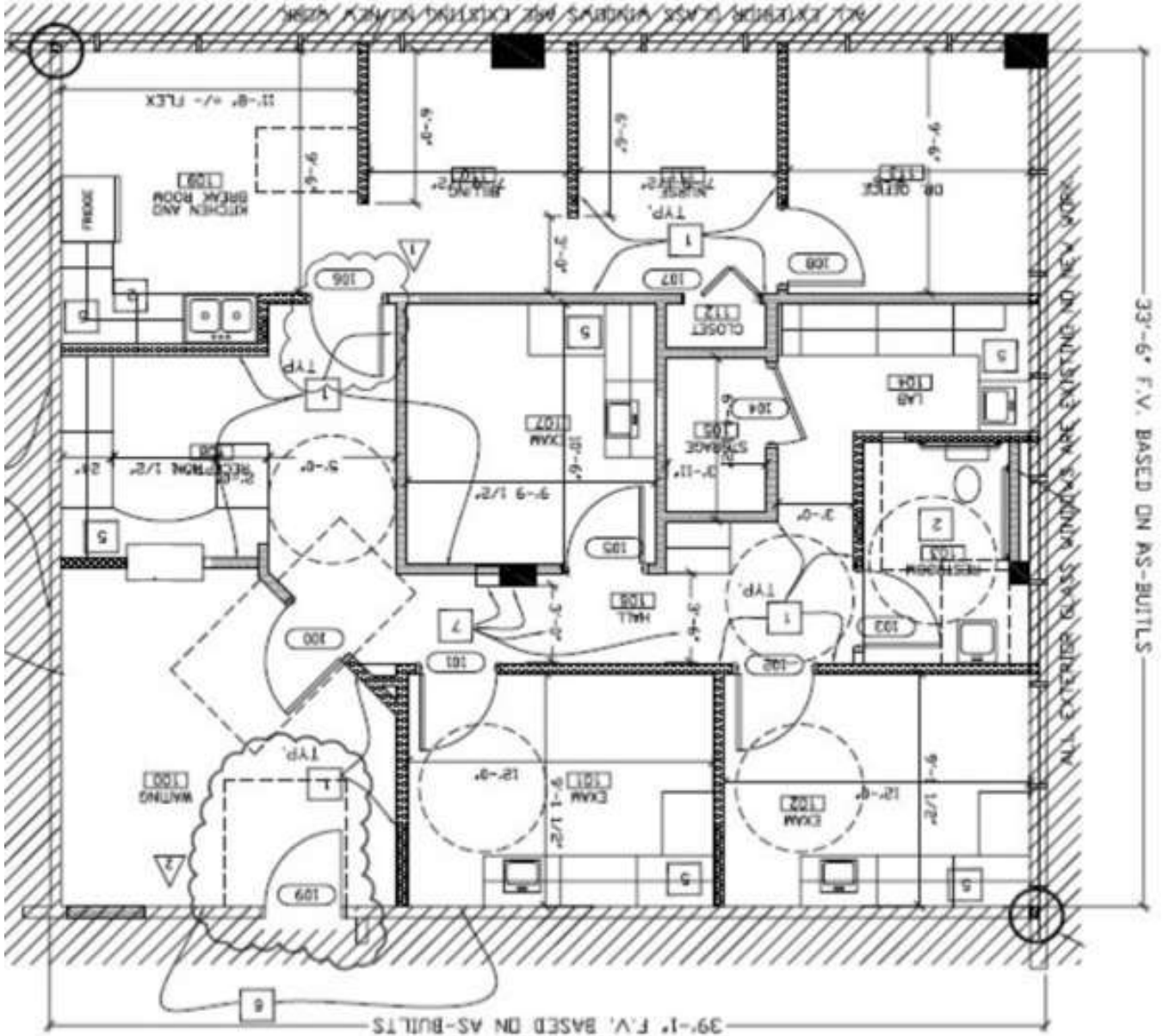
<b>Y1 NOI</b>	<b>\$ 33,250</b>
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<b>Rent Roll:</b>		
1/1/2021 - 12/31/2021	\$ 33,250.00	3% ann increases
1/1/2022 - 12/31/2022	\$ 34,247.50	
1/1/2023 - 12/31/2023	\$ 35,274.93	
1/1/2024 - 12/31/2024	\$ 36,333.17	
1/1/2025 - 12/31/2025	\$ 37,423.17	
1/1/2026 - 2/28/2026	\$ 6,424.31	
<b>Total Rent</b>	<b>\$ 182,953.08</b>	

Subject to errors and omissions

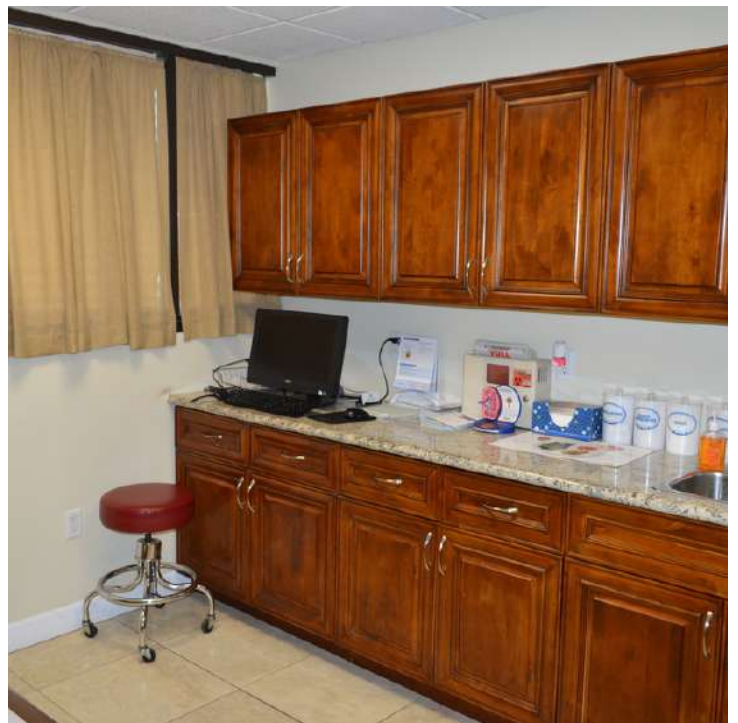


Space Plan



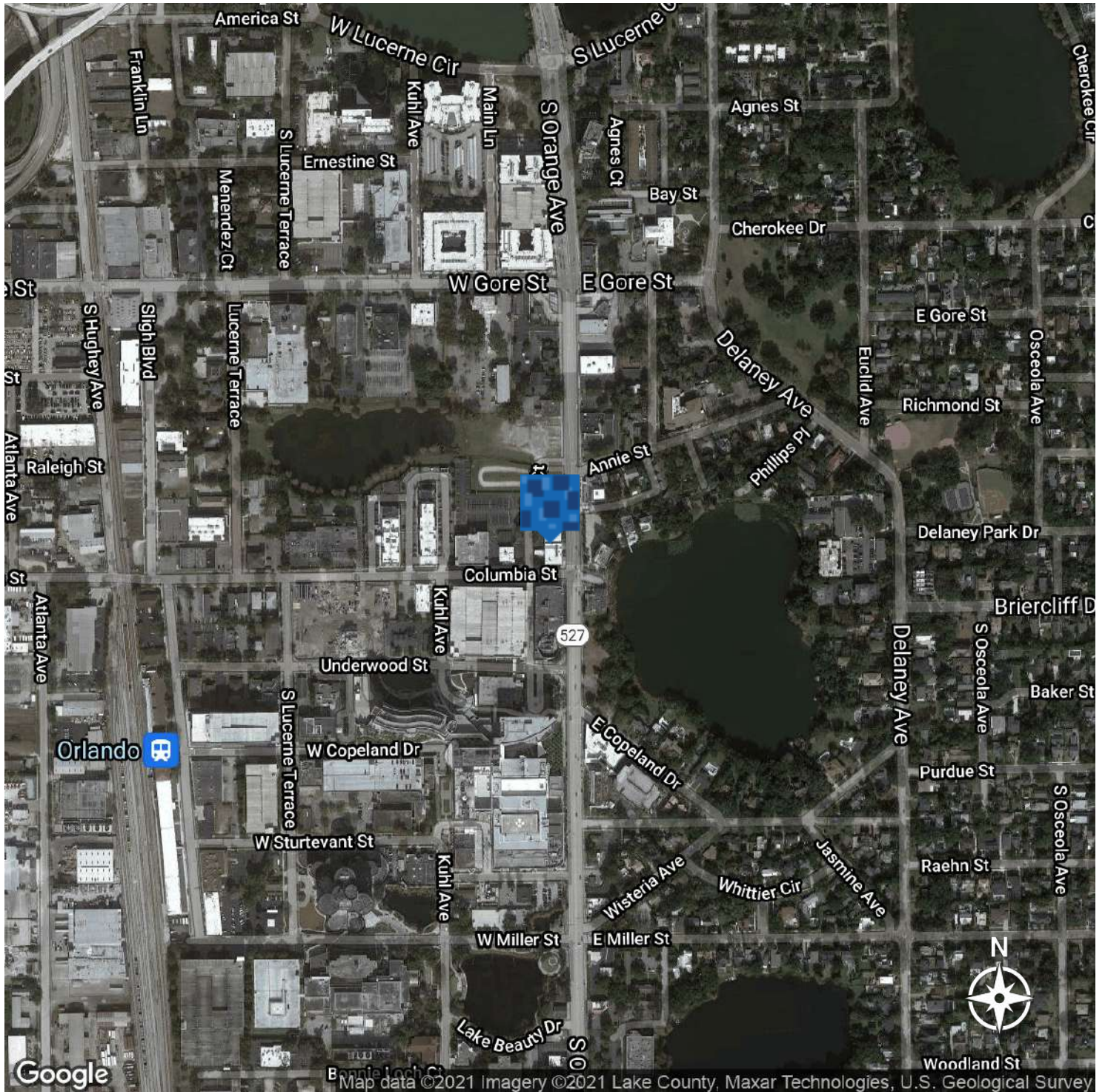


**Suite Photos**





Location Map



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Area Map

