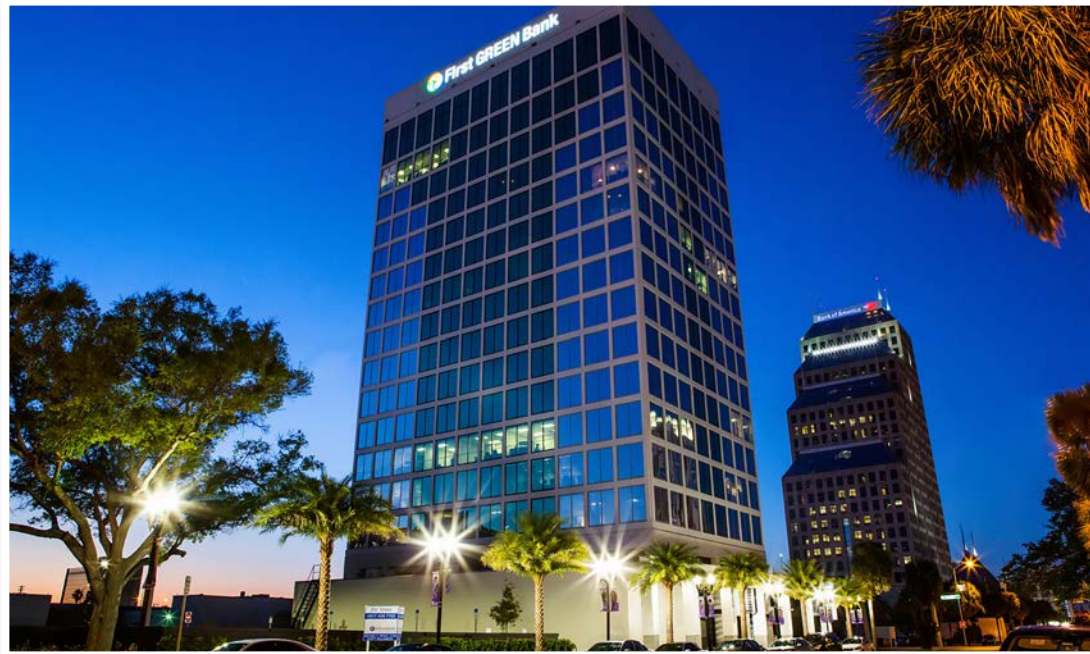


FOR LEASE

## Prime Downtown Orlando Retail Space

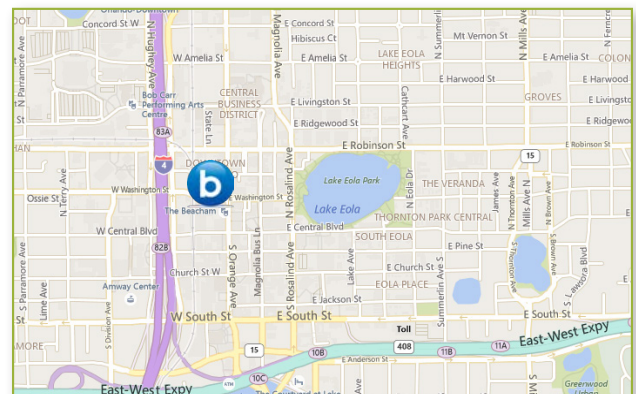


### POTENTIAL DRIVE-THRU OPTION FOR THE RETAIL SPACE!

The Downtown Office Tower is a premiere spot for any retailer looking to be in the Central Business District. Located on the first floor of a 16-story high rise office tower, 250 North underwent \$1.2+ million renovations in 2016 with improvements to the building, parking lot and lobby. An additional \$1 million is planned for improvements in 2018. This is Orlando's newest hot spot for a retailer or restaurant user.

### PROPERTY DETAILS

- >> Available: Suite A - 1,825 SF  
Suite B - 2,001 SF  
Suite C - 4,100 SF Plus 360 SF Patio
- >> Parking: 1/1,000 (Surface) & 2/1,000 (Overall)  
City Garages & Street Parking Available
- >> Signage: Facade & Directory
- >> Frontage: Robison, Orange, & Jefferson
- >> Traffic Count: 21,887 AADT - Orange Ave (one-way)  
17,800 AADT - Robison Street



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*This offer is subject to errors, omissions, prior sale or withdrawal without notice.*



## \$1.2 MILLION IN 2016

Spent on Extensive Building Renovations

## \$1 MILLION IN 2018

Planned for Additional Renovations

## TOWER RENOVATIONS

Building Exterior & Common Areas

## ON-SITE MANAGEMENT

Professionally Managed Office Tower

## UNOBSTRUCTED VIEWS

360° & Floor-to-Ceiling Windows

## SURFACE PARKING LOT

with Downtown Garages & Street Spots

## 3 BLOCK FRONTAGE

Orange Ave., Robinson St. & Jefferson St.

## RETAIL BANKING SERVICE

First Green Bank on the 1st Floor

## SMALL FLOOR PLATES

Offering a Shallow Bay Depth

## OUC CHILLED WATER

with Tenant Level Temperature Controls

### CO-TENANT SAMPLING



## LOCATION DETAILS

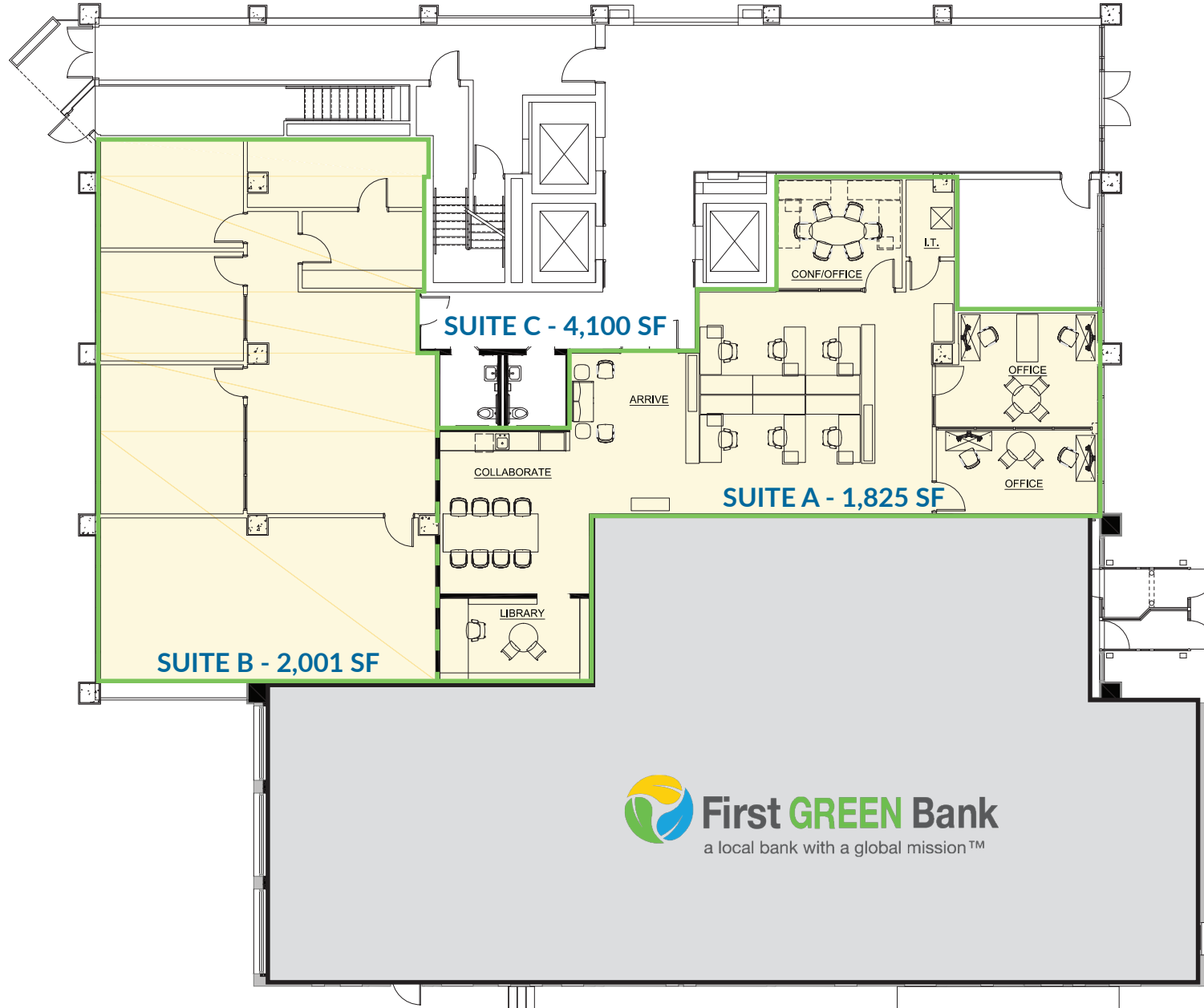
The Downtown Office Tower is located within one block of the central station hub for mass transit including commuter rail and bus transit, walking distance to the Orange County Courthouse with traffic of 5,000 - 7,000 people daily and Orlando's CBD consisting of 10.7M square feet of office space and over 4,100 residential units.

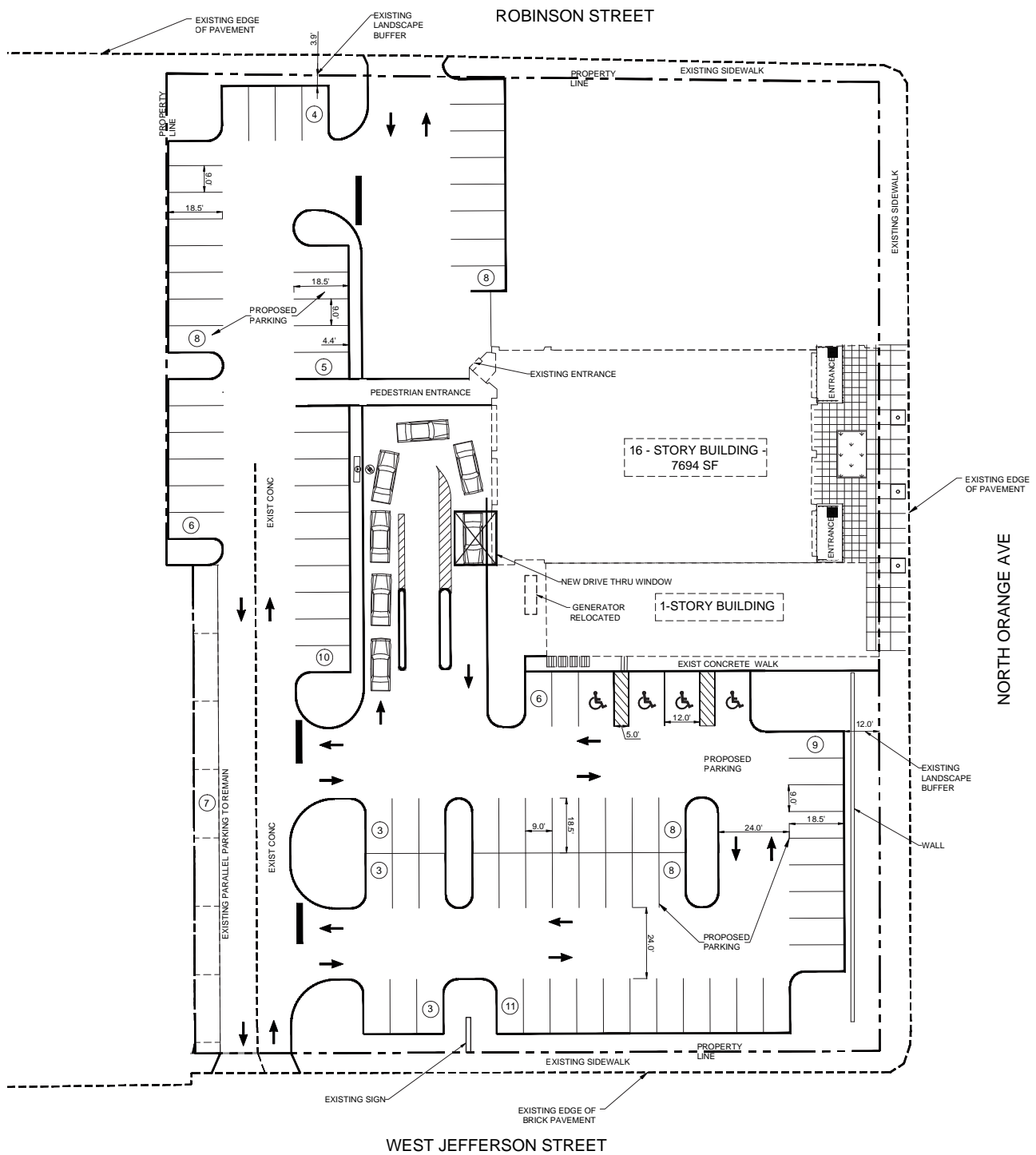
It is easily accessible from Interstate-4, Orange Avenue and the major east/west downtown thoroughfare, Robinson Street.

| 2017 DEMOGRAPHICS        | Zip Code:<br>32801 |
|--------------------------|--------------------|
| TOTAL EMPLOYEES          | 55,655             |
| TOTAL BUSINESSES         | 2,851              |
| RESIDENTIAL POPULATION   | 14,548             |
| AVERAGE HOUSEHOLD INCOME | \$100,287          |
| MEDIAN AGE               | 38.8               |



# Conceptual Floor Plan





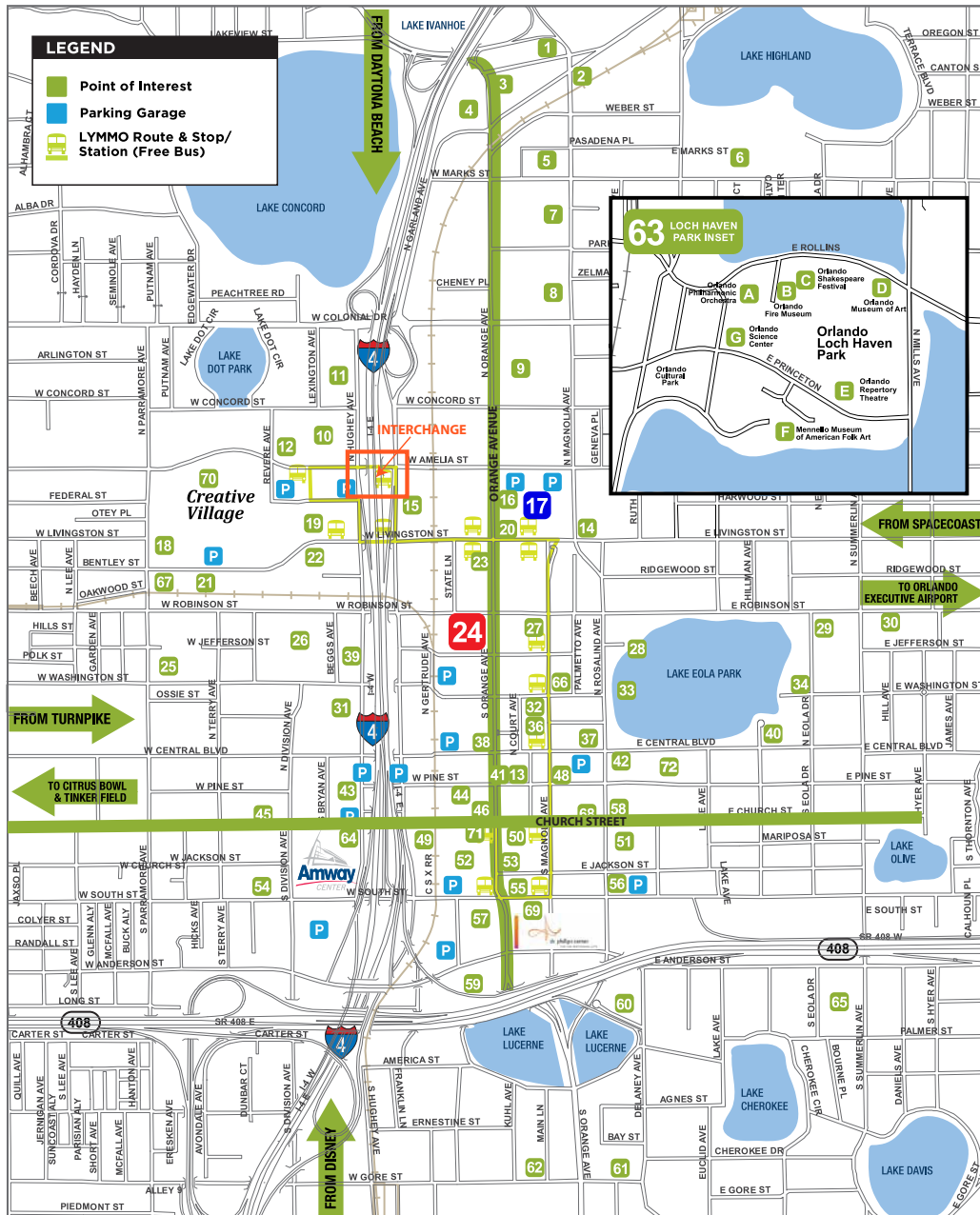


# Residential Project Locations



| Map # | Project Name           | # of Units | Type         | Status             |
|-------|------------------------|------------|--------------|--------------------|
| 1     | Thornton Park Central  | 56         | Condominiums | Completed          |
| 2     | Eola South             | 33         | Condominiums | Completed          |
| 3     | 101 Eola               | 151        | Condominiums | Completed          |
| 4     | Thornton Park Towns    | 30         | Condominiums | Under Construction |
| 5     | Post Parkside          | 245        | Apartments   | Completed          |
| 6     | Sanctuary              | 178        | Condominiums | Completed          |
| 7     | Artisan 520            | 310        | Apartments   | Proposed           |
| 8     | The Jackson            | 52         | Condominiums | Completed          |
| 9     | Osceola Brownstones    | 30         | Condominiums | Completed          |
| 10    | Star Tower             | 101        | Condominiums | Completed          |
| 11    | Lutheran Towers        | 200        | ALF          | Completed          |
| 12    | Orlando Central Towers | 198        | ALF          | Completed          |
| 13    | Baptist Terrace        | 197        | ALF          | Completed          |
| 14    | Citi Tower             | 235        | Apartments   | Proposed           |
| 15    | Paramount              | 317        | Apartments   | Completed          |
| 16    | Eola Tower             | 100        | Condominiums | Completed          |
| 17    | Waverly                | 230        | Condominiums | Completed          |
| 18    | Ran Black Property     | 300        | Apartments   | Proposed           |
| 19    | St. Regis              | 44         | Apartments   | Completed          |

|    |                           |             |              |                    |
|----|---------------------------|-------------|--------------|--------------------|
| 20 | Artisan Phase 3           | 200         | Apartments   | Proposed           |
| 21 | Artisan 420               | 299         | Apartments   | Under Construction |
| 22 | The Yuc                   | 375         | Condominiums | Completed          |
| 23 | SkyHouse Orlando          | 320         | Apartments   | Completed          |
| 24 | NORA                      | 246         | Apartments   | Completed          |
| 25 | Steelhouse                | 326         | Apartments   | Completed          |
| 26 | Camden Orange Court       | 268         | Apartments   | Completed          |
| 27 | Sevens                    | 333         | Apartments   | Under Construction |
| 28 | Park North @ Cheney Place | 300         | Condominiums | Completed          |
| 29 | Uptown Place              | 444         | Condominiums | Completed          |
| 30 | Courtyard Marriott        | 200         | Hotel        | Completed          |
| 31 | Central Station           | 279         | Apartments   | Under Construction |
| 32 | 55 West                   | 425         | Apartments   | Completed          |
| 33 | City View                 | 262         | Apartments   | Completed          |
| 34 | Solaire                   | 306         | Condominiums | Completed          |
| 35 | The Grande                | 364         | Condominiums | Completed          |
| 36 | Reeves House              | 39          | Condominiums | Completed          |
| 37 | Aloft                     | 118         | Hotel        | Completed          |
| 38 | Grand Bohemian            | 274         | Hotel        | Completed          |
| 39 | Embassy Suites            | 167         | Hotel        | Completed          |
|    |                           | 8,552 Total |              |                    |



1. Orlando Regional Chamber of Commerce
2. Dr Phillips Performing Arts Center
3. Doubletree by Hilton Orlando Downtown
4. Gateway Center
5. Marks Street Senior Center
6. Lake Highland Prep.
7. One Orlando Centre (Wells Fargo)
8. Courtyard by Marriott Orlando Downtown
9. Orlando Sentinel
10. Orlando Technical Center
11. Crowne Plaza
12. Orange County Public Schools Ed. Leadership Center
13. SAK Comedy Lab
14. Travelodge Downtown
15. LYNX Central Station
16. Orange County Public Defender
17. Orange County Courthouse
18. Downtown Rec and Tennis Centre
19. Bob Carr Performing Arts Centre

20. Orange County Civil and Traffic Court
21. UCF Center For Emerging Media
22. Sheraton Orlando Downtown Hotel
23. Bank of America Building
24. 250 N. Orange Avenue
25. Callahan Neighborhood Center
26. State Office Building Hurston Building Complex
27. Downtown Post Office
28. Swan Boat & Gondola Rentals
29. EO Inn
30. Howard Middle School
31. Federal Building
32. Orange County Regional History Center
33. Walt Disney Amphitheater
34. Children's Playground
36. Heritage Square
37. Orange County Public Library
38. Orlando Tower (Wells Fargo)

39. FAMU College of Law
40. Orlando Farmer's Market
41. CityArts Factory
42. Embassy Suites
43. Orlando Police Headquarters
44. UCF Downtown Ying Academic Center
45. H.D. Supply
46. Valencia Community College
47. Orange County Human Resources
48. Gallery at Avalon Island
49. Church Street Station
50. Seaside Bank
51. Orange County Administration Center
52. SunTrust Center, Orange Co. Tax Collector and Property Appraiser
53. Citrus Center (BB&T Bank)
54. Wells' Built African-American Historical Museum
55. Grand Bohemian Hotel
56. Auto Tag Office

57. Orlando City Hall & Terrace Art Gallery
58. Orange County Records
59. Orlando Utilities Commission
60. Courtyard at Lake Lucerne
61. Beardall Senior Center
62. Orlando Regional Lucerne Hospital
63. Loch Haven Park (Inset)
64. Amway Center
65. Cherokee School
66. Lake Eola Charter School
67. Nap Ford Community School
68. The Christ School
69. Dr Phillips Center for Performing Arts
70. Creative Village
71. British Consulate
72. Colombian Consulate