



ORLANDO SPORTS ENTERTAINMENT DISTRICT

Orlando Sports and Entertainment District
Downtown Orlando's upcoming mixed-use development, including a full-service hotel, high-rise residential, office space, meeting space, retail, a live events venue, and parking.

An architectural rendering of a modern urban development at dusk. The scene features several tall, multi-story buildings with glass facades and balconies. In the foreground, there is a large, curved structure with a vibrant, colorful facade featuring the word "MAGIC" and a cartoon character. The area is filled with palm trees, walkways, and people, suggesting a lively, pedestrian-friendly environment. The sky is a deep blue, and the overall atmosphere is one of a vibrant, modern city hub.

Downtown Orlando's New Sports & Entertainment Hub

A unique urban destination offering a rich mix of live, work, and play options and amenities



270-UNIT RESIDENTIAL

200K SF OF CLASS A OFFICE

1,140 PARKING STALLS

260-KEY HOTEL

3,500-CAP LIVE EVENT VENUE

125K SF RETAIL





BY THE NUMBERS

260 KEYS

Full-Service Hotel with
16,000 SF of Indoor Meeting &
Conference Space

270 UNITS

High-Rise Residential
(Located Above the Hotel)

**3,500
CAPACITY**

Live Events Venue

200,000+ SF

Class A Office Space

125,000 SF

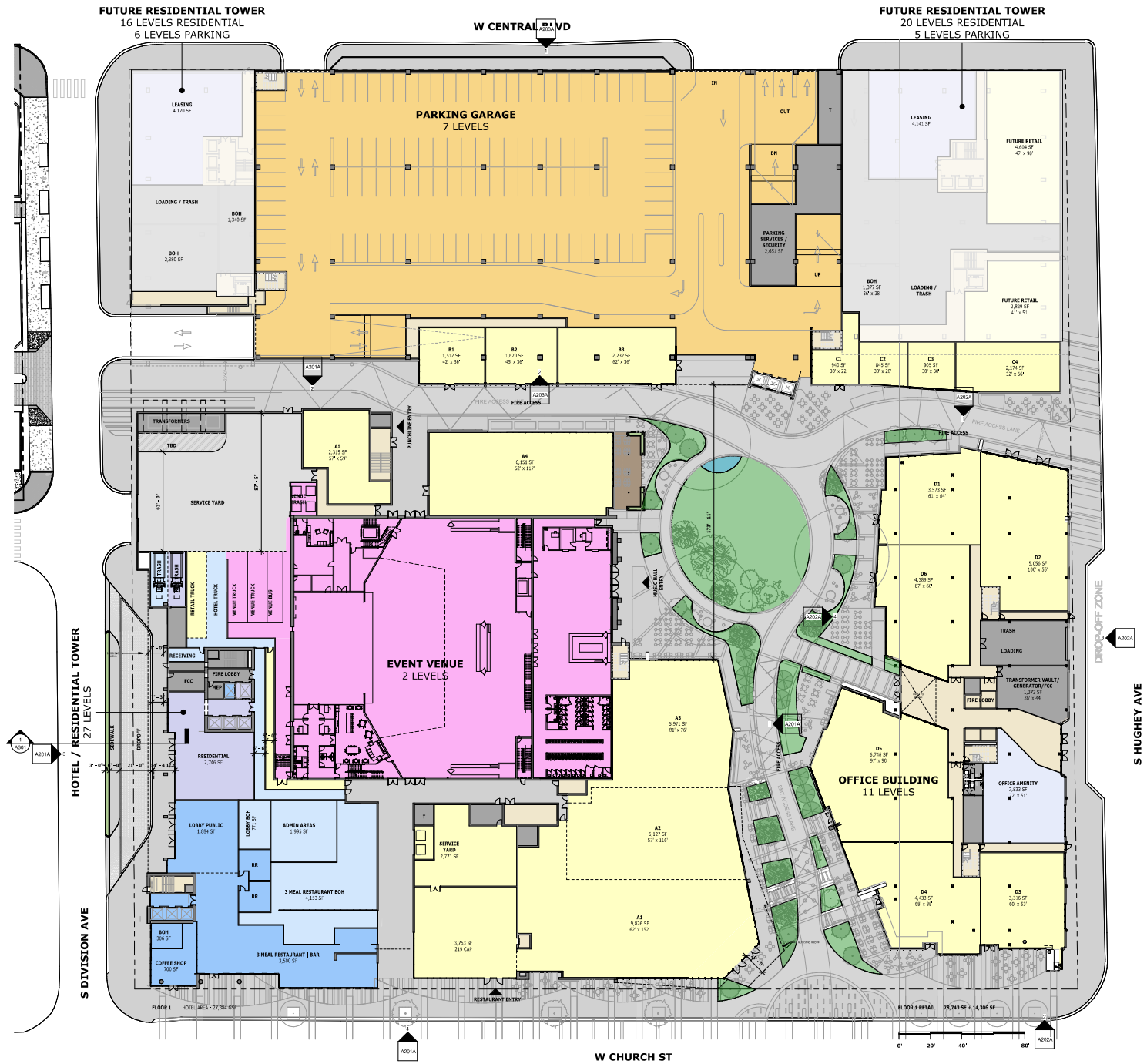
Retail Space

1,140 SPACES

On-Site Parking

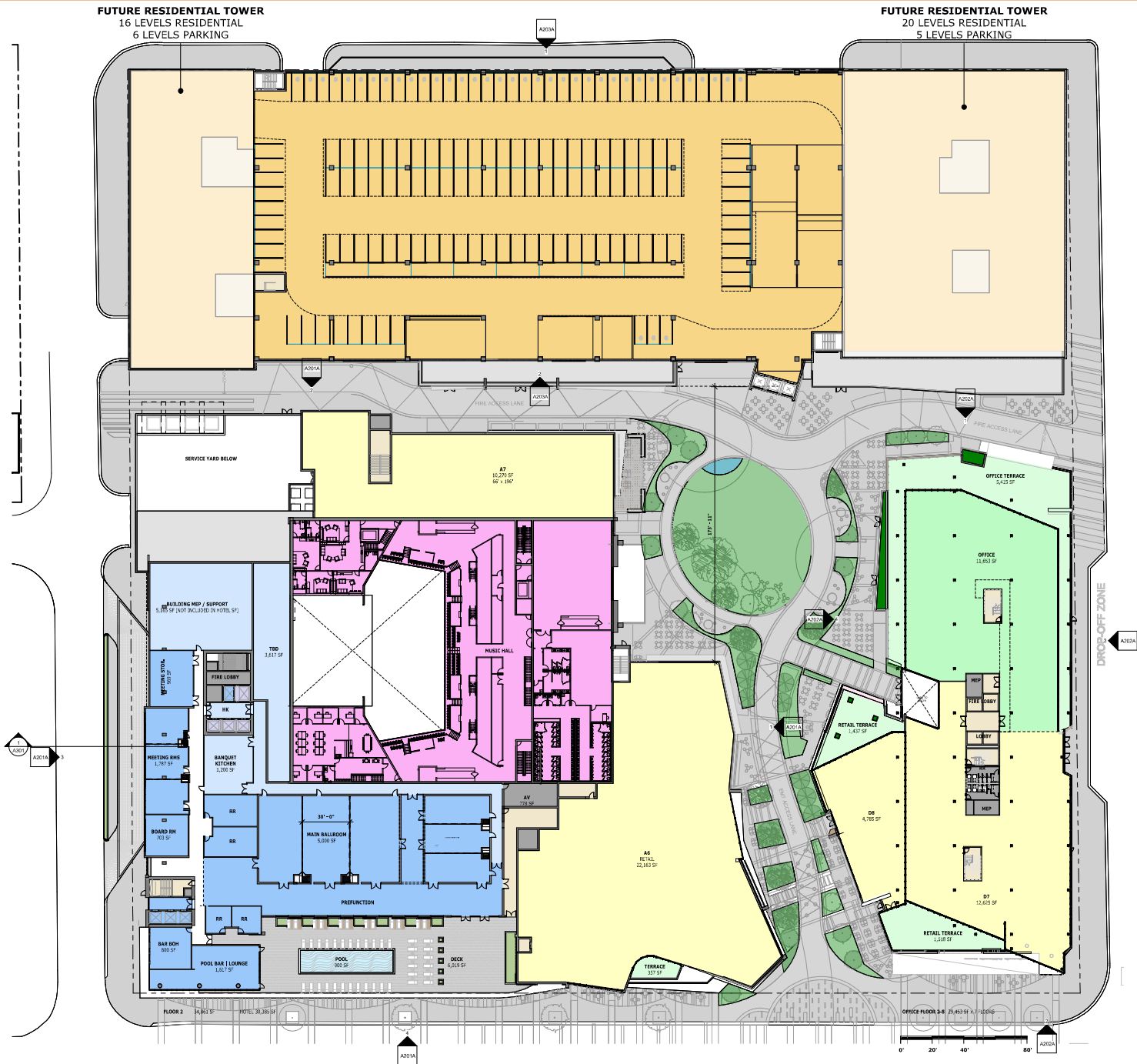
LEVEL

TYPE	UNITS	GROSS SF	RENTABLE SF
PHASE 1			
Apartment	273	276,619	
Hotel	261	212,480	
Retail		124,508	
Event Venue		63,647	
Signage / Plaza		n/a	
Office		283,240	
Office Amenity			
Level 01		2,833	
Rooftop		16,671	
Total		979,998	
Parking	1,139	479,782	
Hotel	Keys		
PHASE 2			
Rooms	261	166,534	
Meeting Space		15,839	
F&B		21,226	
BOH		8,881	
Total		212,480	
Residential	Units		
Studio	119	69,879	
1 BR	90	66,905	
2 BR	59	66,801	
Penthouses	5	7,654	
Total	273	276,619	211,267
Average			773.8 SF AV.
Parking	273	nested	
PHASE 2 A			
First Floor Support		5,516 sf	
Retail		6,847 sf	
Residential		318,100	
Studio	60	33,759	
1BR	160	130,193	
2 BR	80	96,810	
Total	300	330,463	260,762
Average			869 SF AV.
Parking	345 stalls (inc 55 tandem)	126,035	365 SF AV.
PHASE 2 B			
1st Floor Support		7,776	
Residential		202,480	Rentable SF
Studio	62	39,792	
1 BR	114	81,433	
2 BR	32	36,411	
Total	208	210,256	157,648
Average			758 SF AV.
Parking	240 stalls (inc 36 tandem)	88,618	369 SF AV.
PROJECT TOTAL		2,009,816 GSF	



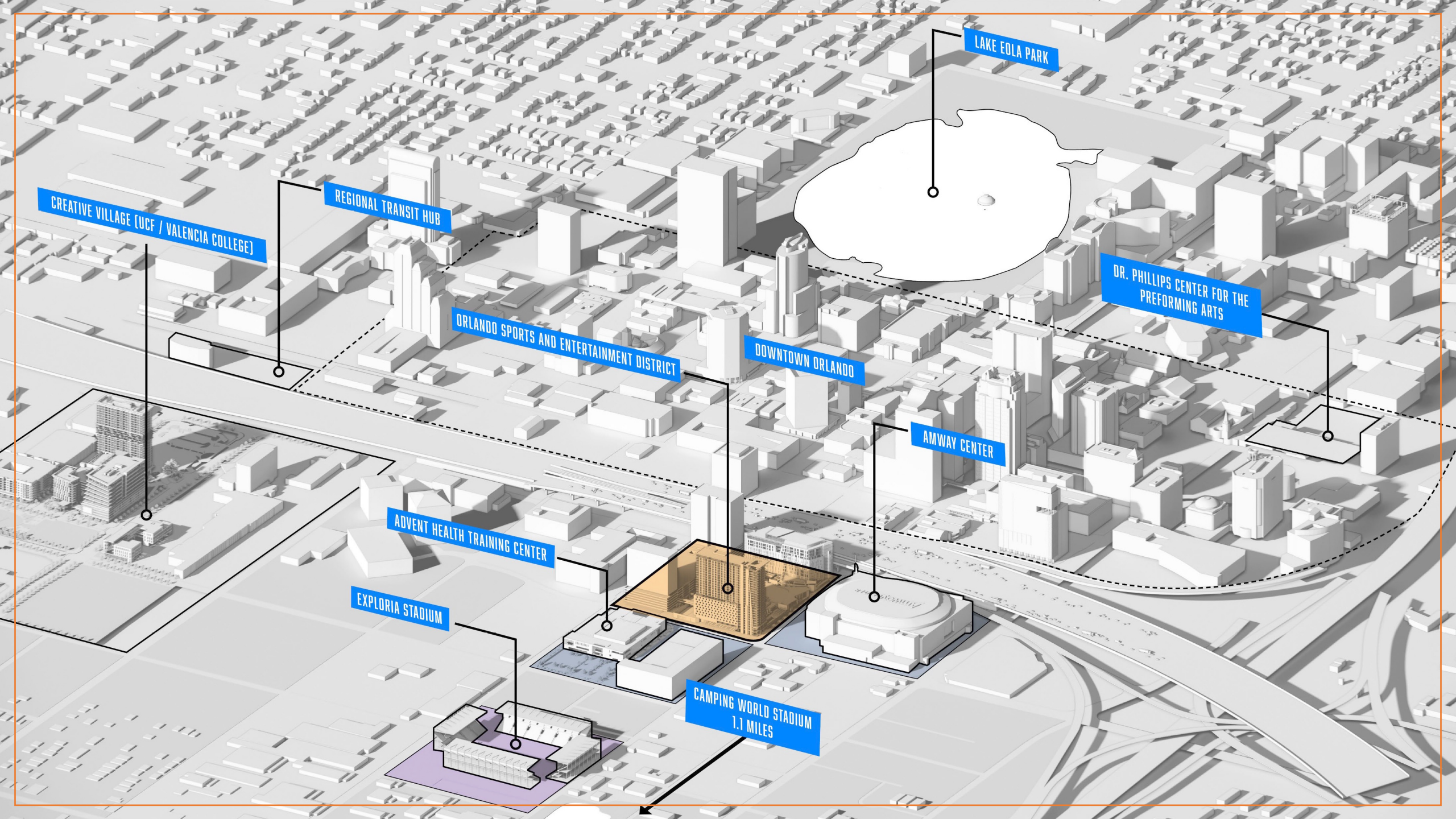
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PATIO PLAN 11.06.2023



LAKE EOLA PARK

CREATIVE VILLAGE (UCF / VALENCIA COLLEGE)

REGIONAL TRANSIT HUB

ORLANDO SPORTS AND ENTERTAINMENT DISTRICT

DOWNTOWN ORLANDO

DR. PHILLIPS CENTER FOR THE PERFORMING ARTS

AMWAY CENTER

ADVENT HEALTH TRAINING CENTER

EXPLORIA STADIUM

CAMPING WORLD STADIUM
1.1 MILES

PARKING SNAPSHOT



Grove Park 521 W Central Blvd

Jefferson Street Parking Garage

116 N Magnolia Ave Parking

Orange County Regional History Center

Library Garage Central Blvd

Publix Super Market at The Paramount

AdventHealth Training Center

Central Blvd Garage Blvd

Central Blvd Taco Bell

SAK Comedy Lab

Garland Lot

W Pine St

Plaza Garage

E Pine St

E Church St

350 N Park

W Church St

W Church St

E Church St Plaza Parking Garage

E Church St

Amway Center

Church St

SunTrust Center Parking

Dunkin'

Grand Bohemian Hotel Orlando

Jackson St

Wells' Built Museum of African American

SP+ Parking

W South St

Jackson St

Lynx Busway

Jackson St

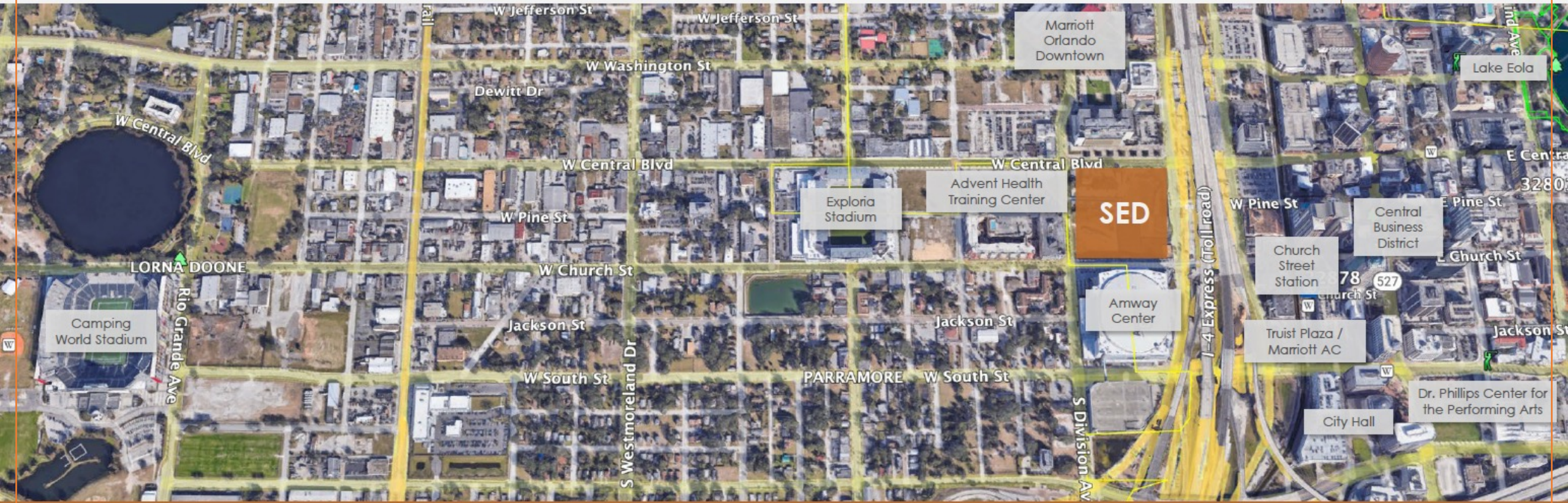
E South St

Geico

City of Orlando Mayor

Dr. Phillips Center for the Performing Arts

AdventHealth Orlando South



	Amway	Exploria	Camping World	SED Event Venue	Dr. Phillips	TOTAL
Events 	120	30	10	120	400	680
Att/Event 	11,667	15,000	40,000	2,458	1,500	4,625
Attendance 	1,400,000	450,000	400,000	295,000	600,000	3,145,000

Downtown Orlando Development Map

Projects

1. 101 Hillcrest
2. The 500
3. 802 W. Church St.
4. Art2
5. Bumby Arcade Food Hall
6. Cambria Suites Hotel
7. Camden Lake Eola
8. Camping World Stadium
9. Colonial Dr. Overpass
10. Dr. Phillips Center for the Performing Arts
11. The Edge at Church Street Station
12. Eola North
13. Exploria Stadium
14. Fountain Vu 5
15. Hilton Garden Inn Orlando Downtown and Home2 Suites by Hilton Orlando Downtown
16. Irma Apartments
17. Irving on Park
18. MAA Robinson Apartments
19. Magnolia Mixed-Use Development
20. Mariposa Grove
21. Monarch Tower
22. Mondrian on Lake Eola
23. Novel Lucerne

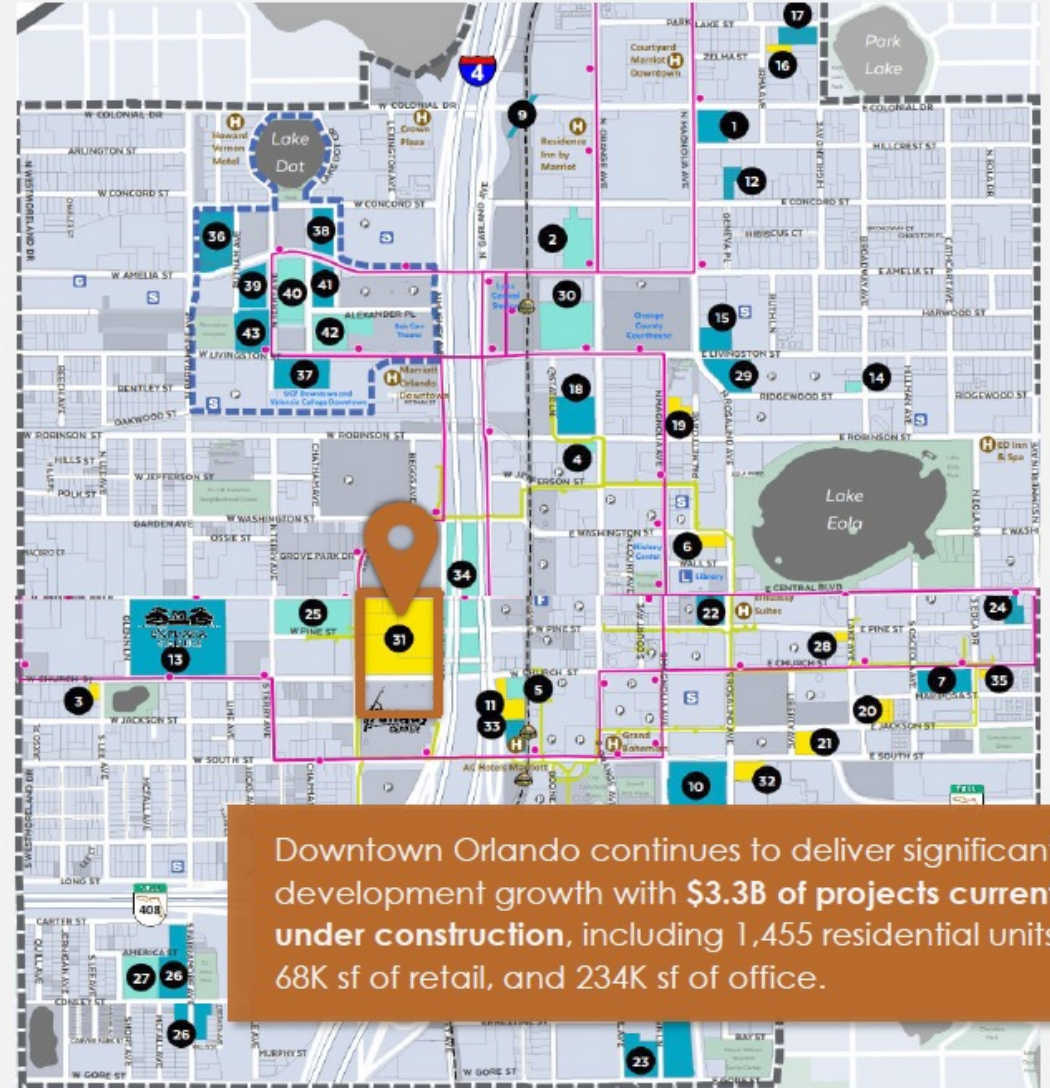
24. The Olive Townhouses
25. Orlando Magic Training Facility
26. Parramore Oaks - Phase I
27. Parramore Oaks - Phase II
28. Pine and Lake Mixed-Use Tower
29. Radius Apartment Tower
30. Society Orlando

31. Sports Entertainment District (SED)

32. The Signature
33. Truist Plaza at Church Street Station
34. Under - i
35. Vive on Lake Eola

Creative Village

36. Amelia Court
37. Dr. Phillips Academic Commons
38. Electronic Arts (EA) Orlando
39. The Julian
40. Luminary Green
41. Modera
42. Parcel X, X-1, Y
43. UnionWest



Downtown Orlando continues to deliver significant development growth with **\$3.3B of projects currently under construction**, including 1,455 residential units, 68K sf of retail, and 234K sf of office.

thank you



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COMMERCIAL REAL ESTATE

Retail Leasing Opportunities Contact:

Stuart Zall, PRINCIPAL BROKER

FL Broker Lic: BK3058933

The Zall Company, LLC

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