

LAKE NONA®



ONE PERFORMANCE PLAZA

21ST CENTURY MEDICAL OFFICE WITHIN A MEDICALLY-
INTEGRATED SPORTS, PERFORMANCE & REHABILITATION CENTER



ONE PERFORMANCE PLAZA

Located in the heart of Lake Nona Town Center, One Performance Plaza is a cutting-edge Class "A" medical office tower connected to a destination medically-integrated sports, performance and rehabilitation center.



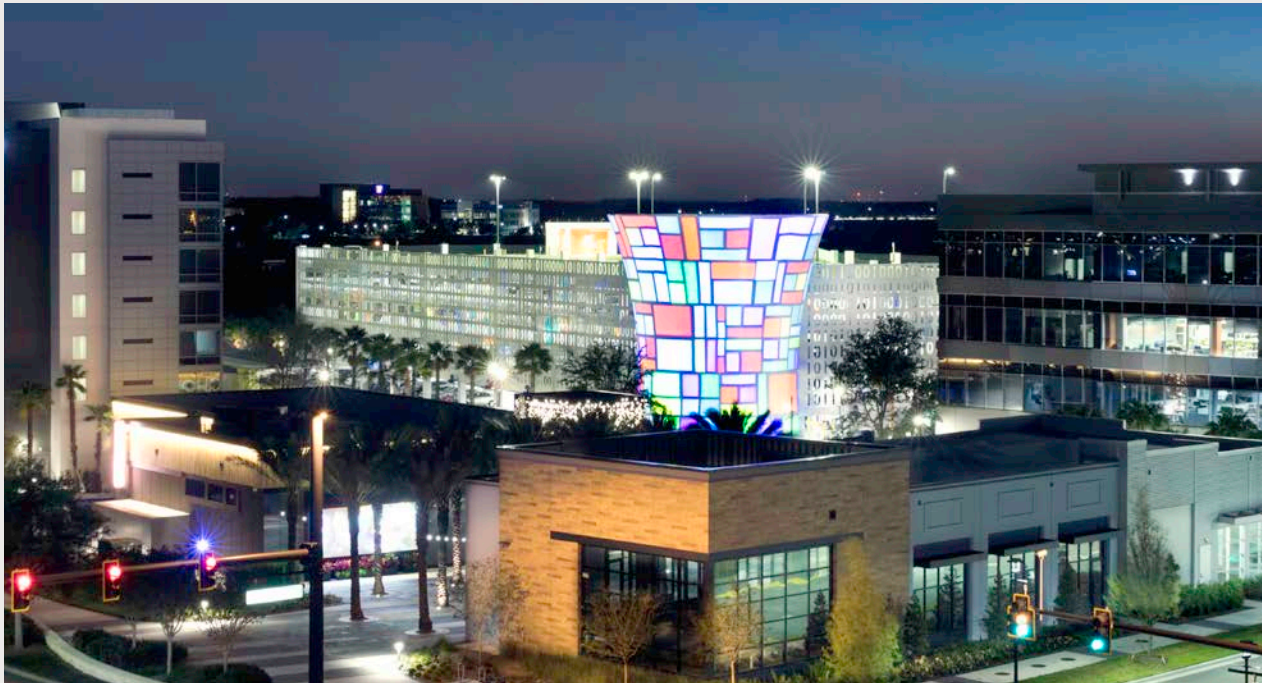
One Performance Plaza Lobby





“HOW TO BUILD A GREAT AMERICAN CITY.” - FORTUNE

Lake Nona, located in Orlando, Fla., is a 17-square mile community designed and built from scratch and anchored by clusters of excellence in wellbeing, sports and performance, education and technology. Thoughtfully designed with a long-term vision, this fast-growing, neo-urban community is inspiring institutions, businesses and people to thrive.



LAKE NONA:
THE EPICENTER
OF OPPORTUNITY



LAKE NONA®



BUILT FOR BUSINESS

Lake Nona provides a unique commercial climate where businesses make a lasting impact.

Lake Nona commercial office buildings come standard with Cisco networking gear and the latest in building controls and automation. In addition, all buildings are compliant with Lake Nona's new viral response standards (Covid-19, etc) with enhanced air filtration, circulation and sterilization techniques. Other features include:

- Four macro cell towers within the community with all major carriers represented
- Community-wide 5G connectivity in partnership with Verizon
- On-site data center with battery and generator backups in case of any downtime



FAST FACTS

- High-quality business environment
- Robust and growing labor market with more than 500,000 college students within a 100-mile radius
- 20-minute drive time population: 580,062
- Median age: 37
- 86% of residents have college degrees
- Located contiguous to Orlando International Airport
- Cisco Iconic Smart + Connected Community
- Gigabit fiber with internet speeds 200x faster than U.S. average
- Housing with multiple price-points and product types
- A rich programming calendar with more than 1,000 community events annually
- A-rated public schools

CENTRAL FLORIDA & ORLANDO

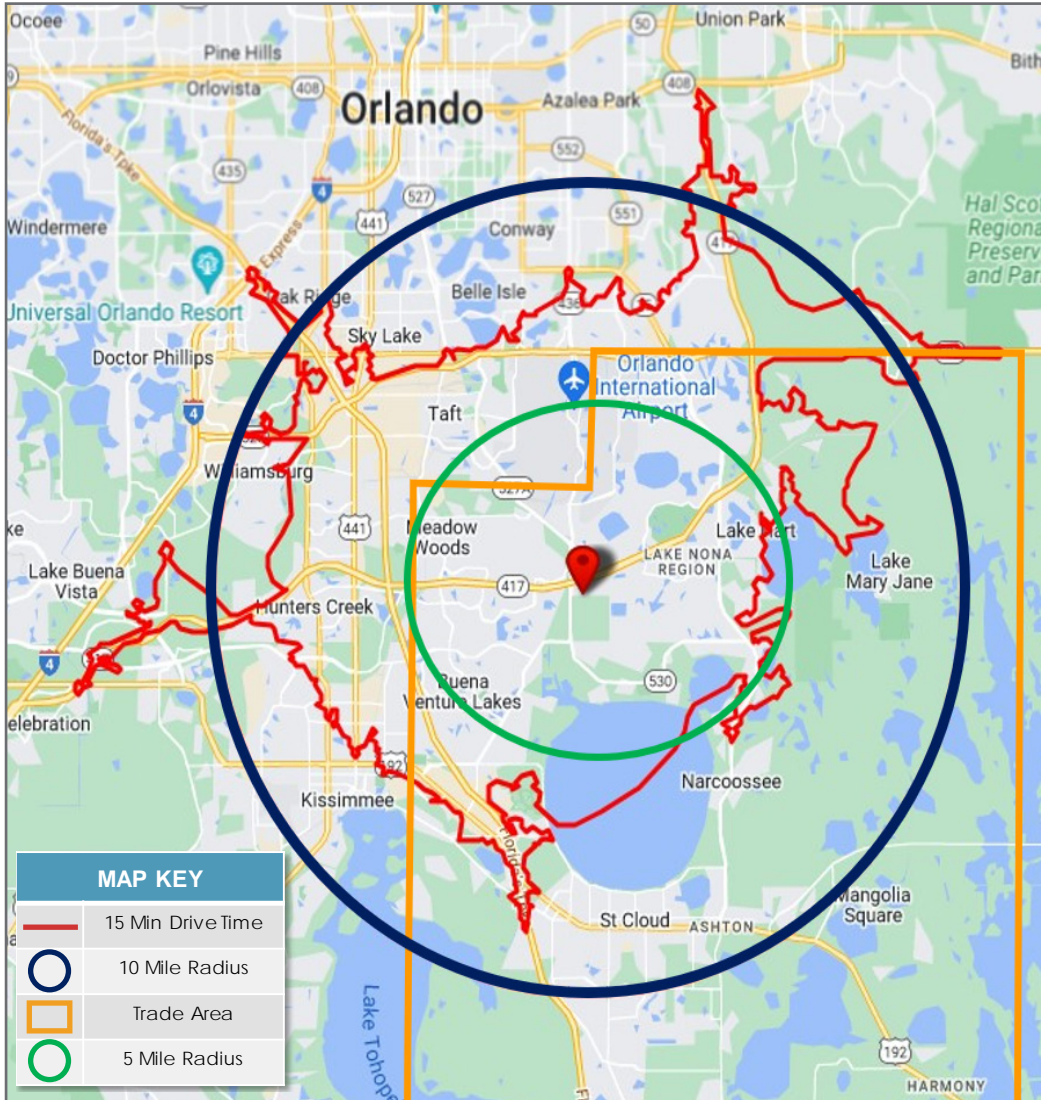


Orlando boasts a vibrant culture and lifestyle with a young, well-educated and diverse workforce of more than 1.2 million people. Central Florida is at, or near, the top of national charts in several demographic and labor-related categories.

- #2 in the country for job growth
- #4 Fastest-Growing U.S. Metro
- 2.6M Population in Orlando MSA
- Median Age: 34.7
- 74M annual visitors per year
- 1,500+ People Per Week Added to the Population
- 9.5M+ Population Within 2 Hour Drive
- Home to hundreds of museums, art galleries, theatres, gardens and community parks
- \$12B+ current transportation infrastructure investments
- 35 colleges, universities, technical schools and private institutions as well as continuing education programs
- University of Central Florida is the #1 university in the nation for largest undergraduate enrollment

LAKE NONA DEMOGRAPHICS

TRADE AREA STUDY & 5-10 MILE RING



POPULATION

| | 5-MILE | 10-MILE | TRADE AREA | DRIVE TIME |
|-----------------|---------|---------|------------|------------|
| 2022 Estimate | 122,337 | 506,909 | 281,741 | 261,056 |
| 2027 Projection | 140,888 | 553,509 | 328,941 | 290,230 |
| 2032 Forecast | 159,063 | 608,255 | 372,265 | 321,586 |

HOUSEHOLDS

| | 5-MILE | 10-MILE | TRADE AREA | DRIVE TIME |
|------|--------|---------|------------|------------|
| 2022 | 39,398 | 177,672 | 94,724 | 87,651 |
| 2027 | 45,721 | 193,807 | 110,980 | 97,728 |
| 2032 | 51,828 | 212,915 | 126,887 | 108,476 |

HOUSEHOLD INCOME

| | 5-MILE | 10-MILE | TRADE AREA | DRIVE TIME |
|-----------------|----------|----------|------------|------------|
| 2022 Avg Income | \$91,848 | \$79,339 | \$87,881 | \$83,684 |

HOUSEHOLD GROWTH

| | 5-MILE | 10-MILE | TRADE AREA | DRIVE TIME |
|-----------|--------|---------|------------|------------|
| 2022-2027 | 16.05% | 9.08% | 17.16% | 11.50% |
| 2027-2032 | 14.33% | 13.36% | 9.86% | 11% |



"Lake Nona is a vibrant community where there is a commitment to the success and wellbeing of all. The culture is one of innovation and collaboration. We know when we work together to achieve what seems impossible we all succeed."

Deborah German, M.D.

Vice President for Health Affairs, University of Central Florida, and Founding Dean, University of Central Florida College of Medicine



University of Central Florida College of Medicine and The Burnett School Of Biomedical Sciences

DIRECT PIPELINE OF TALENT

Lake Nona has a culture of collaboration guaranteed to provide excellent learning experiences within a university system.

There are more than 500,000 college students within a 100-mile radius from Lake Nona.





GuideWell Innovation Center



Orlando VA Medical Center



University of Central Florida College of Medicine



University of Florida Research & Academic Center

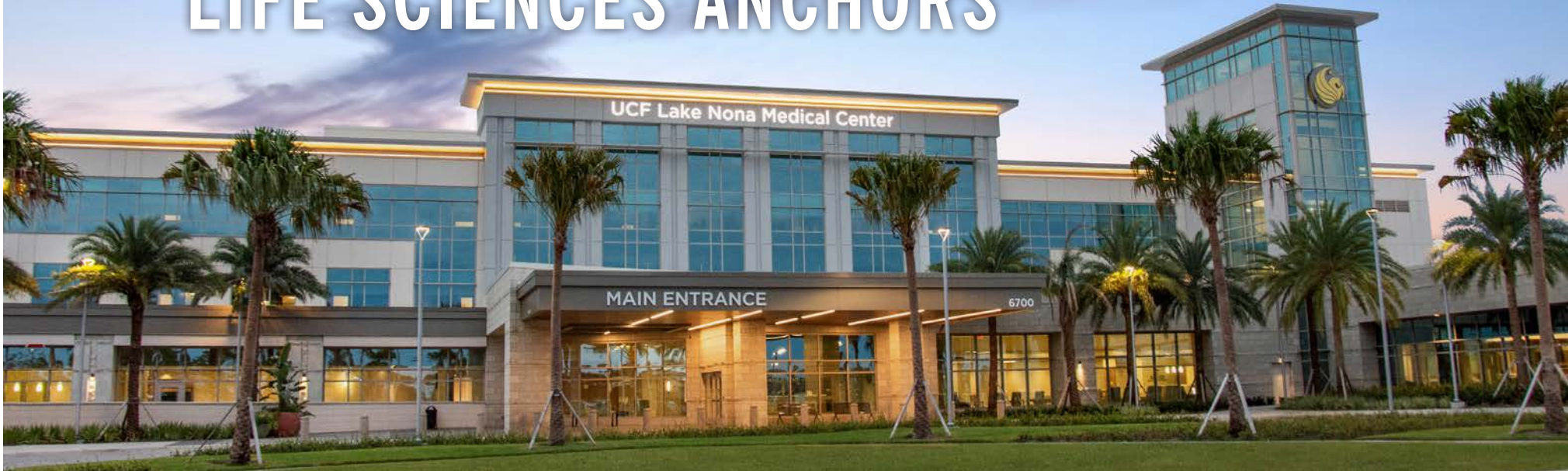


Nemours Children's Hospital

HEALTH & LIFE SCIENCES ECOSYSTEM

One Performance Plaza is located in the heart of Lake Nona, a globally-recognized cluster of health and life sciences institutions, including the Orlando VA Medical Center, UCF College of Medicine, UCF Lake Nona Medical Center - Adult Teaching Hospital, UF Academic Research Center, Nemours Children's Hospital, GuideWell Innovation Center, and UCF Lake Nona Cancer Center, among others.

LAKE NONA HEALTH & LIFE SCIENCES ANCHORS





Lake Nona Town Center, the heart of the Lake Nona community and home to One Performance Plaza, serves as a defining regional destination.

LAKE NONA TOWN CENTER

Lake Nona Town Center will be the region's defining mixed-use experience with six million square feet of premium shopping, dining, entertainment, and Class "A" office. Phase I is open, and includes one million square feet of office, retail, dining, hospitality, hotel and residential, including Boxi Park, Orlando's first container park, a 200-room, dual-branded Courtyard by Marriott and Residence Inn, iconic art installations and more. Town Center's newest addition, the 17-story Lake Nona Wave Hotel, is the region's newest and smartest lifestyle hotel.

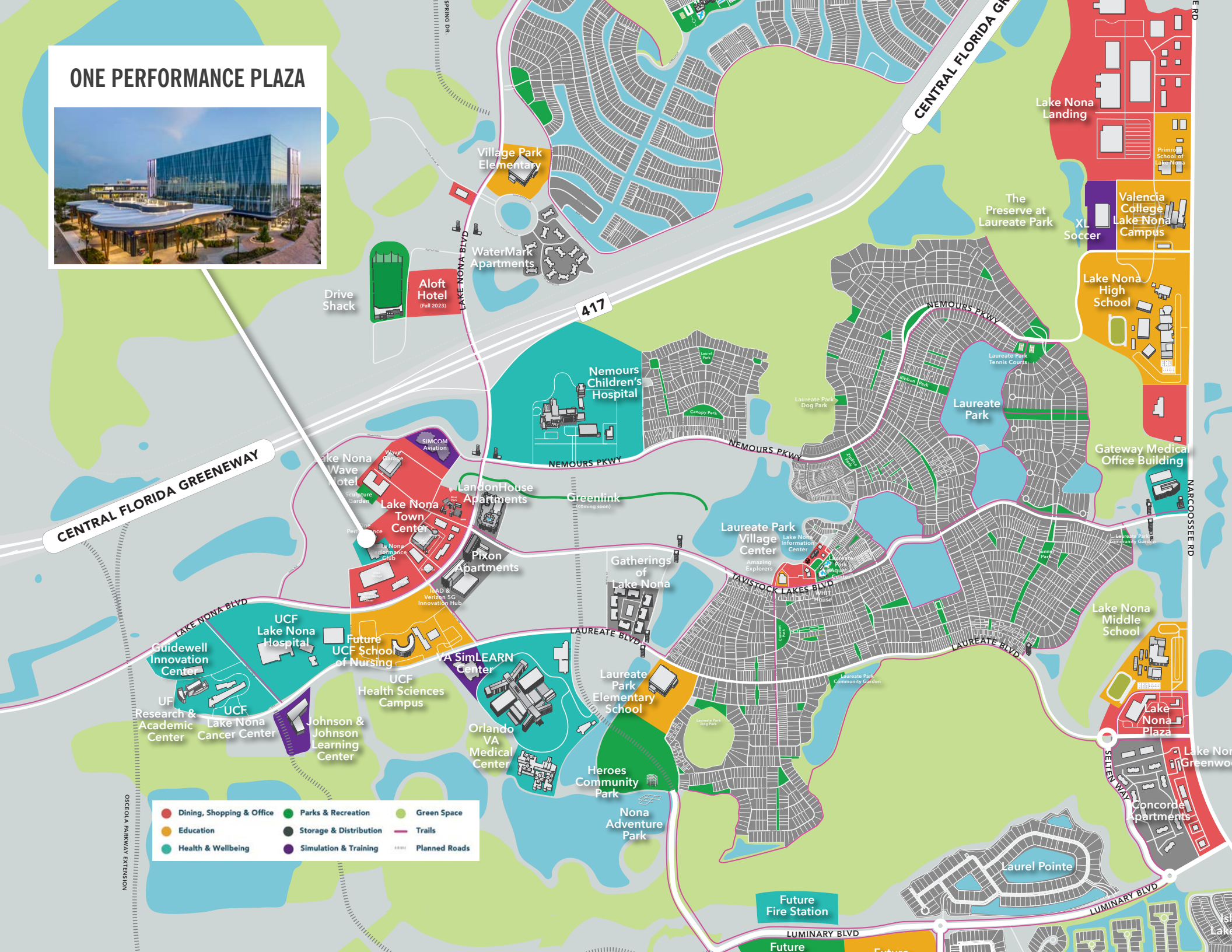
Phase II will see Town Center expand to a 100-acre, open-air social setting featuring a mix of local and national shops, eateries, hotels, meeting and conference space and outdoor event venues.

LAKE NONA TOWN CENTER

Lake Nona's Town Center features a thoughtful collection of office, medical, fitness, retail, restaurant, hotel, and entertainment venues.



ONE PERFORMANCE PLAZA



- | | | |
|--|---|---|
| ● Dining, Shopping & Office | ● Parks & Recreation | ● Green Space |
| ● Education | ● Storage & Distribution | ● Trails |
| ● Health & Wellbeing | ● Simulation & Training | --- Planned Roads |

OSCEOLA PARKWAY EXTENSION

E RD

NARCOOSSEE RD

SHELBY RD

LAKE NONA BLVD

LAKE NONA TOWN CENTER

SR-417

SIMCOM Aviation
Training

Wave Hotel

Nemours Childrens
Hospital

LandonHouse
Apartments

Lake Nona
Town Center

Boxi Park

ONE
PERFORMANCE
PLAZA

LNPC

Tavistock Lakes Blvd.

DNA GARAGE

Pixon Apartments
& Retail

The Gatherings

Lake Nona Blvd.

UCF College of Medicine

UCF Lake Nona
Hospital

Lake Nona
Physician Offices

UCF School
of Nursing

Laureate Blvd.

Orlando VA
Medical Center

GuideWell Innovation
Center

UCF Lake Nona
Cancer Center

Johnson & Johnson
Human Performance
Institute

UF Research &
Academic Center and
UF College of Pharmacy

LAKE NONA TOWN CENTER

ONE PERFORMANCE PLAZA

ORLANDO INTERNATIONAL AIRPORT

KPMG LAKEHOUSE

SIMCOM AVIATION TRAINING CENTER

LANDON HOUSE APARTMENTS

SIGNATURE AVIATION/BBA

DRIVE SHACK

ALOFT HOTEL

NEMOURS CHILDRENS HOSPITAL

LAKE NONA PERFORMANCE CLUB

LAKE NONA WAVE HOTEL

PIXON APARTMENTS & RETAIL

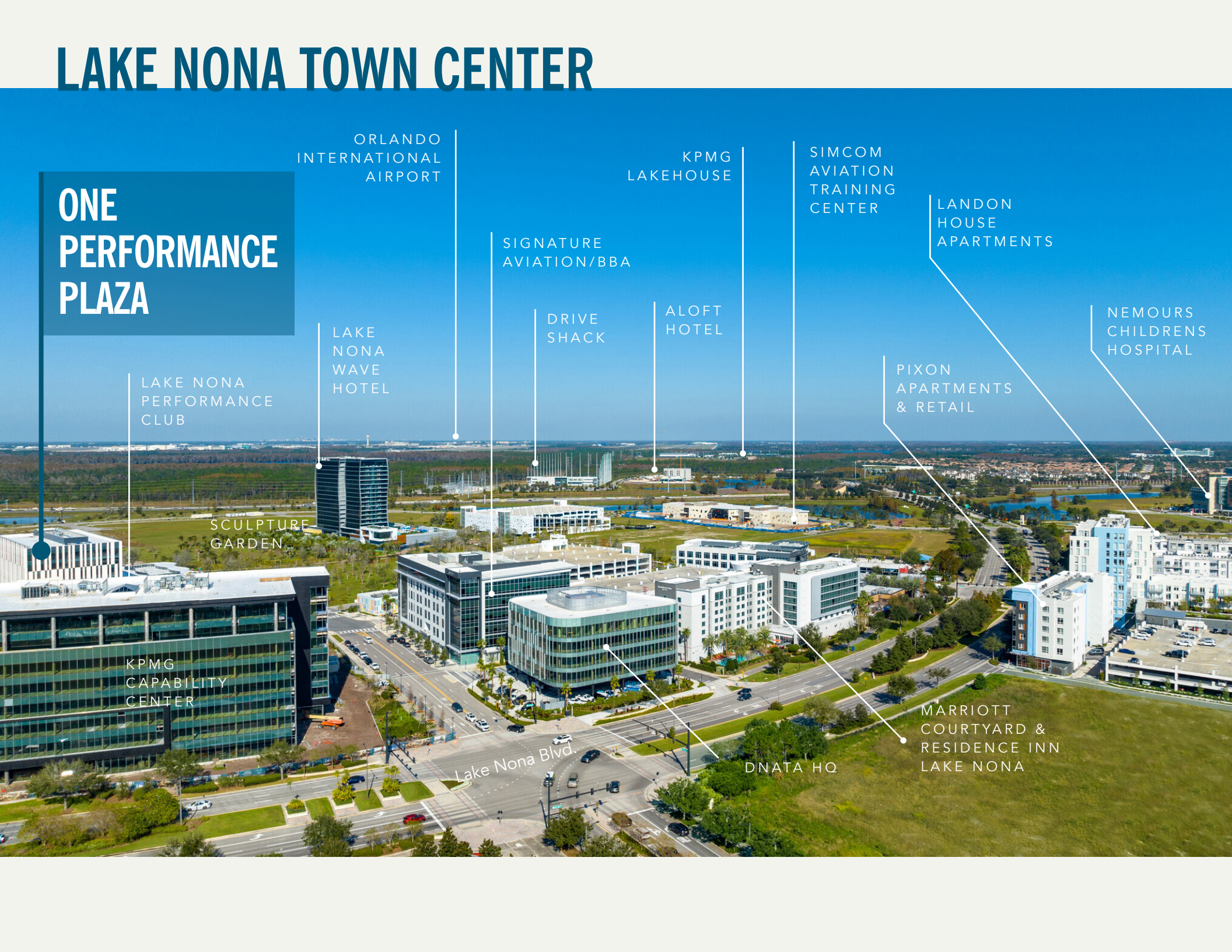
SCULPTURE GARDEN

KPMG CAPABILITY CENTER

MARRIOTT COURTYARD & RESIDENCE INN LAKE NONA

Lake Nona Blvd.

DNATA HQ



DYNAMIC & GROWING ECOSYSTEM

Thriving, innovative businesses across all major industries have either partnered with or have already chosen to call Lake Nona home.



MEETING & EVENTS DESTINATION

One Performance Plaza's ideal location provides a multitude of event and meeting spaces perfect for intimate meetings to large-scale events - all within easy access.

DESTINATIONS:

Lake Nona Wave Hotel

- 17-story tower designed by Arquitectonica
- 234 Guest Rooms & Suites
- Meeting and event space can accommodate groups from 50 to 500+
- Luxury lifestyle experience powered by thoughtful technology yet grounded in the wellbeing of guest

Marriott Courtyard & Residence Inn:

- 204 Guest Rooms & Suites
- Meeting and event space can accommodate groups from 20 to 45

Marriott SpringHill Suites:

- 153 Guest Rooms & Suites
- Meeting and event space can accommodate groups from 20 to 40

Lake Nona Town Center:

- Indoor/outdoor event space to accommodate groups from 25 to 5,000+





LAKE NONA WAVE HOTEL

Lake Nona Wave Hotel is a luxurious escape for sophisticated travelers, business professionals, medical tourists and lifestyle-focused guests. The 17-story hotel provides a curated luxury lifestyle experience powered by thoughtful technology yet grounded in the wellbeing of all guests.

The hotel is centered around an active, open-air gathering event park, offering a luxe experience within a vibrant community center. Guests enjoy stylish, seamlessly designed experiences, with engaging spaces for work, recuperation, and relaxation.

Wave Hotel is home to a plush collection of Lake Nona event venues, offering a phenomenal environment for conferences and corporate meetings in Orlando.

LAKE NONA IS A HEALTH & WELLBEING COMMUNITY

Recognized by the Global Wellness Institute as “the most sophisticated example in the world of what master planning for wellness can accomplish,” Lake Nona is a model for the design of a wellbeing community, and is home to a globally recognized health and life sciences innovation hub.



- Health and wellbeing incorporated into every aspect of Lake Nona’s master plan
- Infrastructure, equipment, and services that accommodate and encourage outdoor activity
- Buildings incorporate View Smart Windows that predictively tint in response to outdoor conditions while also offering health benefits for building occupants and the environment
- 40% of Lake Nona reserved for open green space with 44 miles of trails
- Sidewalks connect neighborhoods, pocket parks, and community gardens to bring people together and foster community
- Robust community programming to encourage social connectivity
- Integrated Fitness Facilities in each of Lake Nona’s residential communities
- Home to the Lake Nona Institute, which spearheads both the Lake Nona Life Project and the Lake Nona Impact Forum

LAKE NONA PERFORMANCE CLUB

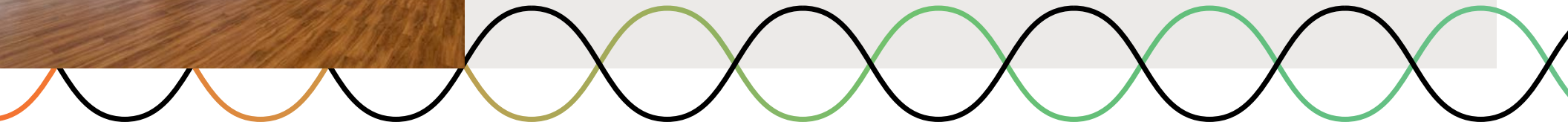
Connected to One Performance Plaza, the 127,000 square-foot Lake Nona Performance Club is a unique blend of state-of-the-art fitness facility, cutting edge wellness programming, and seamless integration of medical professionals all working to help individuals and organizations achieve new levels of health, wellbeing and human performance.



ONE PERFORMANCE PLAZA TENANT BENEFITS

One Performance Plaza tenants will have the unique opportunity to integrate with Lake Nona Performance Club and utilize exclusive partnership benefits, such as:

- Opportunity to have representation on the Lake Nona Medical Advisory Council (MAC) which provides exposure and collaboration with local Physicians as well as the membership community
- Marketing opportunities to LNPC membership base
- Opportunity to participate in LNPC's yearly Community Clinical Fairs, allowing tenants to directly promote practice among membership base
- Ability to participate in educational opportunities for LNPC and the community
- Employees of each practice will have access to an exclusive preferred membership rate for LNPC
- Ability to refer patients to LNPC, disease specific programs available on request
- Patient referrals from providers will have a significant discount on initial enrollment fee
- Culture of wellbeing with weekly meditations for employees provided by LNPC
- Special fitness, wellbeing and mindfulness events will be exclusively available on a quarterly basis
- LNPC and One Performance Plaza providers can utilize onsite, digital electronic medical records systems, allowing seamless integration and secure access to detailed information on patients' progress programs
- Tenants can reserve meeting and conference space within LNPC
- Opportunity for interdisciplinary rounds with specialties available at LNPC, including physical therapists and nutritionists



ONE PERFORMANCE PLAZA



A ONE PERFORMANCE PLAZA

- One Performance Plaza offers Class A medical office space in a Town Center environment in walking distance to restaurants, hotels, and on the Beep autonomous shuttle route.
- Delivered in 2023, the property is a part of globally recognized Lake Nona health and life sciences cluster.
- Connected to 127,000 SF state-of-the-art Lake Nona Performance Club, this location offers seamless integration of medical professionals working to help individuals achieve new levels of health, wellbeing, and human performance.
- Ample garage and surface parking with dedicated patient parking and a covered drop off.
- Less than a mile from UCF Lake Nona Hospital, Orlando VA Medical Center, Nemours Children’s Hospital, and UCF College of Medicine.
- Quick access to SR 417, SR 528, Florida’s Turnpike, and I-4. Only a 10-minute drive to Orlando International Airport, which includes Brightline’s Orlando Rail Service—a high-speed intercity rail connecting major cities along the southeastern coast, from Orlando to Miami.

B LAKE NONA PERFORMANCE CLUB

Connected to the 127,000 square-foot Lake Nona Performance Club, a unique blend of a state-of-the-art fitness facility featuring cutting-edge wellness programming and seamless integration of medical professionals.

C ONE PERFORMANCE PLAZA RETAIL

One-story, 12,000 SF retail space that will feature a mix of wellbeing and fit-centric tenants and retailers.

D DNA GARAGE

Six-level parking garage wrapped in custom art provides 1,800+ complimentary parking spaces available to building tenants, patients and visitors.

BUILT & EQUIPPED FOR THE FUTURE

VIEW GLASS

One Performance Plaza medical office tower features View Smart Windows, which predictively tint in response to outdoor conditions, eliminating the need for blinds, while also offering health and wellness benefits for building occupants and the environment.

- Patented tinting technology improves a building's energy efficiency by up to 20 percent.
- Allows efficient perimeter space utilization, with 8 – 10% more usable square feet.
- Studies show higher cognitive test results by occupants of View Glass conditions compared with traditional window conditions.



view



FRITTED GLASS

One Performance Plaza medical office tower also boasts energy-efficient fritted glass, which creates its distinctive patterned-facade. The specialized fritted glass helps reduce glare and cut cooling costs.

WIRED FOR THE FUTURE

Tenants will have access to reliable, best-in-class technology assets, high-speed connectivity and multiple redundancies that are critical for businesses to operate.

Tenants can anticipate the following:

- Resilient and redundant communications systems to prevent internet outages.
- Future-proofed digital infrastructure to keep up with ever-advancing technology needs.
- Access to multiple high-speed fiber optic internet service providers.



- Lake Nona core and shell buildings come standardized with Cisco networking gear
- Commercial buildings in Lake Nona are equipped with the Siemens Desigo platform for building controls and automation, allowing facilities managers to automate, engineer, operate, and manage commercial assets
- All buildings are compliant with Lake Nona's new viral response standards (Covid-19, etc) with enhanced air filtration, circulation and sterilization techniques
- Use of Genetec video/security platform that provides access control and video security throughout the community
- Lake Nona has constructed four macro cell towers within the community with all major carriers represented
- Implementing community-wide 5G connectivity in partnership with Verizon
- Indoor cell signal remediation is implemented in all commercial assets as necessary
- On-site data center has battery and generator backups
- Active partnership with Cisco DNA Spaces platform that provides a real-time look at what's happening at our properties through location analytics, visitor behavior trends and asset monitoring

CONVENIENT STRUCTURED PARKING

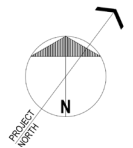
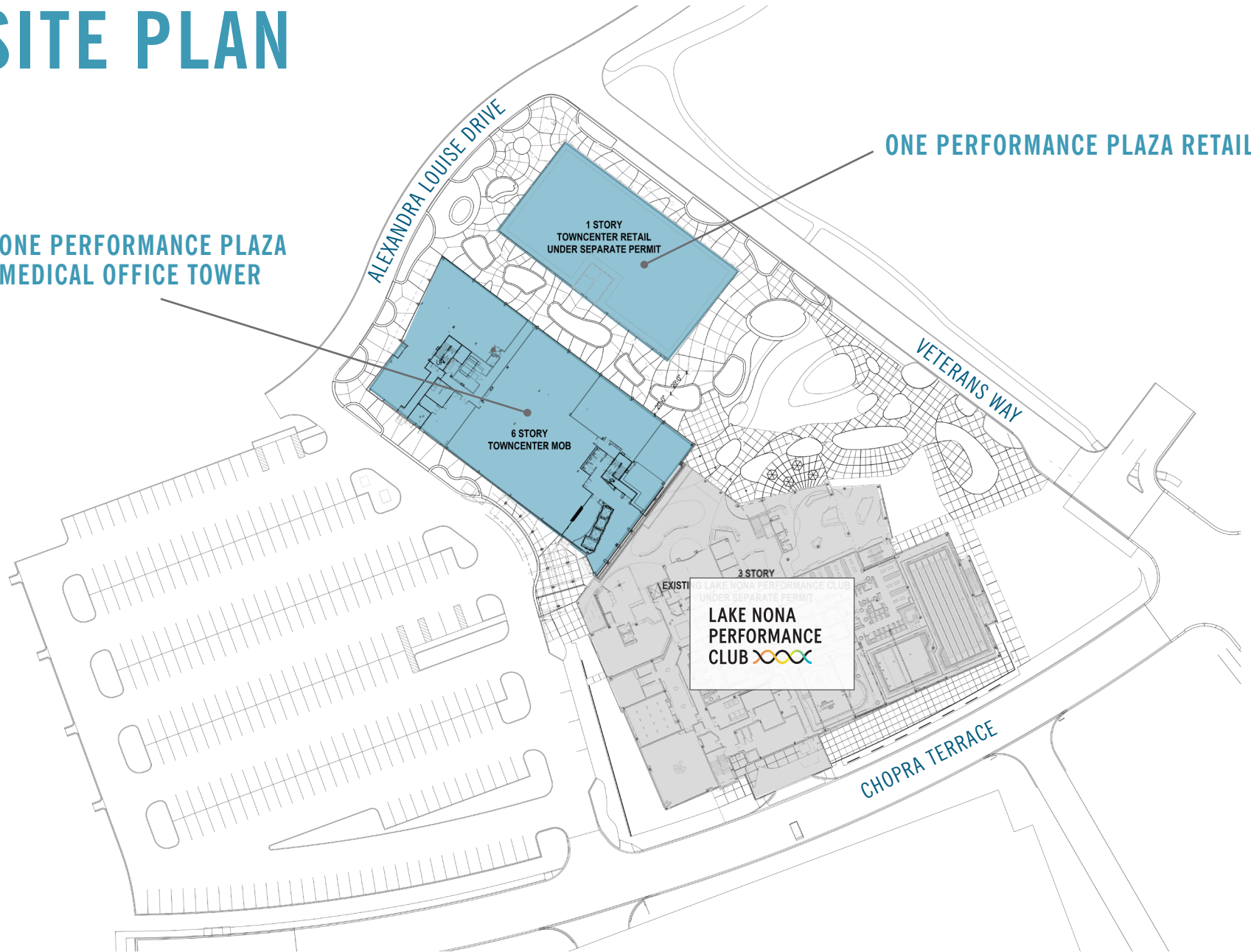
The six-level parking “DNA Garage” is wrapped in custom art and provides 1,800+ parking spaces available to building tenants, patients, and visitors.



ONE PERFORMANCE PLAZA SITE PLAN

ONE PERFORMANCE PLAZA
MEDICAL OFFICE TOWER

ONE PERFORMANCE PLAZA RETAIL





FLOOR LEVEL

1st Level

10,100± RSF

2nd Level

26,517± RSF

3rd Level

26,393± RSF

4th Level

26,354± RSF

5th Level

26,417± RSF

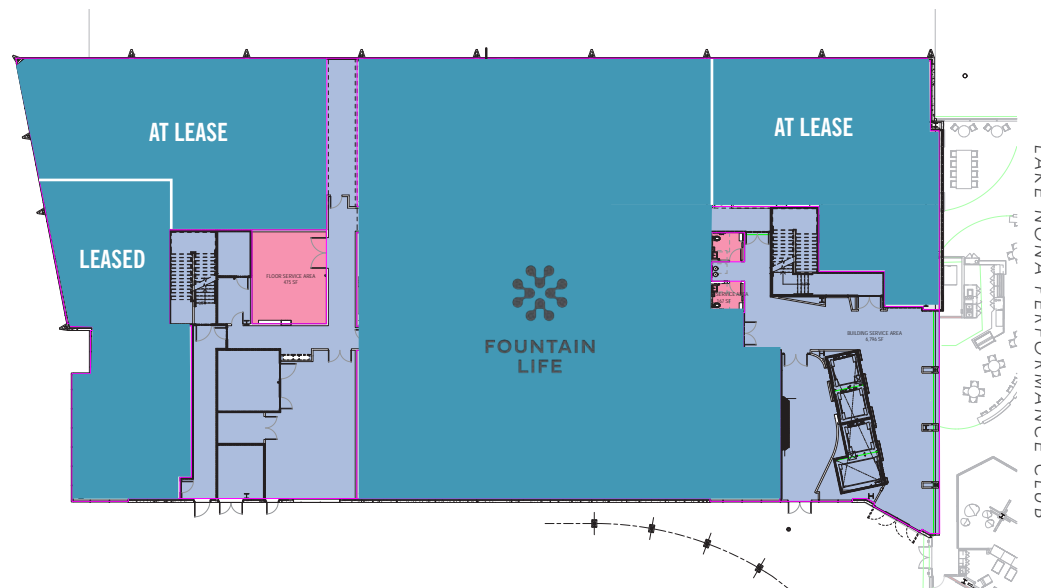
6th Level

26,417± RSF

BUILDING TOTALS

152,784± RSF

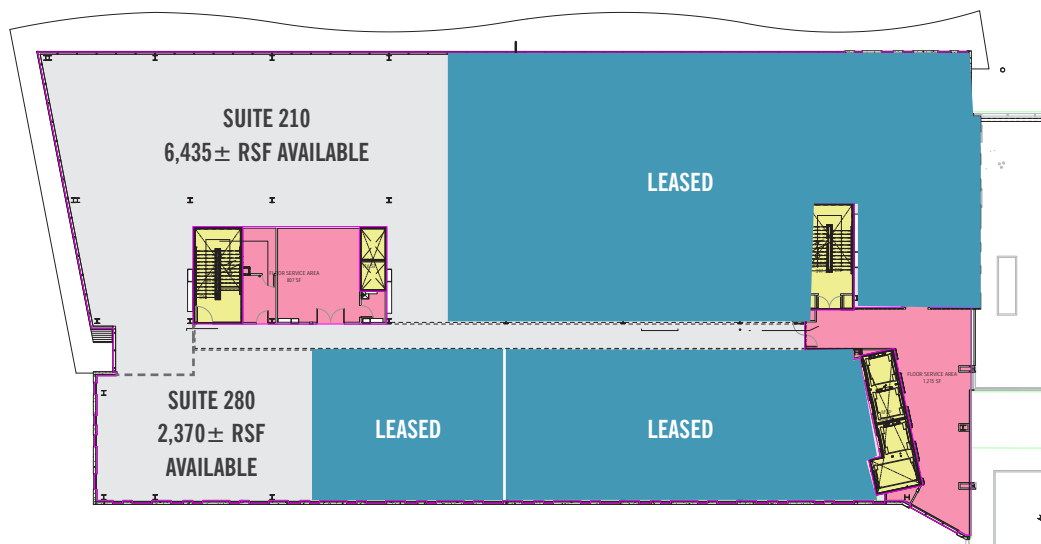
1ST LEVEL



LAKE NONA PERFORMANCE CLUB

2ND LEVEL

2,370 RSF - 8,805 RSF AVAILABLE
SUITES 210 & 280



LAKE NONA PERFORMANCE CLUB
DIRECT ACCESS

■ FLOOR SERVICE AREA
■ MVP
■ TENANT AREA



ONE
PERFORMANCE
PLAZA



FLOOR LEVEL

1st Level

20,687± RSF

2nd Level

26,517± RSF

3rd Level

26,393± RSF

4th Level

26,354± RSF

5th Level

26,417± RSF

6th Level

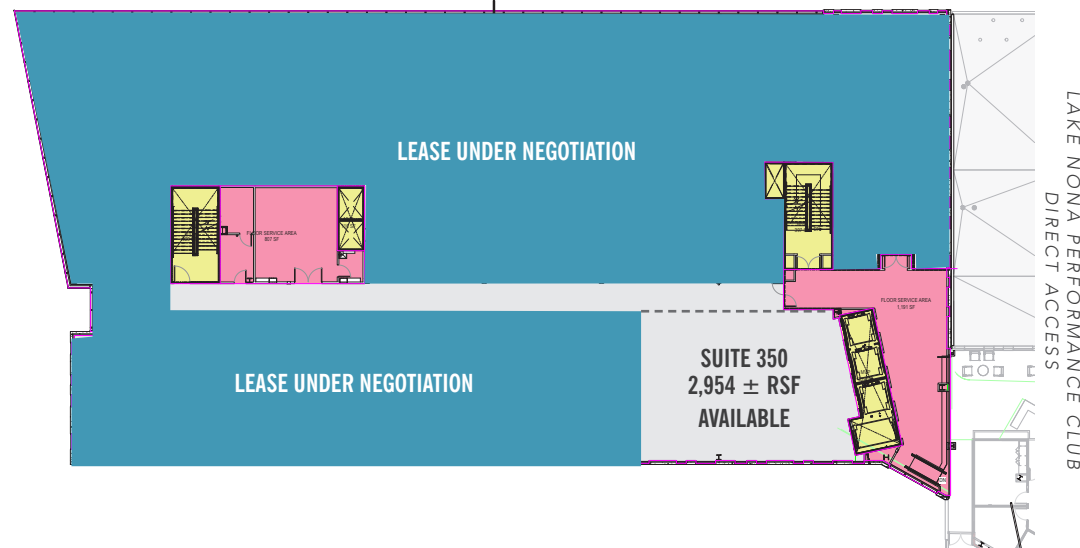
26,417± RSF

BUILDING TOTALS

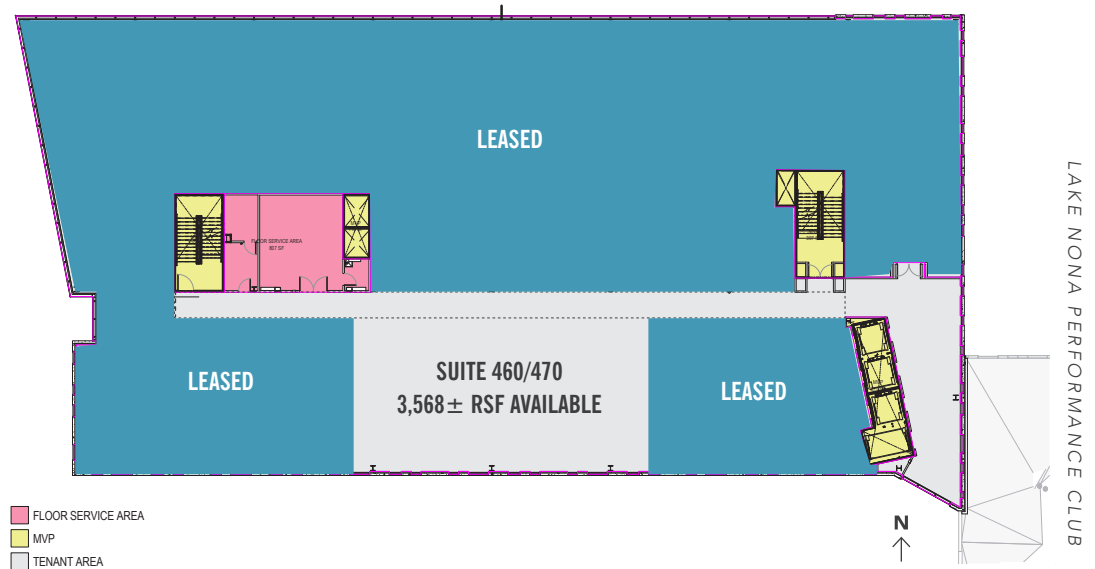
152,784± RSF

ONE
PERFORMANCE
PLAZA

3RD LEVEL



4TH LEVEL



- FLOOR SERVICE AREA
- MVP
- TENANT AREA

FLOOR LEVEL

1st Level

20,687± RSF

2nd Level

26,517± RSF

3rd Level

26,393± RSF

4th Level

26,354± RSF

5th Level

26,417± RSF

6th Level

26,417± RSF

BUILDING TOTALS

152,784± RSF

5TH & 6TH LEVELS



ONE
PERFORMANCE
PLAZA

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