


FOR LEASE

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# Byblos Corner

7450 Dr. Phillips Boulevard

*Positioned in the  
heart of Dr. Phillips,  
one of Orlando's most  
affluent neighborhoods*

A Class A professional and medical  
office building located less than  
0.5 mile from Restaurant Row.



Colliers International  
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## Just steps away from Marketplace at Dr. Phillips

Located on Dr. Phillips Boulevard and Della Drive just north of Sand Lake Road. Excellent walkability to abundant surrounding dining & shopping options. Including Marketplace at Dr. Phillips, home to Publix, Keke's, TooJay's, Bartaco Morton's Steakhouse, and many more.

### AREA DEMOGRAPHICS



Population  
(2017)  
28,610



Projected Average  
Household Income  
(2020)  
\$111,584



Projected Population  
(2022)  
31,327



Unemployment Rate  
(2017)  
2.6%



Average Household  
Income  
(2017)  
\$101,372



Educational Attainment  
Highschool Diploma : 94.9%  
College Diploma : 58.3%  
Post-Secondary Degree : 20.4%





## PROPERTY HIGHLIGHTS

- Excellent visibility along Dr. Phillips Boulevard (20,000+ ADT)
- 4.0 per 1,000 SF parking with covered parking available
- Excellent walkability to abundant surrounding dining, shopping, and entertainment options
- Superior ease-of-access to Interstate 4

## AVAILABILITY

Suite	Available Space (SF)	Date Available
205	1,100	Now
215	2,000	Now
303	860	Now
305	375	8/1/18
308	775	Now
309-312	1,725	Now
308-312	2,500	Now



375 to 2,500 SF Available / Rental Rate Negotiable





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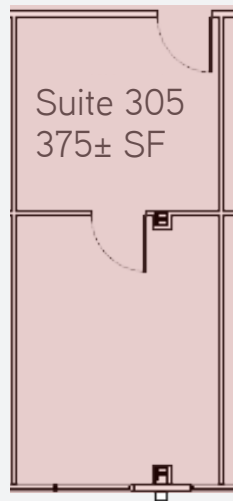
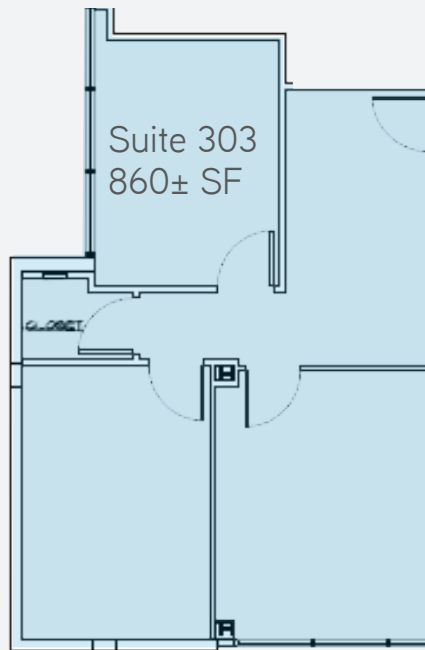
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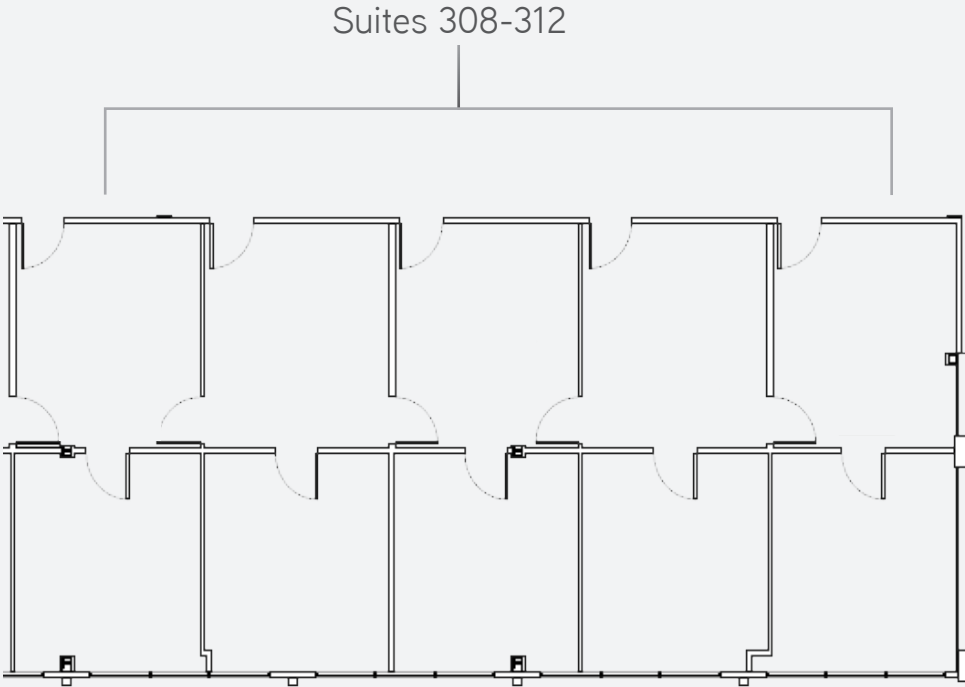
## FLOOR PLAN



### THIRD FLOOR AVAILABILITY

- Suite 303 - 860± SF
- Suite 305 - 375± SF - Available 8/1/18

FLOOR PLAN

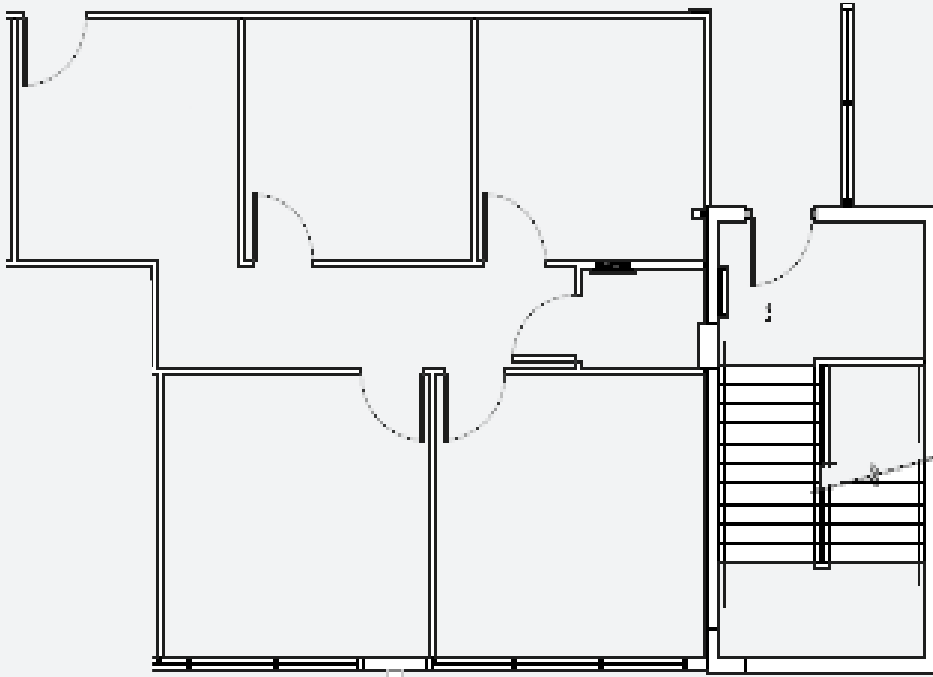


THIRD FLOOR AVAILABILITY

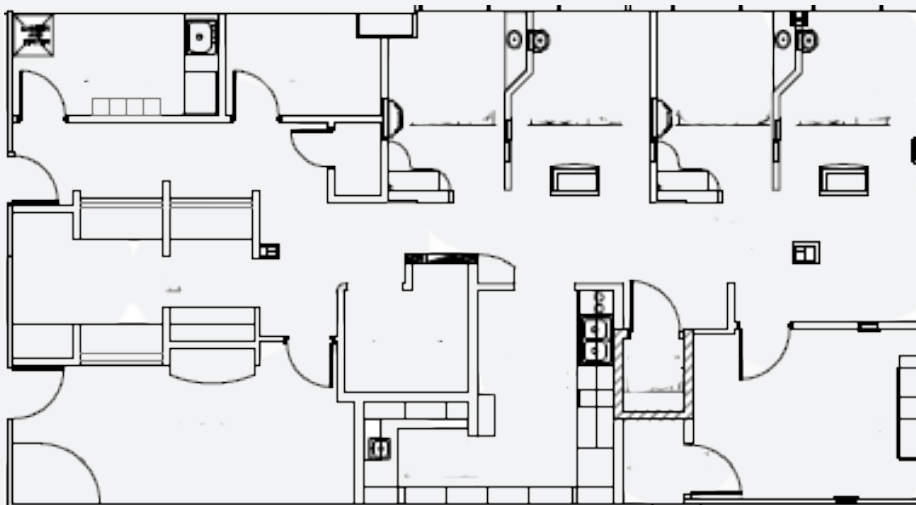
- Suite 308 - 775± SF
  - Suite 309-312 - 1,725± SF
- Potential layouts from 775 - 2,500± SF
- Connected units can be easily combined to a single larger suite

## FLOOR PLAN

Suite 205



Suite 215



### SECOND FLOOR AVAILABILITY

- Suite 205- 1,100± SF
- Suite 215- 2,000± SF - Second generation dental space