

YOUR NAME HERE

6649

WESTWOOD

I-4 SIGNAGE VISIBILITY

125,000 SF AVAILABLE • 6649 WESTWOOD BLVD





**ONLY FREE STANDING 125,000 SF
BUILDING IN THE MARKET**

➔ PROPERTY OVERVIEW

WESTWOOD is located just south of the interchange of the Beachline Expressway and I-4. Visibility is outstanding with a quarter mile of I-4 frontage. All of metro Orlando is easily accessible as Orlando International Airport (12 miles) and Downtown Orlando (15 miles) are within a short drive. In addition, the Orange County Convention Center, the second largest such facility in the US, is within a mile.

Numerous restaurants such as Starbucks, The Capital Grille, Maggiano's Little Italy, Blue Martini, Del Frisco's, Moe's Southwest Grill, The Oceanaire, Panera Bread, Mellow Mushroom, Buffalo Wild Wings, Delmonico's, Thai Thani, The Bistro, Bonefish Grill are nearby, as are over 20 hotels.

- 📍 Five-Story, Class A Building
- 🌿 Energy Star Certified
- 📅 I-4 Visibility of 200,000 Cars Daily
- 🍹 Abundant Amenities
- 📄 25,000 SF Floor Plate
- 🅑 4.2 / 1,000 Parking Ratio
- 🍴 Close to Numerous Restaurants



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➔ BUILDING AMENITIES

- Smart & Interactive Private Fitness Center with Locker Rooms
- Landscaping Upgrades
- On-site Security
- Dry Cleaning
- Car Detailing
- EV Charging Stations
- Nature's Table Cafe
- New Monument and Wayfinding Signage
- Food Truck Gathering 2x Per Month
- Outdoor Gathering Area with Seating, Lifesize Chess Board, Ping Pong Table and More
- Lobby Upgrades with Modern Furniture
- Lobby Coffee Bar
- New LED Lighting Throughout Park
- Tenant Banners Visible From Westwood Blvd.
- Wi-Fi Enabled Building
- Smart Conference Room Amenity
- Activated Lobby Area
- Expanded Outdoor Patio
- Touchless Entry
- Purified Air Systems in Lobby
- Real-Time Building Health Monitoring (Wynd Sensors)
- Energy Use Management (Verdigris Technology)



LOUNGE AREA



ELEVATOR BREEZEWAY



COFFEE BAR AND LOUNGE



LOUNGE AREA

NEW SIGNAGE EXAMPLES



→ UPGRADES



PING-PONG TABLE AND SEATING



OUTDOOR SEATING



LIFESIZE CHESS BOARD



OUTDOOR TABLES

COFFEE BAR LOUNGE AREA



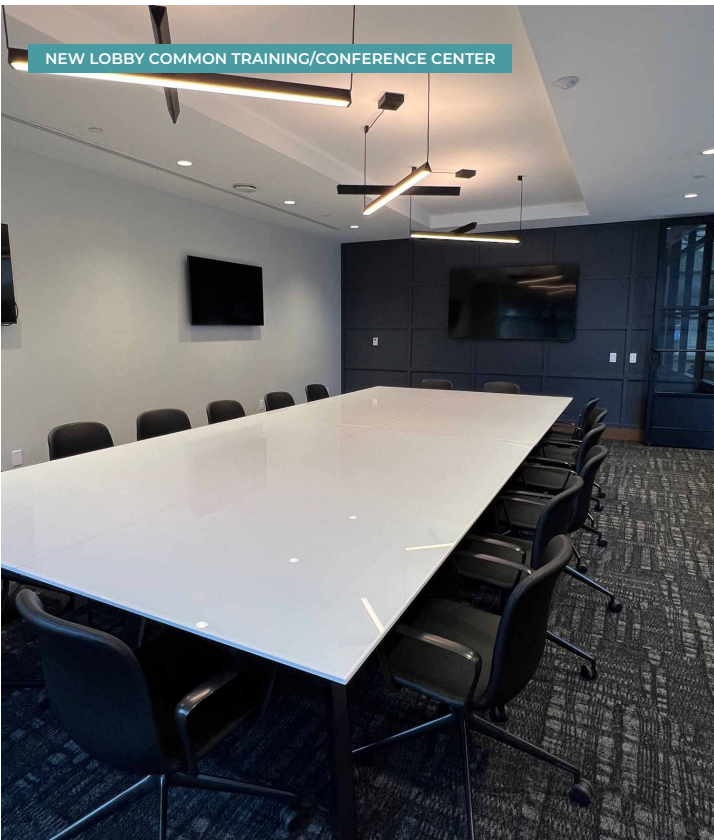
INTERIOR BUILDING ENHANCEMENTS

In addition to the numerous upgrades to the exterior of Westwood, the lobby has undergone a significant renovation including a brand new modern coffee bar and common training / conference center.



LOUNGE AREA

NEW LOBBY COMMON TRAINING/CONFERENCE CENTER



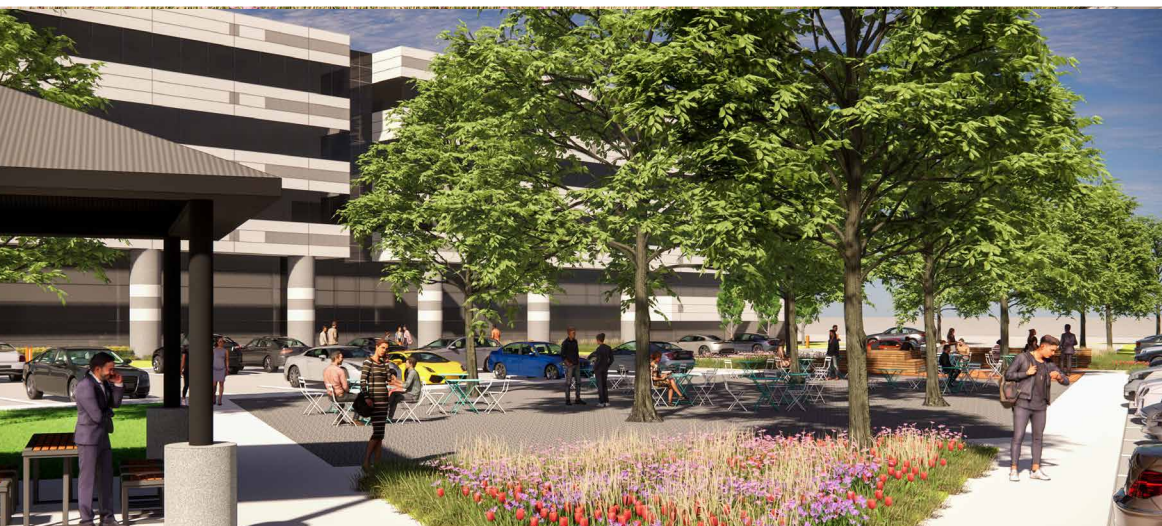
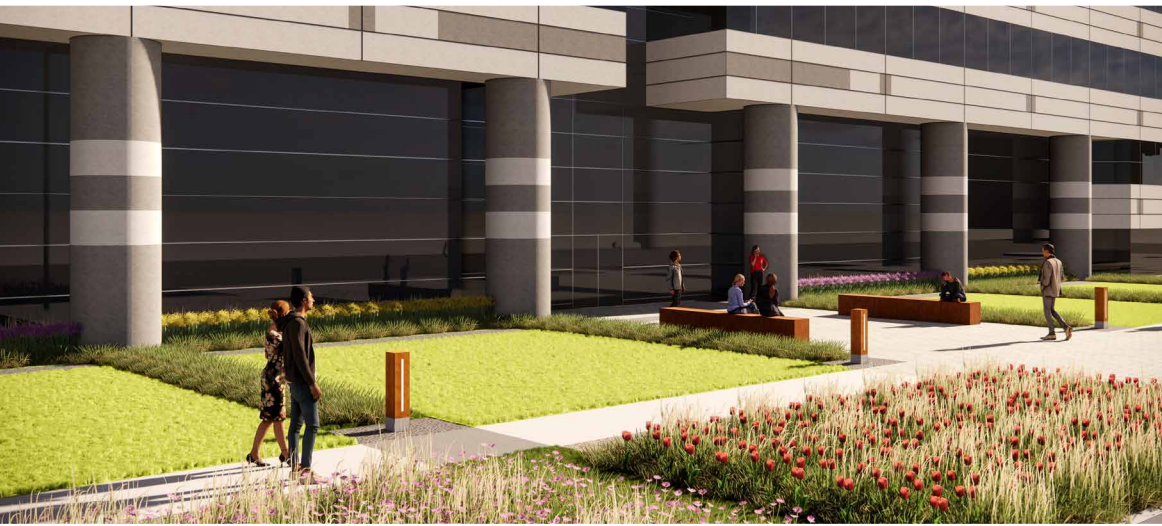
ELEVATOR BREEZEWAY

NEW SIGNAGE

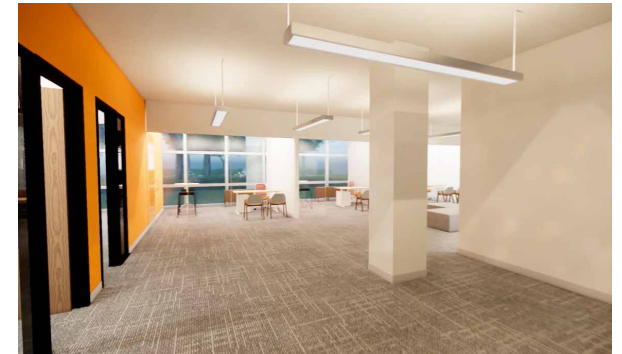
Westwood features a variety of upgraded wayfinding signage throughout the entire park.



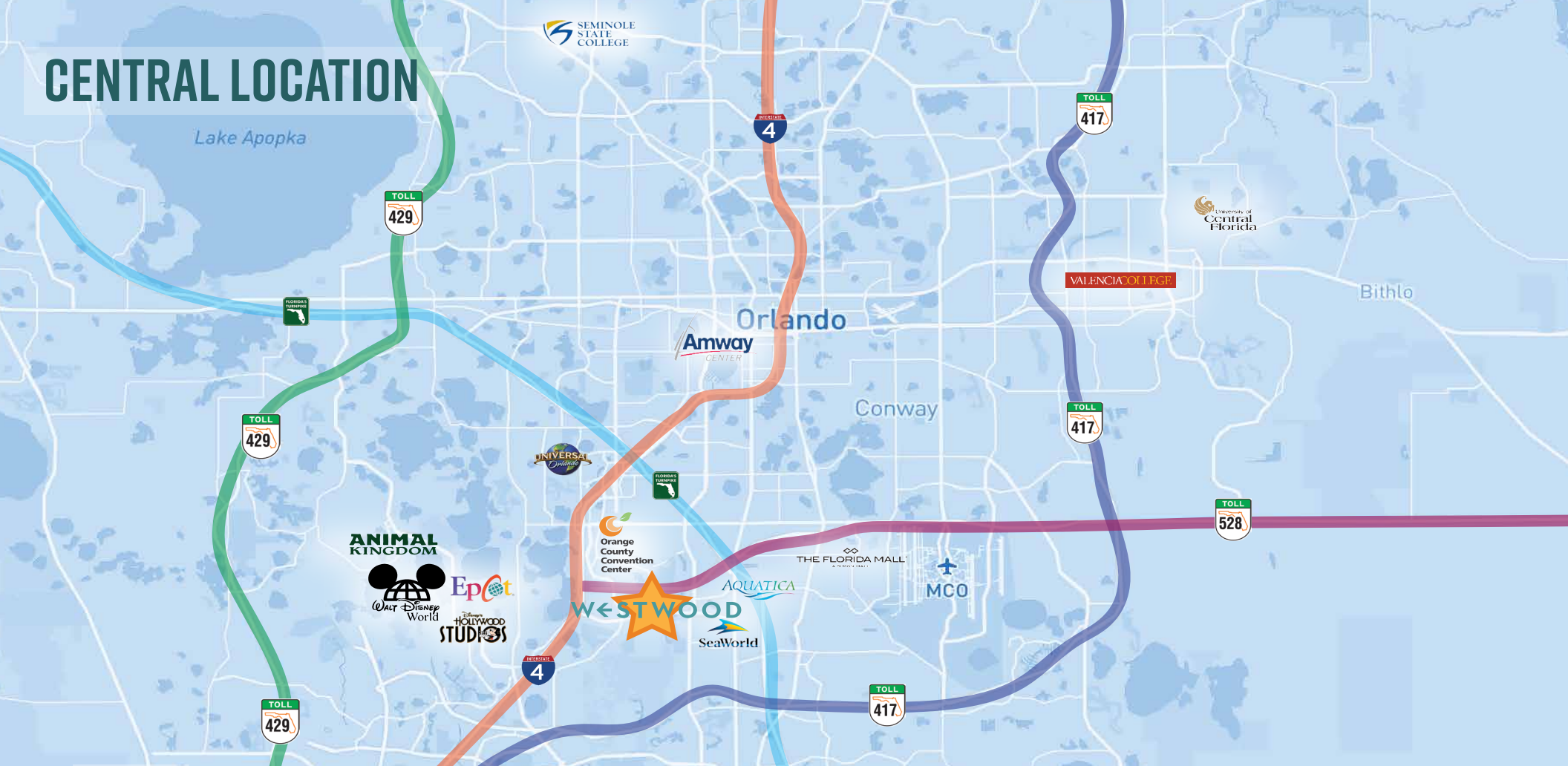
PROPOSED LANDSCAPE UPGRADES







SAMPLE BUILD-OUTS



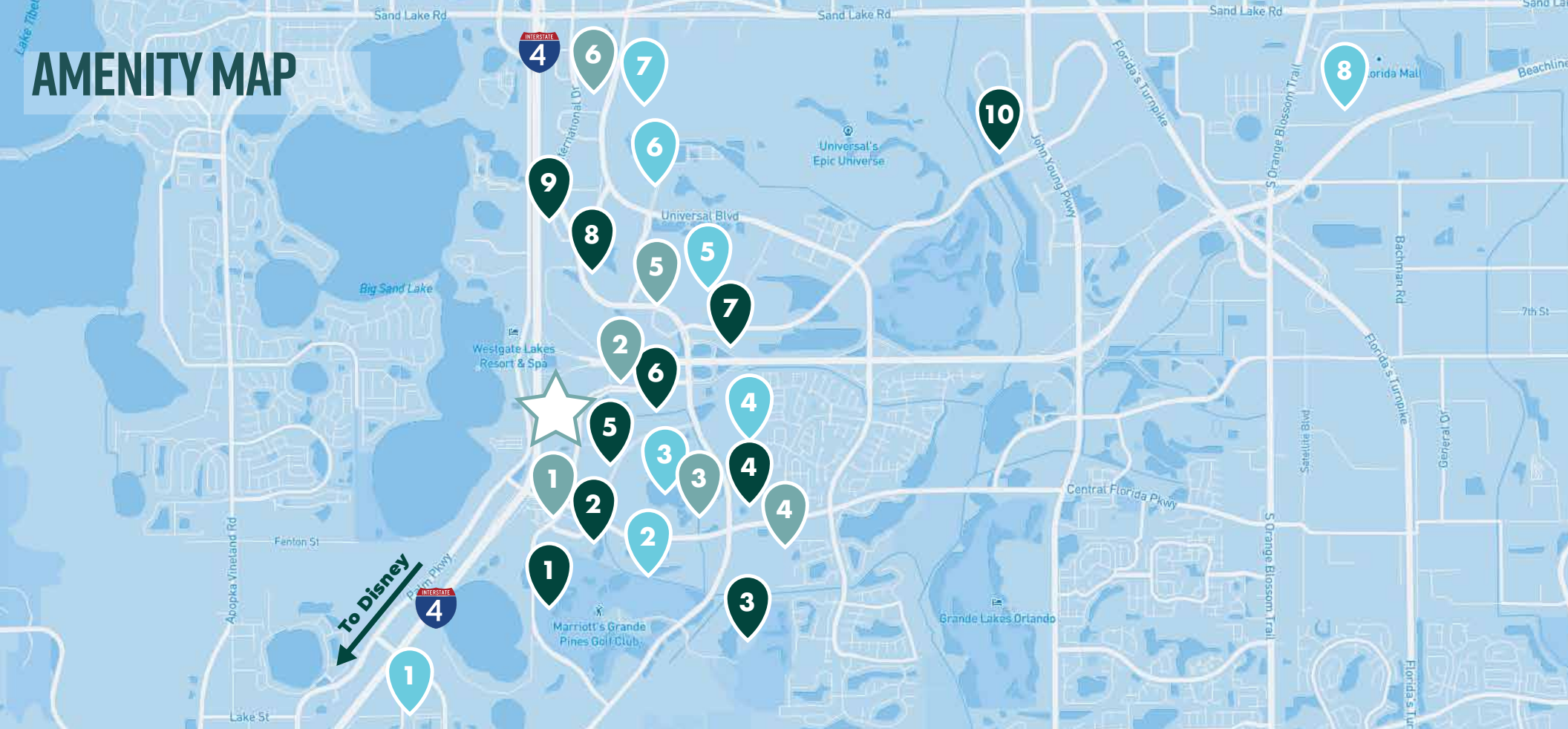
CENTRAL LOCATION



DEMOGRAPHICS

				
1 MILE	2,581 TOTAL 2019 POPULATION	33 AVERAGE AGE	\$32,677 MEDIAN HOUSEHOLD INCOME	\$125,000 MEDIAN HOME VALUE
3 MILE	45,401 TOTAL 2019 POPULATION	38 AVERAGE AGE	\$62,047 MEDIAN HOUSEHOLD INCOME	\$329,937 MEDIAN HOME VALUE
5 MILE	146,294 TOTAL 2019 POPULATION	36 AVERAGE AGE	\$58,759 MEDIAN HOUSEHOLD INCOME	\$259,582 MEDIAN HOME VALUE

AMENITY MAP



Hotel

- 1.** Marriott's Cypress Harbour Villas
- 2.** Hilton Grand Vacations at SeaWorld
- 3.** Marriott's Grande Vista
- 4.** SpringHill Suites by Marriott Orlando
- 5.** Renaissance Orlando at SeaWorld
- 6.** Double Tree
- 7.** Hilton Orlando
- 8.** Hyatt Regency Hotel
- 9.** Rosen Plaza
- 10.** Hampton Inn & Suites Orlando

Restaurants

- 1.** Nature's Table, Bonefish Grill
- 2.** Village Inn, Ciao Italia Ristorante, Chinese Cuisine, Ming Dragon Express, Subway, Curry Mantra Indian Cuisine, Delmonico's Italian Steakhouse, Cheddar's Scratch Kitchen, Everglades Restaurant, 98 Forty Tapas & Tequila
- 3.** Seafire Grill, Voyager's Smokehouse, Spice Mill, Shark Underwater Grill, Panini Shore Cafe, Mango Joes, Sea Carousel, Waterway Grill, Laguna Grill, Moe's Southwest Grill, Flippers Pizzeria, Taco

Entertainment

- 1.** Orlando Vineland Premium Outlets
- 2.** Discovery Cove
- 3.** SeaWorld Orlando
- 4.** Aquatica Orlando
- 5.** Orange County Convention Center
- 6.** Topgolf
- 7.** Ripley's Believe it or Not! , Sleuth's Mystery Dinner Shows
- 8.** The Florida Mall

- 4.** Mellow Mushroom, Buffalo Wild Wings, TGI Fridays, Selam Ethiopian & Eritrean, Japanese Restaurant, Thai Thani Thai Restaurant, McDonalds, Denny's
- 5.** Red Lobster, Denny's, McDonalds, IHOP, Spencer's for Steak and Chops, Urban Tide
- 6.** Kobe Japanese, Yard House, Cafe Tu Tu Tango, Bahama Breeze, Maggiano's Little Italy

LINCOLN
PROPERTY
COMPANY

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WE MAKE THINGS HAPPEN.