



CENTERED ON A DYNAMIC  
NEO-URBAN LOCATION



CENTERPOINTE  
ALTAMONTE SPRINGS

# CENTERED ON ONE OF THE NATION'S FASTEST GROWING REGIONS

1,500. That's the average number of people who are moving into the Orlando region every week. Orlando continues to lead the nation in job growth with career pipelines that include health, technology, professional services, and world-famous hospitality.

From the unstoppable economy and unparalleled year-round outdoor lifestyle, the magnetism is undeniable. Orlando welcomed more than 75 million visitors in 2018, making it the most visited destination in the United States. National rankings also include the #4 spot on the *Forbes* 2018 list of America's fastest growing cities. And once here, being in the center of mobility brings it all together.

## COVETED CONVENIENCE

As its name suggests, CenterPointe is strategically positioned between downtown Orlando's central business district and the suburban communities of Lake Mary and Heathrow.

## BY ROAD

New investments in infrastructure offer enhanced mobility and connectivity including the I-4 Ultimate Improvement Project. Three new access ramps, including one at Central Parkway, provide immediate access to I-4 for CenterPointe's commuters, residents, and visitors.

## BY RAIL

The Altamonte Springs SunRail station is located within 10 minutes of CenterPointe, providing another option for commuters. SunRail opened in 2014 and serves 16 stations along its north-south line. Planned enhancements include circulating shuttles to and from stations and a spur to Orlando International Airport.

## BY SHARE

Completing the transportation continuum, Altamonte Springs was one of five local cities that participated in a rideshare pilot program with Uber. Building on insights gained from that study, the cities are currently working together to develop a more robust discount program for a multi-modal transit network that

aims to realize carefree experiences for those living and working within Altamonte Springs.

## BY AIR

Orlando International Airport (MCO) is a 35-minute drive from CenterPointe. With abundant daily, direct flights to 91 U.S. destinations, it's the country's 11th busiest airport. Construction is underway on a new terminal, including the \$3.5 billion Intermodal Terminal Facility (ITF) and Automated People Mover complex to expand capacity, convenience, and connectivity. The ITF will also support regional rail systems, including SunRail and Virgin Trains USA, and traditional ground transportation via shuttle, taxi, and public bus.

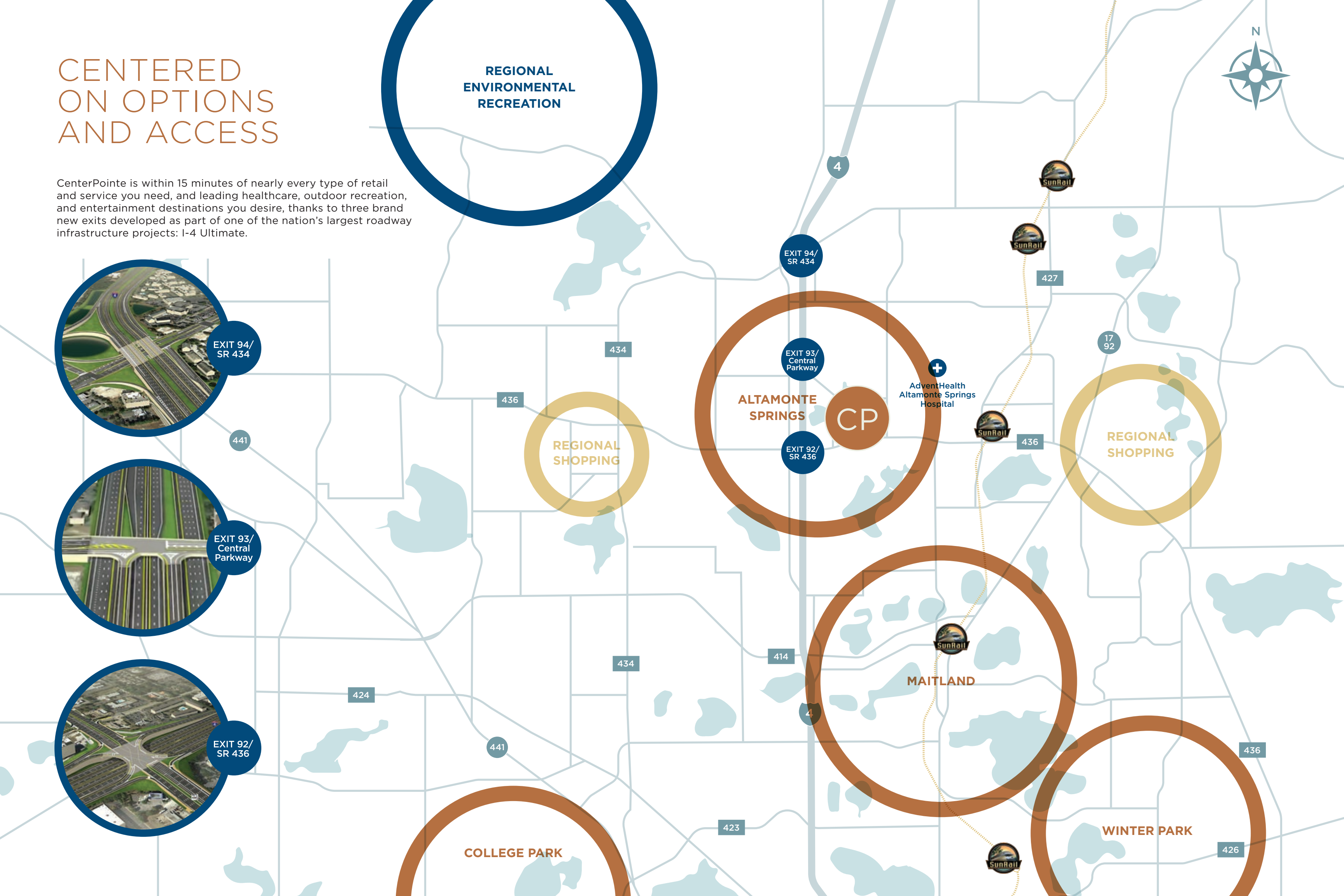
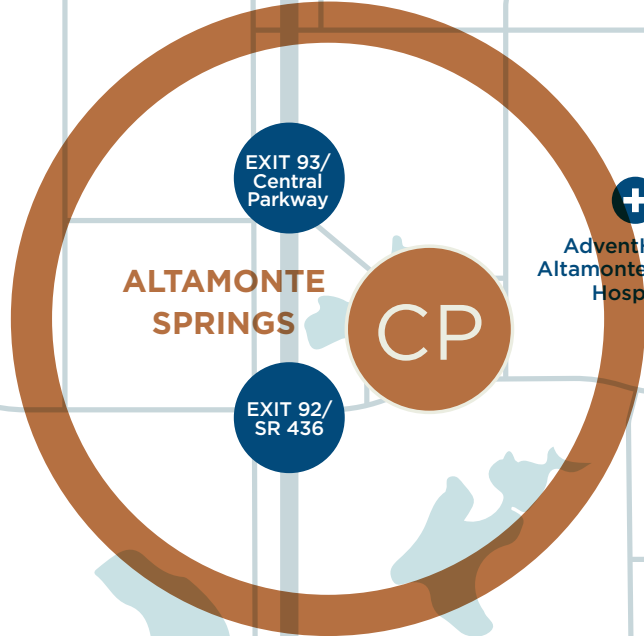
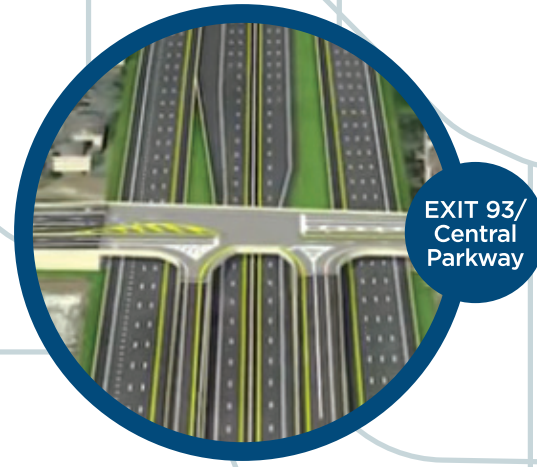
Only 20 minutes northeast of CenterPointe, the Orlando-Sanford International Airport (SFB) serves private, domestic, and international travelers with non-stop flights to many U.S. and U.K. destinations. A \$60 million terminal expansion project is nearing completion, which will add nearly 50,000 SF to the airport and offer more efficient security screening, baggage handling, and drop-off/pick-up area.

The Orlando Executive Airport (ORL), within 20 minutes of CenterPointe, primarily serves private and corporate travelers with its proximity to downtown Orlando and the junction of the area's major highways.



# CENTERED ON OPTIONS AND ACCESS

CenterPointe is within 15 minutes of nearly every type of retail and service you need, and leading healthcare, outdoor recreation, and entertainment destinations you desire, thanks to three brand new exits developed as part of one of the nation's largest roadway infrastructure projects: I-4 Ultimate.



# CENTERED ON QUALITY OF LIFE

Zero snow days, zero income tax, and unlimited sunshine create fertile grounds for businesses to flourish and people to benefit from a rare quality of life. And while the region is flourishing, coveted areas like Altamonte Springs provide unexpected opportunities to unite lifestyle with workstyle and recreation. Altamonte Springs' rare business climate reflects the booming opportunity economy synonymous with Orlando and its #4 position on *Forbes* 2018 list of America's fastest-growing cities.

## ALTAMONTE SPRINGS

Residents of Altamonte Springs enjoy the blend of quaint and upscale neighborhoods that are connected with tree-lined streets. Beautiful parks and trails, recreation centers, and sports complexes encourage residents and visitors to enjoy our region's enviable year-round climate and create a charming, wholesome community. This corridor is also at the center of an impressive selection of cosmopolitan restaurants, anchor retailers, popular shops, and everyday services.

Frequent community events combine with year-round attractions and activities throughout the Orlando metropolitan area to provide virtually unlimited leisure and entertainment options. Several state parks and natural springs are within 30 minutes of CenterPointe, and some of Florida's favorite beaches, including New Smyrna and Daytona, are within 50 minutes.

## CRANES ROOST PARK

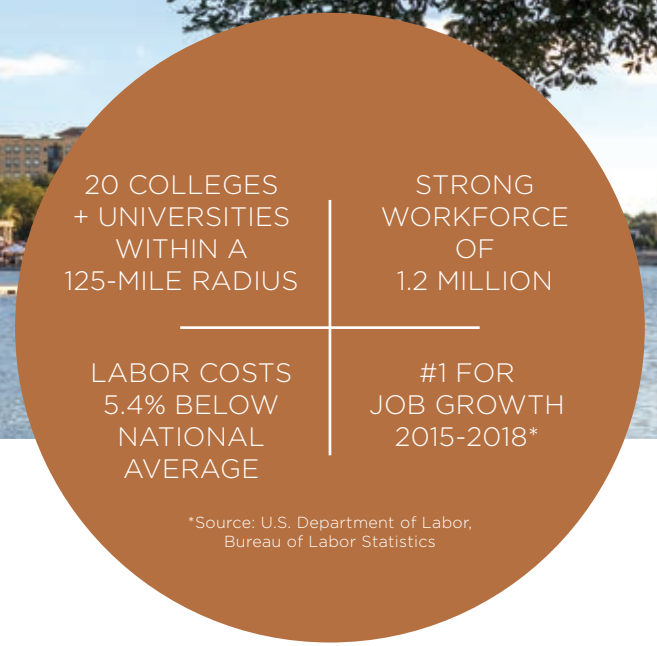
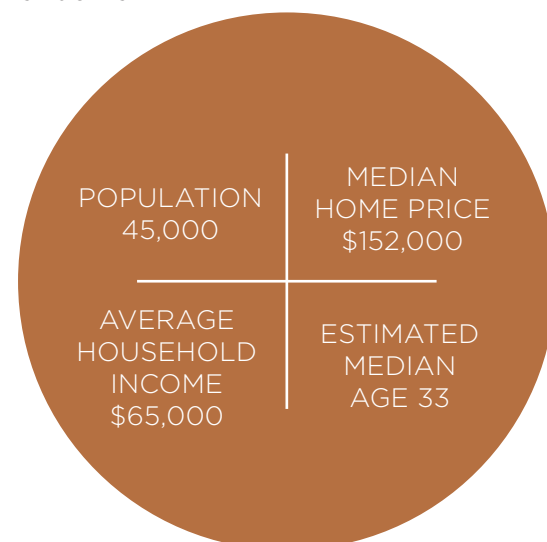
Adjacent to CenterPointe, is the inviting and picturesque Cranes Roost Park. One of Central Florida's premier outdoor venues, the 45-acre park surrounds Cranes Roost Lake and features an amphitheater with a floating stage and stadium seating. The European-style plaza includes an iconic 62-foot tower and a choreographed fountain show, and the paved one-mile pathway that encircles the lake provides benches, covered seating areas, and themed lighting. The park hosts community and private events every week, and its premier holiday events, food and wine festivals, and concerts welcome more than one million visitors each year.

## HEALTH AND FITNESS

AdventHealth is recognized as the #1 hospital in Orlando in 13 types of care by *U.S. News & World Report*. The Altamonte Springs hospital campus, one of 10 in its Central Florida network, is located just five minutes from CenterPointe, and provides award-winning care and advanced medical treatment. AdventHealth, with 83,000 employees in 10 states, selected Altamonte Springs as the location for its corporate headquarters, a campus that's just 10 minutes west of CenterPointe.

Numerous office buildings and complexes adjacent to the hospital campus and along State Road 436 are home to family physicians and medical specialists, dentists, chiropractors, physical therapists, and mental health professionals.

In addition to the picturesque one-mile paved trail around Cranes Roost Lake, pedestrians and cyclists will soon enjoy the East West Connector Trail. This proposed trail will begin at the Altamonte Springs SunRail station, turn to follow Central Parkway alongside CenterPointe, then cross I-4 and connect to the scenic, 14-mile Seminole Wekiva Trail at Sanlando Park.



## EDUCATION

Altamonte Springs is part of the award-winning Seminole County School District, which has earned an "A" rating since the inception of district grades. Ranked #1 in Florida for STEM curriculum (Science, Technology, Engineering & Math), the district also has consistently high graduation rates.

Ranked in the top 4% of the nation by *Newsweek Magazine*

One of only three districts in the country to be on the College Board's Advanced Placement (AP) Honor Roll for two consecutive years

Earned an "A" rating every year since 1999

#1 in the state in STEM curriculum (Science, Technology, Engineering & Math) and for percentage of budget spent in the classroom

100% of VPK sites meet requirements for student readiness

Graduates of Lake Brantley High School have many options for higher education close to home, including the University of Central Florida (the 2nd largest state university in the country), Seminole State College, Valencia College, Full Sail University, Stetson University, and Rollins College.

Ultimately, this kindergarten-to-college education pathway continuously loops and strengthens the community as well as its future generations of talent.

# CENTERED ON CONVENIENCE

While mobility enables you to move freely around the region and its centers of commercial and cultural gravity, a convenient location puts everything you can imagine at CenterPointe's front door.

State Road 436, also known as Semoran Boulevard, is a thriving "retail now" that is traveled by more than 80,000 cars every day.

The premier business and urban residential district of Altamonte Springs, Uptown Altamonte is a unique collection of sophisticated hotel and, residential offerings entwined with stylish retail, lively entertainment options, and crave-worthy eateries. Its pedestrian-friendly streets and uniquely crafted walkways create an appealing environment that encourages daytime visitors and full-time residents to explore this district that sets the beat for Altamonte Springs.

Altamonte Mall, owned by Brookfield Properties, is north Orlando's premier shopping center, with 9.5 million visitors annually. Only a 10-minute walk from CenterPointe, the 1.1 million square foot mall is the third largest enclosed shopping center in all of Central Florida. The mall boasts 120+ stores, a mix of anchor retailers, specialty shops, restaurants, and unique services.

Adjacent to the mall and CenterPointe is the 18-screen AMC theater that features first-run

movies. Dolby Cinema sound and IMAX screens provide immersive sensory experiences from the comfort of reserved seating in AMC's signature recliners.

The immediate area surrounding Altamonte Mall and Cranes Roost has more than 5.2 million square feet of office space occupied over 130,000 employees, making this one of the region's most densely populated professional districts—and one that also has capacity for growth.

Numerous upscale and casual dining options are located within 10 minutes of CenterPointe, including favorites like Seasons 52, Kobe Japanese Steakhouse, Bahama Breeze, Omaha Steakhouse, and Café Murano, as well as two popular sports bars, Duffy's and Miller's Ale House.

Publix, a regional grocery chain known for its service and selection, is a local favorite with two locations within a 5-minute drive of CenterPointe. Whole Foods is another nearby option in Renaissance Plaza (owned by Kimco Realty) for a more robust selection of organic and specialty foods.





NEW DIRECT ACCESS INTERCHANGE

EXIT 93/  
Central  
Parkway

ACCESS  
SHOPPING  
DINING  
EVENTS  
LIFESTYLE  
RECREATION  
WHY SETTLE FOR  
NEAR WHEN YOU  
CAN BE IN  
THE CENTER  
OF IT ALL?

The lakeside trails in CenterPointe connect with the boardwalk that spans Cranes Roost Lake, enabling pedestrian-friendly access to shops, restaurants, and entertainment in Uptown Altamonte. Walkers can continue along the trail to enjoy a scenic one-mile loop around Cranes Roost Park.



# CENTERED ON CONNECTIONS

Buildings are only as good as the spaces and places that connect them. CenterPointe’s 55-acre mixed-use district features four Class A office buildings, a 100-room hotel, luxury apartments, and resort-style condominiums that are all thoughtfully connected by dynamic experiences, magnetic anchors, and an incomparable lakefront location.

**The master plan can accommodate build-to-suit requirements, flexible land uses and square footage on all undeveloped areas.**

USE	SPACE	SIZE	STATUS
Class A Office	CenterPointe One	100,000 Sq Ft	Built
Class A Office	CenterPointe Two	105,000 Sq Ft	Built
Class A Office	CenterPointe Three	125,000 Sq Ft	Permitted
Class A Office	CenterPointe Four	TBD	Planned
Parking	CenterPointe One Surface Lot	3.5 per 1,000 Sq Ft	Built
Parking	CenterPointe Two Surface Lot	5 per 1,000 Sq Ft	Built
Parking	CenterPointe Three Parking Garage	5 per 1,000 Sq Ft	Built
Parking	CenterPointe Four Parking Garage	5 per 1,000 Sq Ft	Planned
Residential	Emerson Plaza Condominiums	118 Units	Built
Residential	Altamonte Sanctuary - Phase 1	300 Units	Construction
Residential	Altamonte Sanctuary - Phase 2	400 Units	Design
Mixed-use	Multifamily Apartments	TBD	Planned
Mixed-use	Lakefront Site Apartment/Condo	TBD	Planned
Mixed-use	Hotel	TBD	Planned
Mixed-use	Commercial, Retail, Restaurant	TBD	Planned



# CENTERED ON OFFICE

Within its coveted urban lakeside location along the I-4 corridor, CenterPointe delivers flexible, full-service leases in Class A office spaces. Mid-rise buildings with sophisticated finishes and abundant natural lighting seamlessly connect best-in-class amenities and services throughout CenterPointe and its adjacent array of retail and dining options. The master plan can accommodate build-to-suit requirements, flexible land uses and square footage on all undeveloped areas. User and tenant input is welcome.

Three points of access to both directions of I-4 within 5 minutes

Structured and surface parking with 5 spaces per 1,000 sq ft leased

World-class urban infrastructure

Highly walkable environment with connections to Cranes Roost Park, trails, and serene outdoor retreats

Pedestrian-friendly access to Uptown Altamonte's assembly of shops, services, restaurants, activities, hotels, and residences

Front row seat to year-round festivals and events in neighboring Cranes Roost Park



RENDERING IS CONCEPTUAL AND SUBJECT TO CHANGE



Leading-edge utility and sustainability features, including electric dual circuit, fiber capacity, top-ranked quality drinking water



# CENTERED ON LUXURY LIVING

Right at home in CenterPointe is The Sanctuary, a luxury apartment community. The first phase of 300 upscale residences with resort-style amenities is currently under construction, and a second phase of 400 apartments is in the design stages. The master plan can accommodate build-to-suit requirements, flexible land uses and square footage on all undeveloped areas. User and tenant input is welcome.

Built in 2006, the 12-story twin towers of Emerson Plaza condominiums feature thoughtfully designed 1, 2, and 3-bedroom floor plans. Ranging from 1,100 to 2,450 square feet, these spacious residences include stylish finishes and private balconies with unrivaled views of Cranes Roost Park and the lake.



With more than 400 residential units built and under construction at Emerson Plaza and The Sanctuary, CenterPointe is the address for lakeside luxury and urban convenience.



# CENTERED ON LAKEFRONT MIXED-USE

With a master plan based on thoughtful, purposeful design, the business, residential, hotel, and mixed-use spaces at CenterPointe are connected with tree-lined drives and walkways that complement the natural beauty of adjacent Cranes Roost Park and the lake. The master plan can accommodate build-to-suit requirements, flexible land uses and square footage on all undeveloped areas. User and tenant input is welcome.



RENDERING IS CONCEPTUAL AND SUBJECT TO CHANGE



RENDERING IS CONCEPTUAL AND SUBJECT TO CHANGE



RENDERING IS CONCEPTUAL AND SUBJECT TO CHANGE



RENDERING IS CONCEPTUAL AND SUBJECT TO CHANGE

With CenterPointe's daytime office tenants and full-time residents, the mixed-use spaces alongside Cranes Roost Lake offer abundant opportunities for thriving retail, cafés, and other commercial ventures.



# CENTERED ON EVENTS

Some of the region's most popular year-round public event programming happens right here, at the doorstep of CenterPointe. Drawn by events on its floating stage and stadium seating, more than one million people gather at Cranes Roost Park and Uptown Altamonte for a diverse array of outdoor entertainment and recreation, creating a bustling turnstile of customers for neighboring retailers, restaurants, and hotels.

## WORLD FOOD FESTIVAL:

International cuisine and live entertainment



## FAMILY FEST:

A family-favorite event with live performances and games



## HALLOWEEN AT CRANES ROOST:

Live entertainment, costume contests, food, games, and trick-or-treating around the lake for an estimated 15,000 kids and their families



## LIGHT UP THE HOLIDAYS:

The park welcomes the season with train rides, Santa, live music, a 60-foot decorated tree, and holiday displays featuring 200,000 lights



SPRING

SUMMER

FALL

WINTER



## RHYTHMS AT THE ROOST:

Outdoor concert series featuring local bands (occurs in the spring and fall)



## RED HOT & BOOM:

Central Florida's largest Independence Day celebration with 200,000+ in attendance for live music, food, and spectacular fireworks



## CRANES ROOST SUNSET CINEMA:

Movies and picnics under the stars (occurs in the spring and fall)



# EMERSON

INTERNATIONAL, INC.  
*Member of The Emerson Group*

## CenterPointe is owned and managed by Emerson International.

Emerson International is a private, full-service real estate development company and one of the region's largest commercial property owners. With more than 35 years of Central Florida market experience and 1.2 million square feet of commercial office space under management, Emerson's expertise in the region's local codes, provides the vital link between selecting a site and executing a successful business launch, relocation, or consolidation.

In addition to our local expertise, we deliver the highest caliber of service and commercial property selection. With spaces in a variety of locations, sizes, and options for custom build-outs, Emerson develops solutions for every client.

Based in the United Kingdom, the Emerson Group was established more than 60 years ago, and is recognized as one of the U.K.'s foremost development companies. Its global development portfolio includes residential, timeshare, sports venues, shopping centers, and resorts in excess of \$1 billion in assets and more than seven million square feet.

56+ years of development experience

\$1+ billion and 7+ million square feet in assets

1.2 million square feet of commercial office space under management in Central Florida



[CenterPointeAltamonte.com](http://CenterPointeAltamonte.com)