ORLANDO · METROWEST

TURNKEY EVENT VENUE

& FLEXIBLE COMMERCIAL SPACE

±9,884 SF ground-floor condominium in the Veranda Park lifestyle center — built out as a premier wedding and special-event venue, with infrastructure suited to restaurant, assembly, conference, medical, showroom, and specialty-retail uses.

7065 Westpointe Blvd, Unit 140
Orlando, FL 32835

OFFERING MEMORANDUM

PRESENTED BY:

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Founding Principal
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561-232-7899

GOCOMMERCIAL™ COMPASS GROUP

ASKING PRICE AND TERMS:

$3,395,000, inclusive of the real estate, permanently installed venue and kitchen infrastructure, and the furniture, fixtures, equipment, and related business assets described herein (subject to final inventory and reconciliation at closing). Property to be delivered free and clear of all liens. Buyer brokers protected. Contact Compass for offer guidelines.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

AFFILIATED BUSINESS DISCLOSURE

Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer, or, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

CONFIDENTIALITY AGREEMENT

This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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EXECUTIVE SUMMARY

GoCommercial is pleased to present 7065 Westpointe Blvd, Unit 140 — a ±9,884-square-foot ground-floor retail condominium at Veranda Park, the Mediterranean-style mixed-use lifestyle center in the heart of Orlando's MetroWest. Built out as a turnkey wedding, banquet, and special-event venue, the unit spans 2 functional levels and features a grand ballroom, dedicated ceremony area, outdoor cocktail patio, bridal and groom suites, elevator access, administrative space, and commercial kitchen infrastructure.

The offering includes the real estate, the permanently installed venue and kitchen build-out, and the furniture, fixtures, equipment, and related business assets — a complete, operate-from-day-1 package for a compatible owner-user. Zoned AC-2 within Orlando's Urban Activity Center framework, the unit is equally compelling as a flexible ground-floor commercial box for restaurant, assembly, conference, medical, showroom, and specialty-retail buyers.

KEY HIGHLIGHTS

- **Turnkey Event Venue** – fully built-out ballroom, ceremony, and hospitality spaces that would be costly and time-consuming to recreate.
- **Commercial Kitchen Infrastructure** – exhaust hood, grease interceptor, and high-capacity electrical and plumbing already in place and permitted.
- **Complete Package** – FF&E, décor, brand assets, and vendor relationships convey with the sale, subject to final inventory.
- **Flexible Ground-Floor Space** – adaptable to restaurant, assembly, conference, medical, showroom, and specialty-retail uses, subject to approvals.
- **Affluent, Growing Trade Area** – average household income of $93,540 within 1 mile and 9.6% projected 5-year population growth.
- **SBA-Financeable Owner-User Asset** – a textbook fit for SBA 504 and 7(a) acquisition structures at approximately 10% down.

INVESTMENT HIGHLIGHTS

±9,884 SF | GROUND-FLOOR RETAIL CONDOMINIUM | ZONED AC-2 | TURNKEY PACKAGE | BUYER BROKERS PROTECTED

IRREPLACEABLE BUILD-OUT

The grand ballroom, ceremony area, bridal and groom suites, outdoor cocktail patio, and commercial kitchen infrastructure represent years of investment in improvements, permitting, and finish work. A buyer acquires on day 1 what a competitor would spend heavily — in both capital and time — to recreate.

COMPLETE TURNKEY PACKAGE

The offering includes the real estate together with furniture, fixtures, equipment, décor, website and brand assets, and established vendor relationships, subject to final inventory and reconciliation at closing. An operator can be hosting events immediately after closing.

AFFLUENT, HIGH-GROWTH TRADE AREA

Within 1 mile, average household income is $93,540 and the population is projected to grow 9.6% by 2030. The 5-mile trade area holds 281,676 residents and 102,449 households — deep demand for weddings, celebrations, and corporate functions.

PREMIER LIFESTYLE-CENTER SETTING

Unit 140 anchors the ground floor of Veranda Park Building 7000, a Mediterranean-style mixed-use center with on-site parking, strong visibility, and an established base of residents, offices, and dining. The setting photographs beautifully — a meaningful advantage for event and hospitality operators.

FLEXIBILITY BEYOND EVENTS

The same attributes that serve a venue — open volume, ground-floor access, kitchen infrastructure, elevator service — support restaurant, catering-commissary, assembly, conference, educational, medical, showroom, and specialty-retail conversions, subject to condominium documents and applicable approvals.

SBA-FINANCEABLE ACQUISITION

As an owner-occupied commercial property paired with an operating package, the offering fits SBA 504 and 7(a) programs — enabling qualified operators to acquire the property, FF&E, and working capital in 1 financing with as little as approximately 10% down. We coordinate with SBA-preferred lenders to pre-qualify prospects.

PROPERTY AT A GLANCE

ADDRESS	7065 Westpointe Blvd, Unit 140, Orlando, FL 32835
ASKING PRICE	$3,395,000 (approximately $343/SF)
INCLUDED	Real estate, venue & kitchen build-out, FF&E, and related business assets (subject to final inventory)
PROPERTY TYPE	Ground-floor retail condominium (County use code 1101, Condo-Retail)
SIZE	±9,884 SF per County Property Appraiser; marketed as ±10,000 SF across 2 functional levels
YEAR BUILT	2005
PROJECT	Unit 140 at Veranda Park Building 7000 Condominium
PARCEL ID	02-23-28-6125-00-140
ZONING	AC-2 — Urban Activity Center, City of Orlando
CURRENT USE	Wedding, banquet & special-event venue
IMPROVEMENTS	Grand ballroom, dedicated ceremony area, outdoor cocktail patio, bridal & groom suites, elevator access, administrative space
KITCHEN	Commercial kitchen infrastructure — exhaust hood, grease interceptor, high-capacity electrical & plumbing
PARKING	Shared surface and garage parking within the Veranda Park development
2025 CERTIFIED TAXES	$37,081 including non-ad valorem assessments

Condominium association documents, budgets, permits, and FF&E schedules are available to qualified purchasers upon execution of a confidentiality agreement.

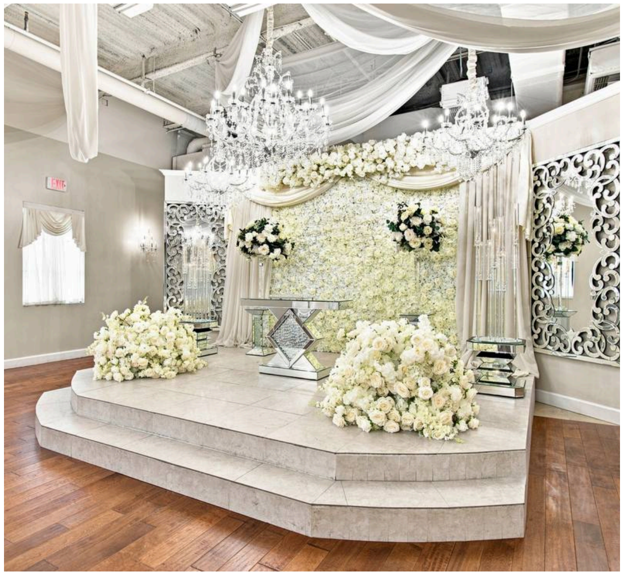
AERIAL & SITE OVERVIEW

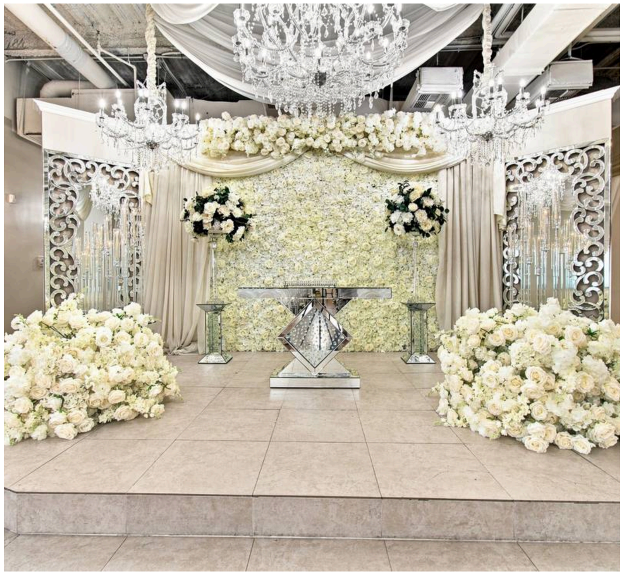
THE VERANDA PARK SETTING

Veranda Park is a Mediterranean-style mixed-use lifestyle center in MetroWest, combining offices, residences, dining, and services around walkable plazas and on-site parking. Unit 140 occupies premier ground-floor frontage in Building 7000, with the arcade, courtyard, and plaza spaces that give the venue its distinctive character.

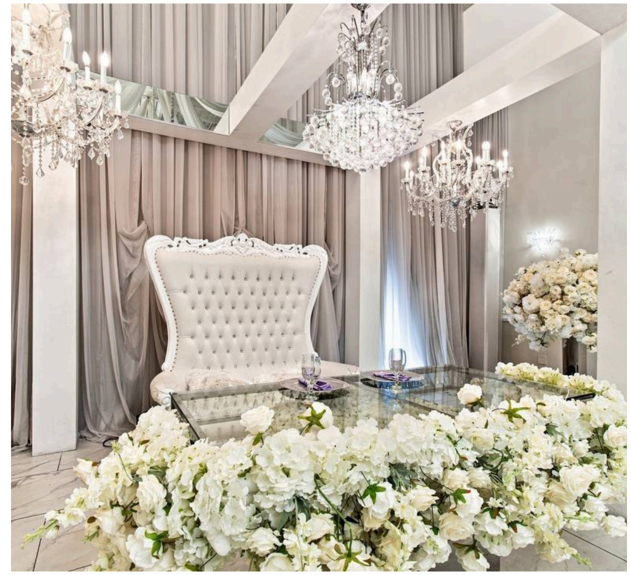
PROPERTY GALLERY

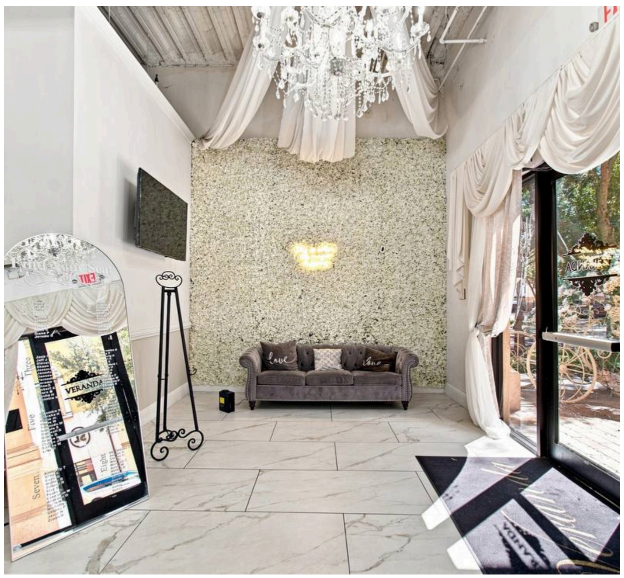


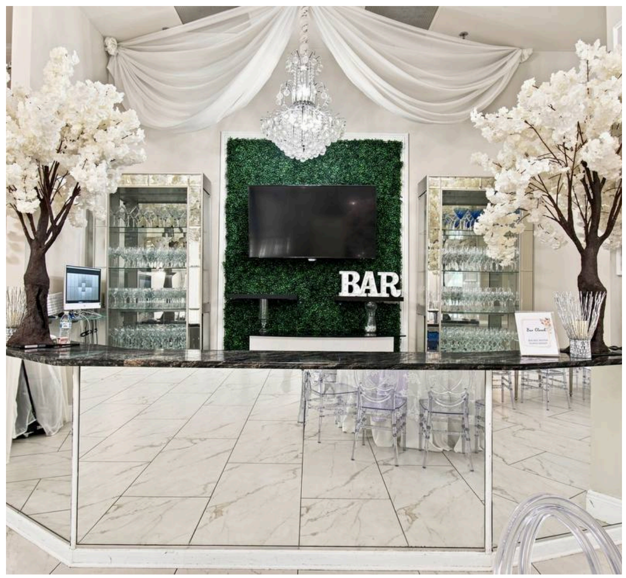





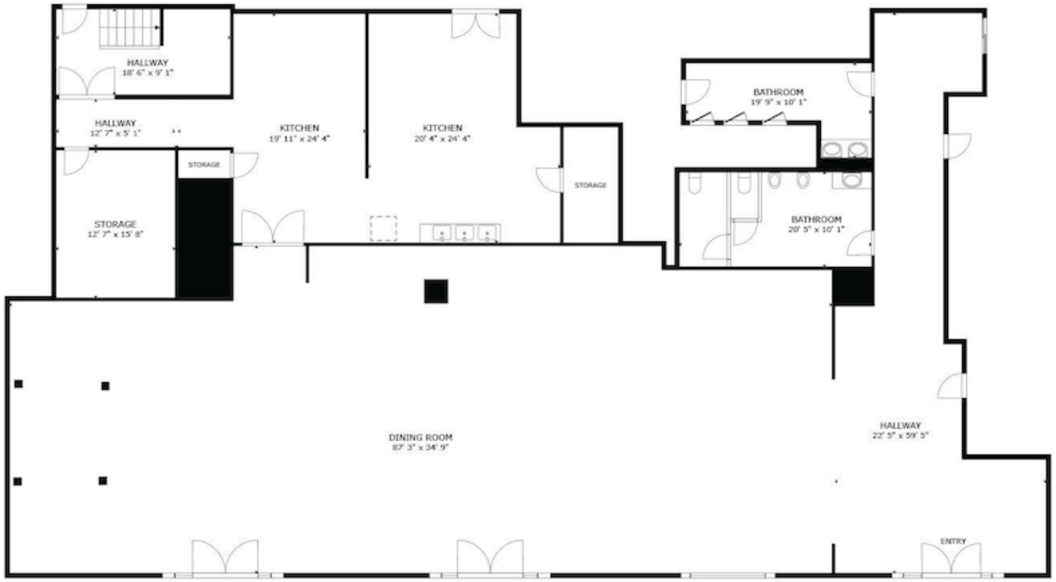
PROPERTY GALLERY



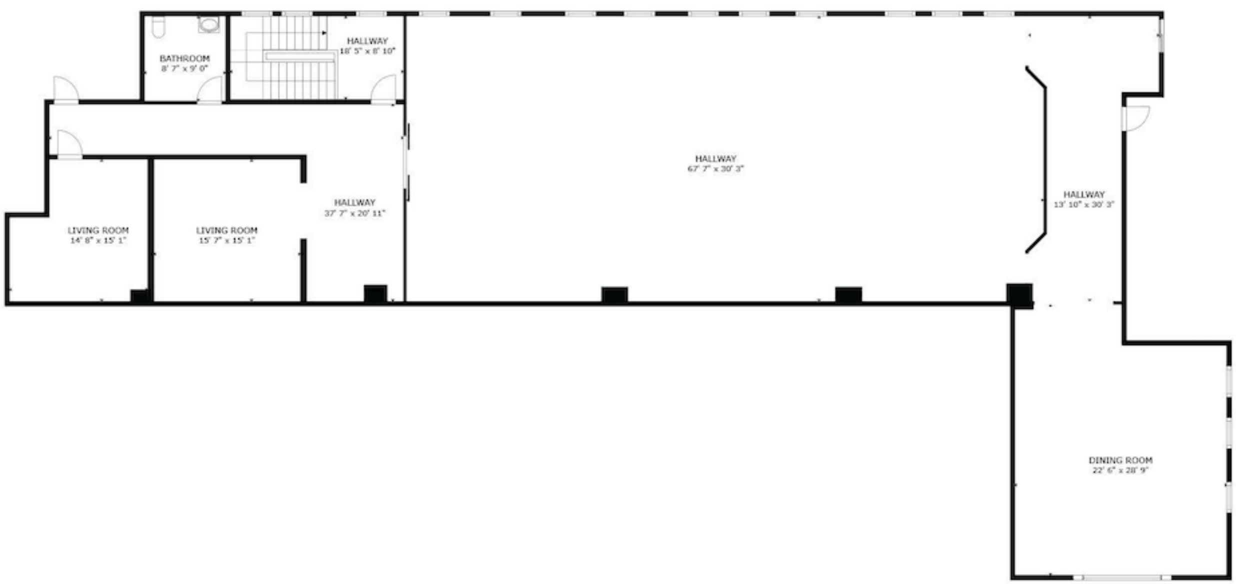




FLOOR PLAN



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA

FLOOR 1	±5,667 SF
FLOOR 2	±4,187 SF
TOTAL	**±9,855 SF**

Per floor plan; sizes and dimensions are approximate. ±9,884 SF per County Property Appraiser.

INTERACTIVE 3D TOUR

Scan — or click below — to walk the property in an immersive Matterport virtual tour

LAUNCH VIRTUAL TOUR

VENUE & KITCHEN INFRASTRUCTURE

The value of Unit 140 rests in its permanent improvements. The venue build-out — finishes, systems, and licensed infrastructure — is the product of substantial capital investment and a permitting process that a competing operator would need years to replicate.

EVENT & HOSPITALITY SPACES

- **Grand Ballroom** – open-volume main hall with draped ceilings and statement chandeliers, configured for receptions and banquets.
- **Dedicated Ceremony Area** – purpose-built ceremony space allowing full events under 1 roof.
- **Bridal & Groom Suites** – private preparation suites supporting full-day bookings.
- **Outdoor Cocktail Patio** – courtyard-adjacent exterior space for cocktail hours and open-air gatherings.
- **Built-In Bar & Service Areas** – finished service infrastructure within the event floor.
- **Elevator Access & Administrative Space** – 2 functional levels with office and support areas.

COMMERCIAL KITCHEN INFRASTRUCTURE

- **Exhaust Hood & Ventilation** – installed commercial hood system.
- **Grease Trap / Interceptor** – in place and permitted.
- **High-Capacity Electrical & Plumbing** – hookups sized for full commercial kitchen operation; cooking equipment per the final FF&E schedule.
- **Walk-In Cold Storage** – commercial refrigeration supporting catering at scale.

FLEXIBLE-USE OPPORTUNITY

While the offering is turnkey for an event operator, the underlying real estate is a rare commodity in its own right — a ±9,884 SF ground-floor commercial box with kitchen infrastructure, open volume, and elevator service in an established mixed-use center. The property is zoned AC-2, the City of Orlando's Urban Activity Center district, intended for concentrated residential, commercial, office, recreational, and cultural uses at intensities higher than surrounding neighborhoods — among the city's most flexible commercial designations. Buyers with alternative programs will find the heavy infrastructure already in place.

COMPATIBLE USES INCLUDE

- **Restaurant or Food Hall** – hood, grease, and utility infrastructure in place.
- **Catering Commissary** – production kitchen with event space attached.
- **Church, Ministry & Assembly** – ceremony hall, gathering space, and classrooms.
- **Conference & Training Center** – ballroom scale with breakout areas.
- **Educational Use** – 2 levels with administrative space.
- **Entertainment Venue** – built-in bar and open floor plate.
- **Medical or Professional** – ground-floor access and on-site parking.
- **Showroom / Specialty Retail** – premier frontage in a lifestyle center.

Zoning per public records and City of Orlando Code Ch. 58; all alternative uses are subject to the condominium declaration and municipal approvals. Buyers should independently verify permitted uses for their intended program.

INCLUDED IN THE OFFERING

The $3,395,000 price is inclusive of the real estate and the operating package — furniture, fixtures, and equipment, décor inventory, website and brand assets, and established vendor relationships. Any forward bookings and associated deposits are reconciled dollar-for-dollar at closing. A complete FF&E schedule is delivered during due diligence.

READY-TO-CLOSE DOCUMENTATION

We maintain a complete due-diligence package for qualified purchasers — condominium documents and budgets, permits and occupancy records, FF&E schedule, and improvement summaries — so buyers can move from interest to letter of intent to closing with minimal friction. Mandatory NDA applies before sensitive materials are shared; proof of funds or lender pre-approval is required prior to LOI.

SBA FINANCING PATHWAY

Because the natural buyer is an owner-operator, the offering is a textbook fit for SBA acquisition financing. We actively coordinate with SBA-preferred lenders to pre-qualify prospective purchasers.

SBA 504	Owner-occupied commercial real estate (buyer occupies at least 51%). As little as approximately 10% down, long amortization, and a below-market fixed-rate portion.
SBA 7(A)	Up to $5M — can finance the real estate, business assets, FF&E, and working capital in 1 loan, enabling an operator to acquire the complete package together.

OFFER PROCESS

Offers reviewed as received. Tours by appointment with 48 hours notice. Buyer brokers protected. Contact us to receive the due-diligence package and schedule a private showing.

METROWEST MARKET OVERVIEW

MetroWest is 1 of Orlando's established master-planned districts, positioned between the Florida Turnpike and the Kirkman Road corridor minutes from Universal Orlando and Valencia College's West Campus, and approximately 8 miles west of Downtown Orlando. The district combines golf-course residential neighborhoods, apartment communities, offices, and retail in a park-like setting — a deep, affluent customer base for events, dining, and services.

The commercial market is tight. The MetroWest office submarket carries a vacancy rate of 4.9% as of Q3 2026 — down 1.7% over the past year on 37,000 SF of net absorption, below its own 5-year average of 7.2%, and roughly half the Orlando metro rate of 9.9%. Nothing has been under construction in the submarket for the past 10 years, and submarket rents average approximately $31/SF against $32/SF metro-wide. Scarcity of large, ground-floor commercial units in amenitized settings underpins the value of Unit 140's footprint.

The Orlando metro continues to rank among the nation's growth leaders, with a population of approximately 2.98 million and a median household income of $85,587. Orlando's tourism, convention, and celebration economy — among the largest in the United States — feeds a durable, year-round events market.

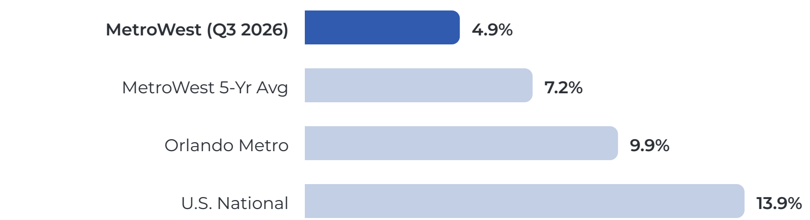
2.2M SF
METROWEST INVENTORY

37,000 SF
12-MO NET ABSORPTION

0 SF
UNDER CONSTRUCTION

±$31/SF
SUBMARKET ASKING RENTS

OFFICE VACANCY — METROWEST VS. BENCHMARKS



Source: CoStar Group, Q3 2026. Statistics reflect the MetroWest office submarket and are provided for market context.

LOCATION HIGHLIGHTS

- Established MetroWest master-planned district
- Minutes from Universal Orlando and the Kirkman Road corridor; direct access to the Florida Turnpike and SR 408
- Approximately 8 miles to Downtown Orlando

DEMOGRAPHIC SUMMARY

2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	16,817	114,962	281,676
PROJECTED POPULATION (2030)	18,432	124,732	305,844
PROJECTED GROWTH 2025–2030	9.60%	8.50%	8.58%
HOUSEHOLDS	6,819	42,670	102,449
AVERAGE HOUSEHOLD INCOME	$93,540	$90,733	$88,618
MEDIAN HOUSEHOLD INCOME	$75,038	$65,485	$64,885
MEDIAN AGE	37.4	37.5	38.1
MEDIAN HOME VALUE	$370,642	$382,281	$362,031

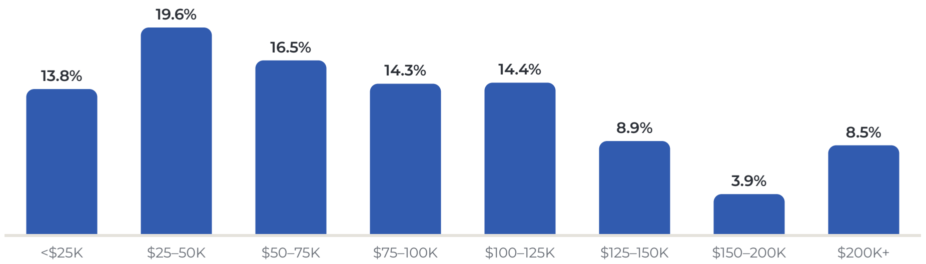
Source: CoStar Group demographic report, 2025 estimates and 2030 projections, radii measured from the subject property.

The trade area surrounding Veranda Park pairs scale with affluence — 281,676 residents within 5 miles, average household incomes approaching $94,000 within 1 mile, and projected population growth exceeding 8.5% across every radius through 2030. Within 1 mile, 35.7% of households earn $100,000 or more. For an event operator, that translates into a deep, self-renewing base of weddings, quinceañeras, corporate functions, and community celebrations within a 15-minute drive.

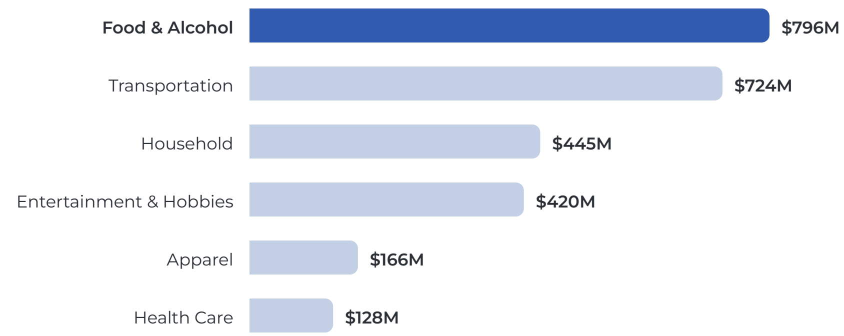
$2.84B
TOTAL CONSUMER SPENDING, 5 MI (2025)

$319.8M
FOOD AWAY FROM HOME, 5 MI (2025)

HOUSEHOLDS BY INCOME — 1-MILE RADIUS



CONSUMER SPENDING BY CATEGORY — 5-MILE RADIUS



Source: CoStar Group, 2025 consumer spending and household income estimates.

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CCIM Designated Broker · Crexi Platinum Award · CoStar Power Broker · 25+ Years of Florida Commercial Real Estate

Buyer brokers protected.

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