

Orlando Surgery Center

2000 N. Orange Avenue

Orlando, FL 32804

FOR LEASE / SALE



FEATURES:

- ◆ Medical office space for lease or sale
- ◆ Offered at \$2,500,000
- ◆ 21,150 SF
- ◆ 5 Operatories
- ◆ 17 Bed Post-op
- ◆ With direct access and visibility from N. Orange Avenue, this surgery center provides close proximity to Florida Hospital, the emerging 172 acre mixed-use Health Village development and the future N. Orange Sunrail Station. Don't pass up the opportunity to get in at the beginning of a large wave of medically focused redevelopment to begin in this area.



4700 Millenia Blvd
Suite 200
Orlando, FL 32839
ph: 321.281.8500 fx: 321.281.8519
www.lee-associates.com

Jason Bantel, CCIM

321.281.8509

jbantel@lee-associates.com

HVAC Systems

HVAC Preop / PACU Side:

- ◆ The PREOP AREA and RECOVERY are on the same separate unit/system, 20% pre-filters and 95% final filters.

HVAC OR:

- ◆ OR rooms are 16 -17.5 Air Exchanges per hour.
- ◆ A separate HVAC is dedicated to the OR suite, a 20-ton unit provides 64-65 degree air at less than 60% humidity.
- ◆ Prefilters are 30% Efficiency and Final are 95% Extended surface.
- ◆ Changing rooms lockers and fixtures are all in place.
- ◆ ALL HVAC is on a Honeywell EMS system.

Surgery Area

OR Suite, Operating Rooms and OR areas:

- ◆ Scrub sinks are in place.
- ◆ Medical gas and power columns from the OR rooms and OR lights have been removed.
- ◆ Main Medical gas alarm panels are all intact and functional.
- ◆ Medical gas manifolds with tank manifolds are still installed.
- ◆ Gases are: Oxygen, Nitrogen, Nitrous Oxide
- ◆ All gas connections in the PREOP and PACU are installed and functional.
- ◆ System is OHIO / MED Diamond III
- ◆ Vacuum is a 7.5 HP duplex Busch system - Newly rebuilt pumps in 2009 are 100% functional.

Electrical

Main electrical panel and distribution is Square D Service. 208 V3 Phase

- ◆ Sterilizers have been removed - A separate panel provides 480VAC 3 Phase for all sterilizer locations (3 locations)

EMERGENCY BRANCH

- ◆ Life safety, critical and emergency branches are all intact each with an independent transfer switch, circuits all functional and connected (Transfer switches are Cummins)
- ◆ The generator has been removed but the conduits and conductors are present on site for another generator installation.

Surgery Classification

Surgery rooms are all Class C - Five Rooms / One Procedure room Class B downstairs.

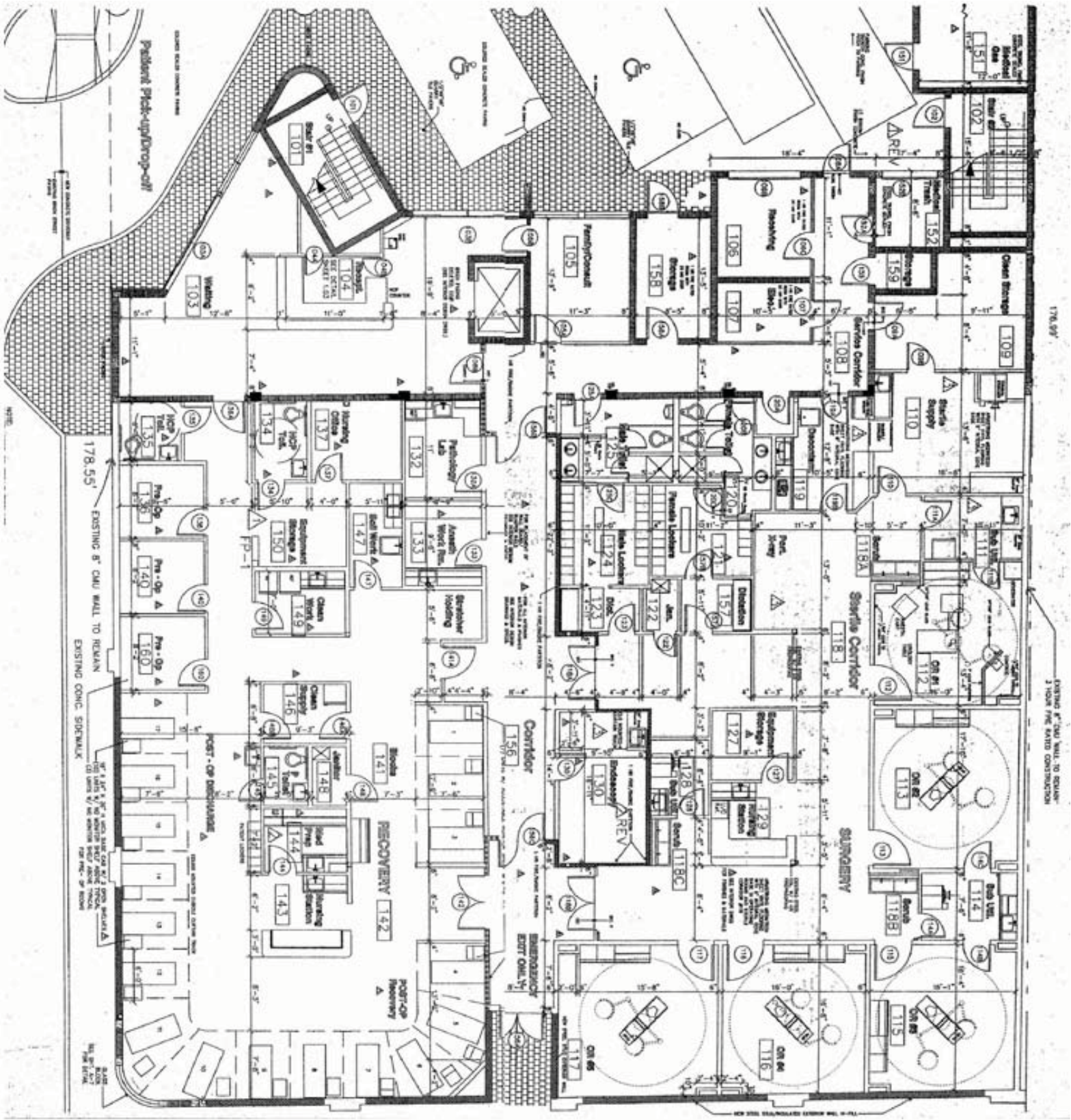
PREOP / PACU:

- ◆ All over bed lighting and cubical curtains are in place.

FLOOR PLAN - 1ST FLOOR

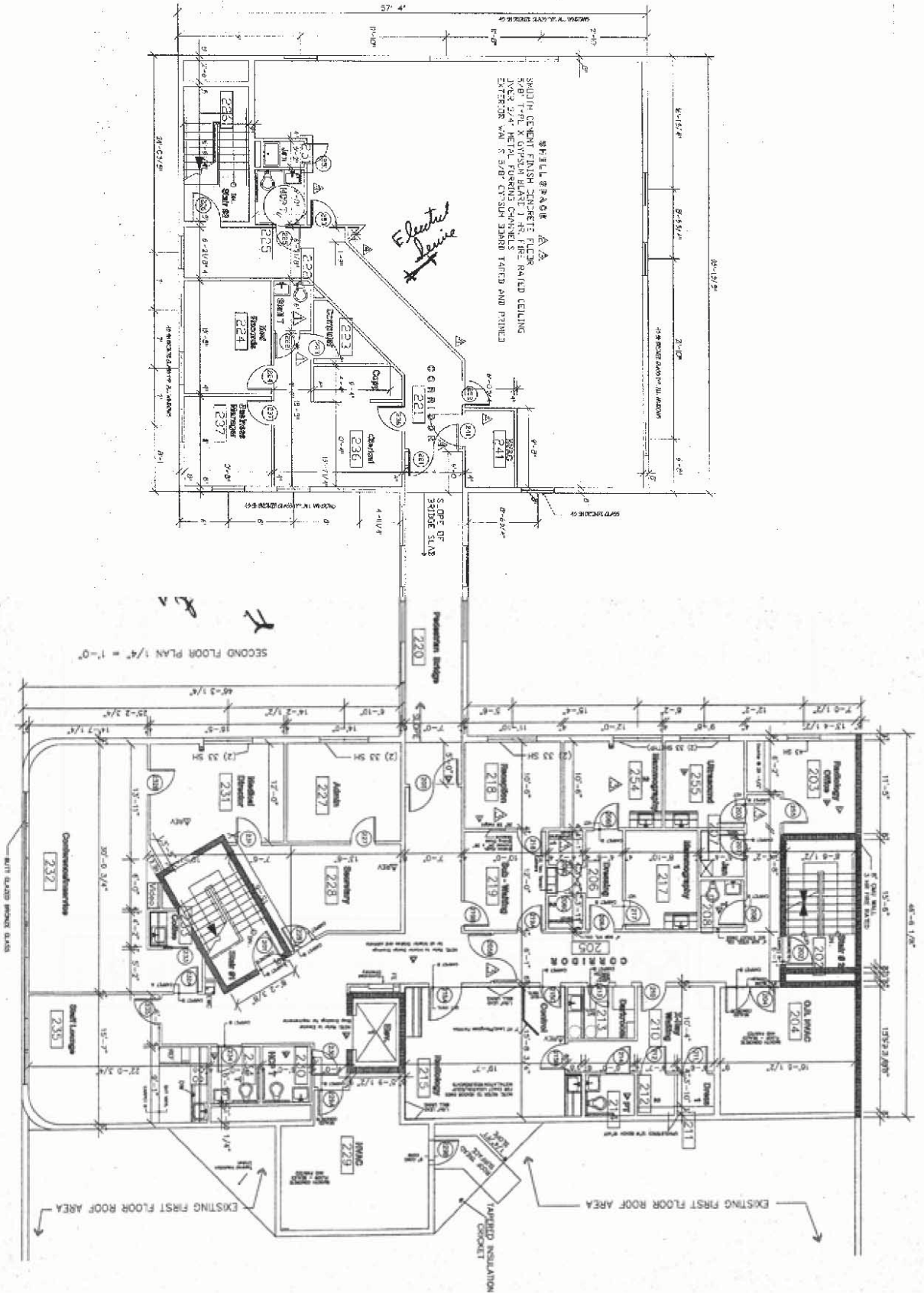
◆ 5 Operatories

◆ 17 Bed Post-op Recovery Rooms

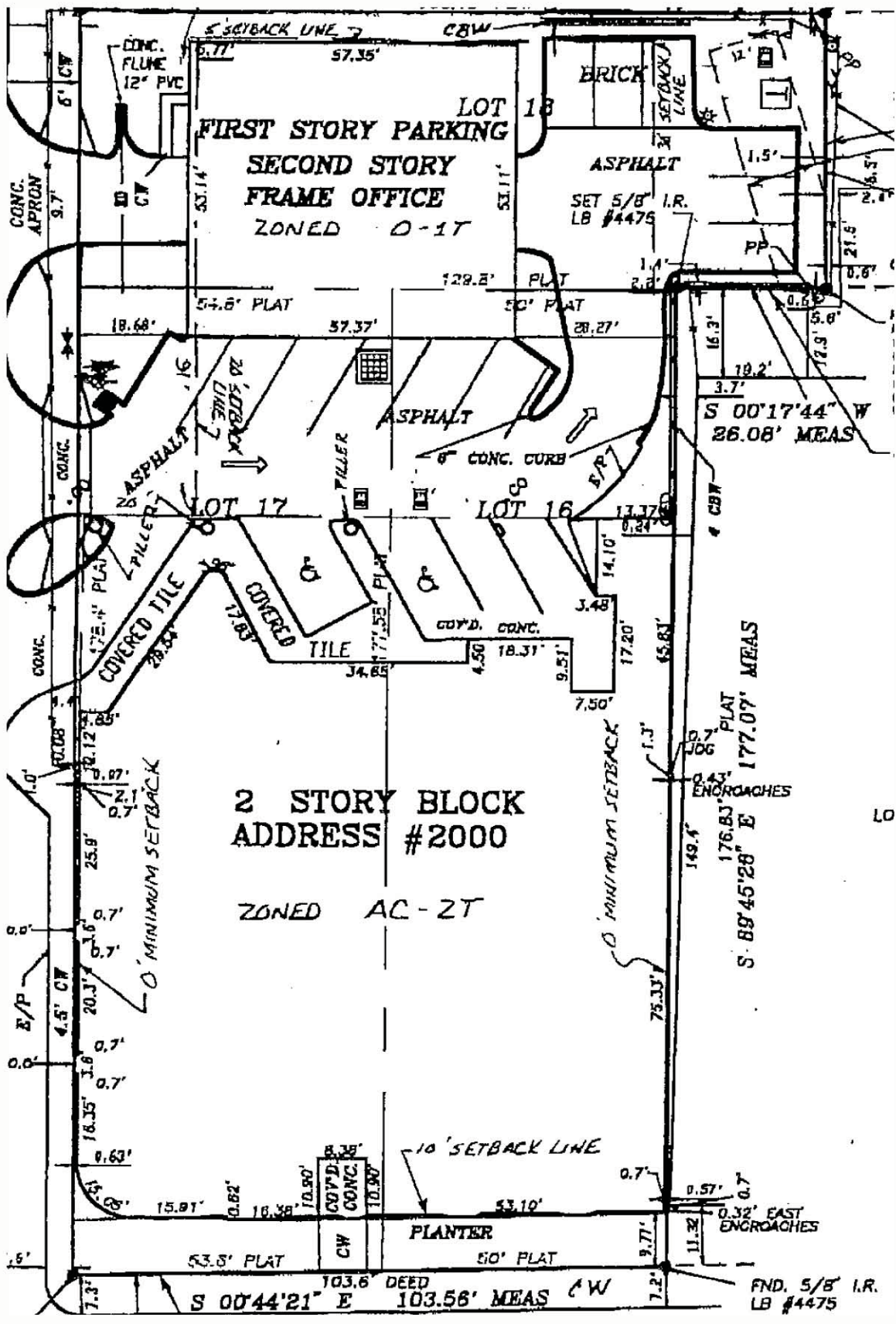


FLOOR PLAN - 2ND FLOOR

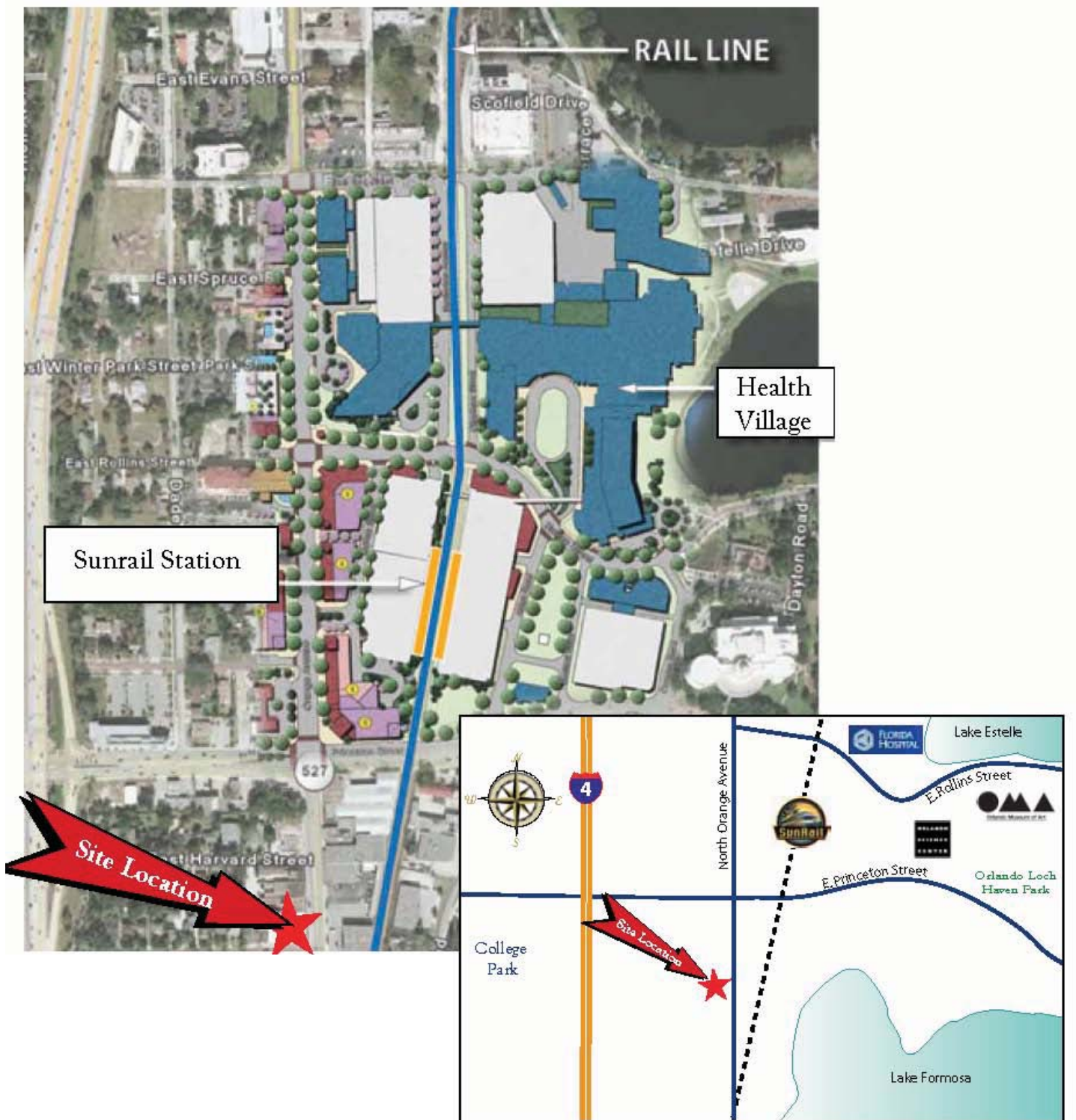
◆ Clinical & Administrative on 2nd Floor



SITE PLAN



LOCATION OVERVIEW



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