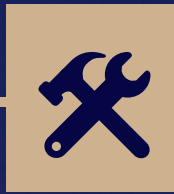




HN PORT ORANGE, LLC

PORT ORANGE MEDICAL OFFICE

(WEST OF I-95)



New 20,000 square foot medical building on 2.5 acres at the NW corner of S. Williamson Boulevard and Summer Trees Road across the street from The Pavilion at Port Orange. Featuring Halifax Health Express Care, Primary Care and Pediatrics, and Out-Patient Imaging.



RENDERING



November 17, 2020

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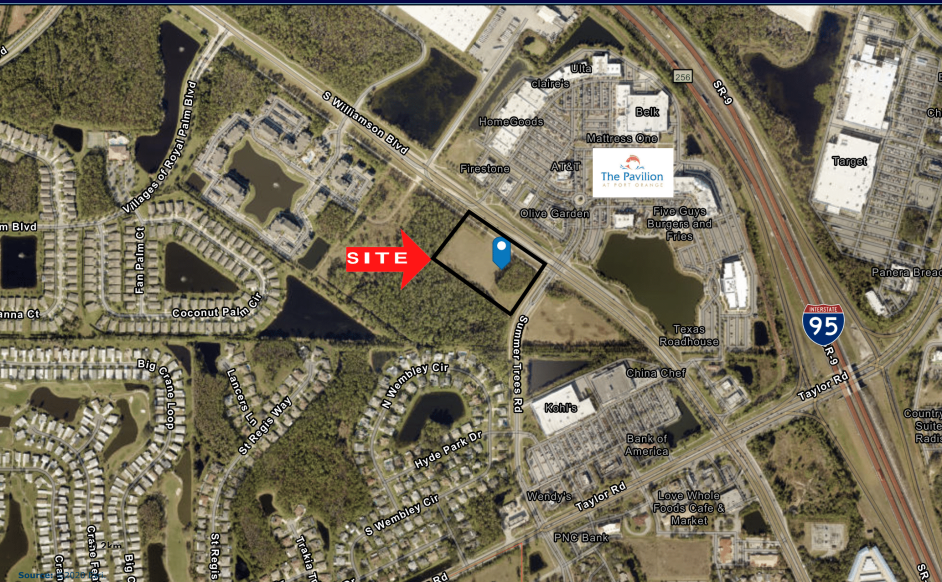
Page 1 of 1

MAP

NW corner of S. Williamson Boulevard and Summer Trees Road
Port Orange, Florida 32128



FEATURES



- Build to suit with full-service, real estate development
- New build-outs — each space is custom designed per tenant's needs
- Convenient, free onsite parking
- Condos — own your own or lease
- Excellent visibility along S. Williamson Boulevard with over 19,000 vehicles per day
- Less than a 1/2 mile from I-95
- Convenient to Publix and The Pavillion shopping and restaurants

SITE AND SHELL IMPROVEMENTS

FALL 2021 OPENING

- New medical office building
- Building size: 20,000 square feet total
- 11,000 square feet still available for lease
- Traffic count:
 - Over 19,000 vehicles per day - S. Williamson Boulevard
- 2020 daytime population:
 - 5 minute drive time: 13,057
 - 10 minute drive time: 66,376
 - 15 minute drive time: 148,266

ABOUT NOON DEVELOPMENT

The Noon Development team is dedicated to creating functional and attractive spaces. This includes building advanced medical space from the ground up or repurposing existing structures for medical use.

Our team of developers and visionaries are known for having the creative talent and experience to help tenants get what they want and need.

EXAMPLES OF HEALTHCARE PROJECTS BY NOON DEVELOPMENT



**HALIFAX MEDICAL
OFFICE BUILDING**



**BRADLEY HERITAGE
MEDICAL PARK**



**THE
ATRIUM**

IF YOU HAVE QUESTIONS...

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***BROKERS WELCOME!**

THANK YOU!

LET'S GET YOU THE SPACE YOU DESERVE