



SAND LAKE WEST

FUTURE DEVELOPMENT

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW

- Located in the heart of South Orlando only 15 minutes from Downtown Orlando and less than 5 minutes from I-4, Universal Studios, and the Orange County Convention Center
- Office properties designed for this location provide tenants with a high-quality image and visibility
- Institutional ownership provides tenants with stability and surety through the development process
- The quality of life Orlando, Florida provides is accentuated through Sand Lake West and its surrounding amenities
- Central Florida offers several incentives that are specific to this area and include Sand Lake West (and not many other competing properties)

SIZE, FLEXIBILITY, AND EFFICIENCY

- Offering up to three buildings on two sites allows ultimate flexibility for every tenant
- Building sizes can range from 30,000 SF - 300,000 SF.
- Floorplates are flexible with Phase VII offering hyper-efficient 30,000 SF floorplates



EASY ACCESS

WITHIN ORLANDO

MAJOR TENANTS

CHEP, FLVS, NBC UNIVERSAL,
AEROJET ROCKETDYNE

CLASS A

OFFICE SPACE

5 / 1,000 SF

PARKING RATIO

120,000 - 300,000 SF

BUILDING SIZE RANGE

FLEXIBILITY

FOR EVERY TENANT

THE AREA

LOCATED WITHIN SOUTH ORLANDO

Sand Lake West is located in the heart of South Orlando and is centered around Orlando's major thoroughfares; I-4, Florida Turnpike, John Young Parkway, Highway 528, and Sand Lake Road. Sand Lake West is only 15 minutes from Downtown Orlando, Orlando International Airport, and Walt Disney World. It is less than 5 minutes from I-4, Universal Studios, and the Orange County Convention Center.

*everything you need
within city limits...*



ORANGE COUNTY CONVENTION CENTER

- 7 Million total SF
- 3.0 miles away

EPIC UNIVERSE

- New Universal theme park opened Summer 2025
- 1.7 miles away

UNIVERSAL STUDIOS RESORT

- 20.75M annual visitors in 2024
- 2.8 miles away

MALL AT MILLENIA

- 150 stores
- 3.5 miles away

DR PHILLIPS

- Home to Restaurant Row
- 2.8 miles away

DOWNTOWN ORLANDO

- 9.8 miles away

75M

VISITORS PER
YEAR

20th

LARGEST
METRO AREA

\$9.5

BILLION IN
CAPITAL
INVTMENT

238

NONSTOP
FLIGHTS
FROM
ORLANDO

AMENITIES

SAND LAKE WEST & BEYOND



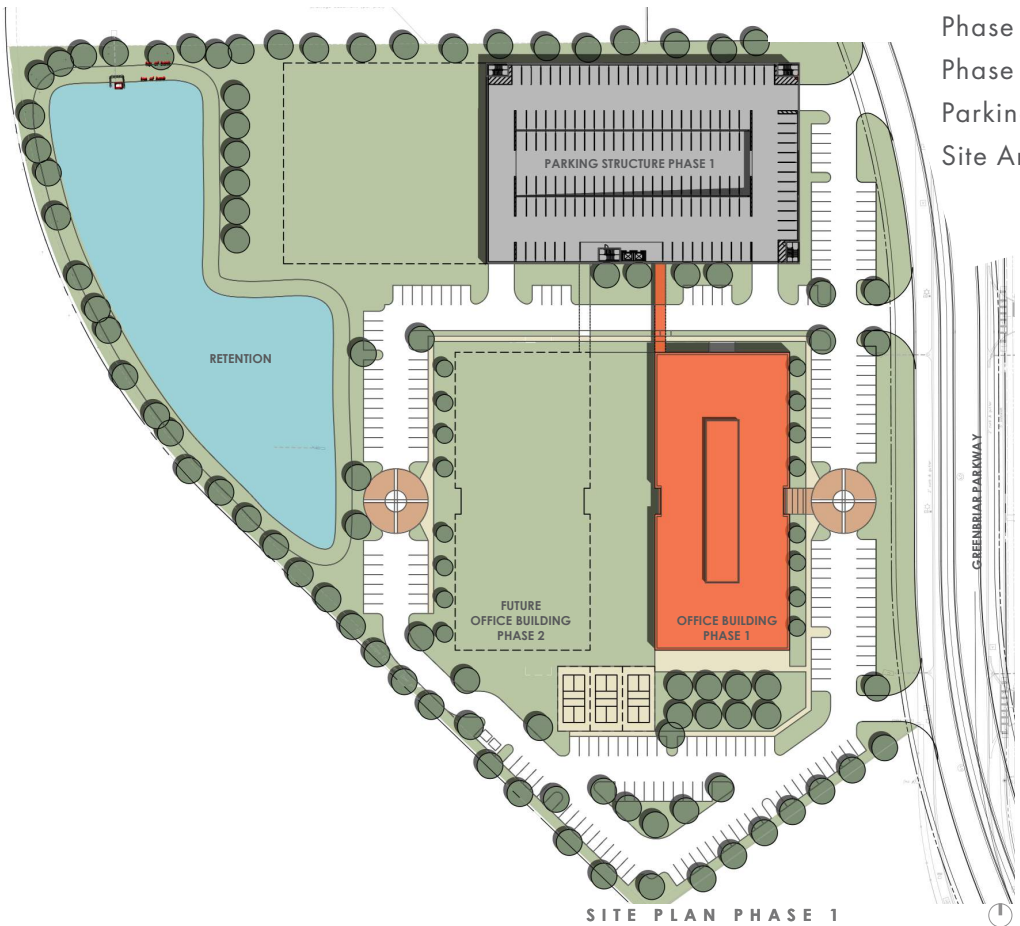
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PHASE VII

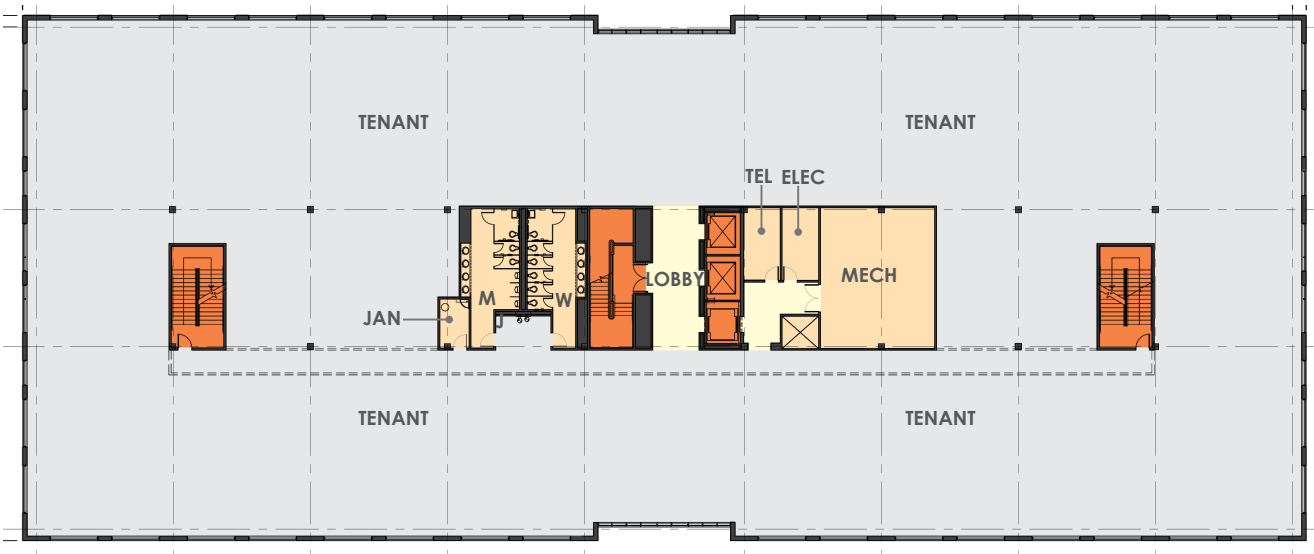
BUILDING A	180,000 SF 6 FLOORS
BUILDING B	120,000 SF 4 FLOORS
NEIGHBORHOOD	South Orlando
PARKING	5 / 1,000
BUILDING CLASS	A

BUILDING FEATURES:

- Class A Office with an energy efficient design
- Build-to-suit available
- Abundant parking, up to 5/1,000 SF
- Large, efficient floor plates
- Quick and easy access to Sand Lake Rd. and Kirkman Rd.
- Generator pad ready
- 10' ceiling heights
- Building fascia signage available (Facing Kirkman Rd and/or Greenbriar Pkwy)



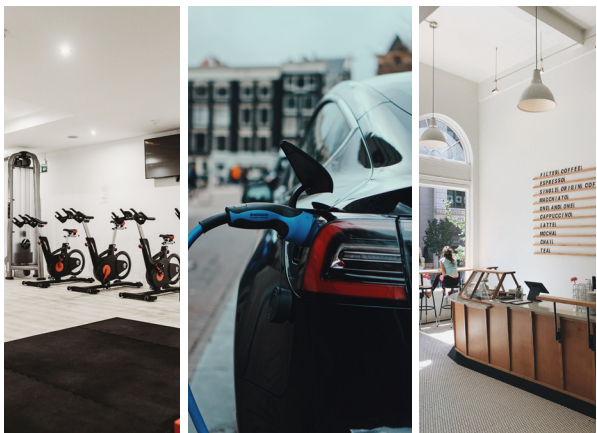
Phase I Building (A):	180,000+ SF (6 Floors)
Phase II Building (B):	120,000+ SF (4 Floors)
Parking Ratio:	5 / 1,000 SF
Site Area:	12.7+ Acres



TYPICAL FLOORPLATE: 30,000+ SF

potential amenities

- State of the art fitness center
- On-site cafe and dining area
- On-site security
- Covered parking
- Electric car charging stations
- Outdoor amenity park
- Pickleball court
- Rooftop terrace
- Wellness room
- Indoor tenant lounge

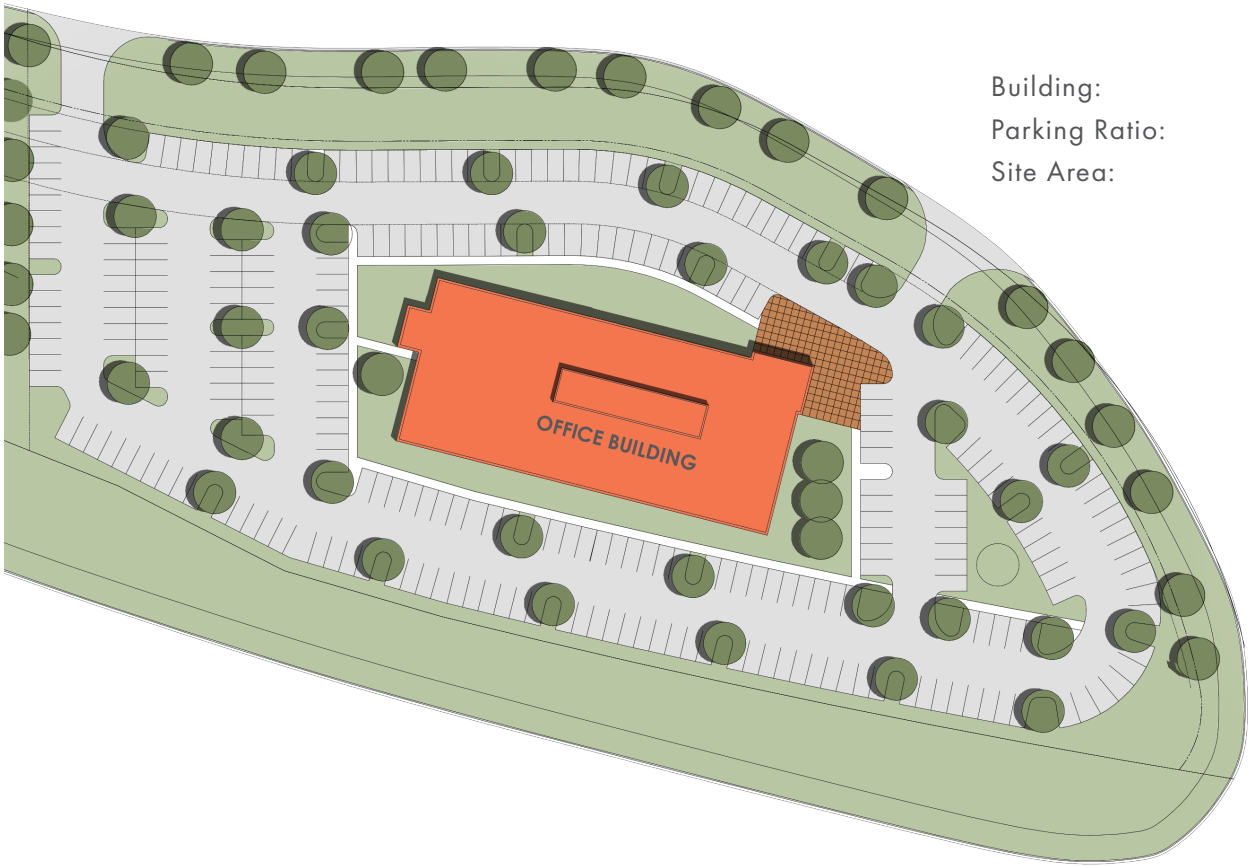


PHASE VIII

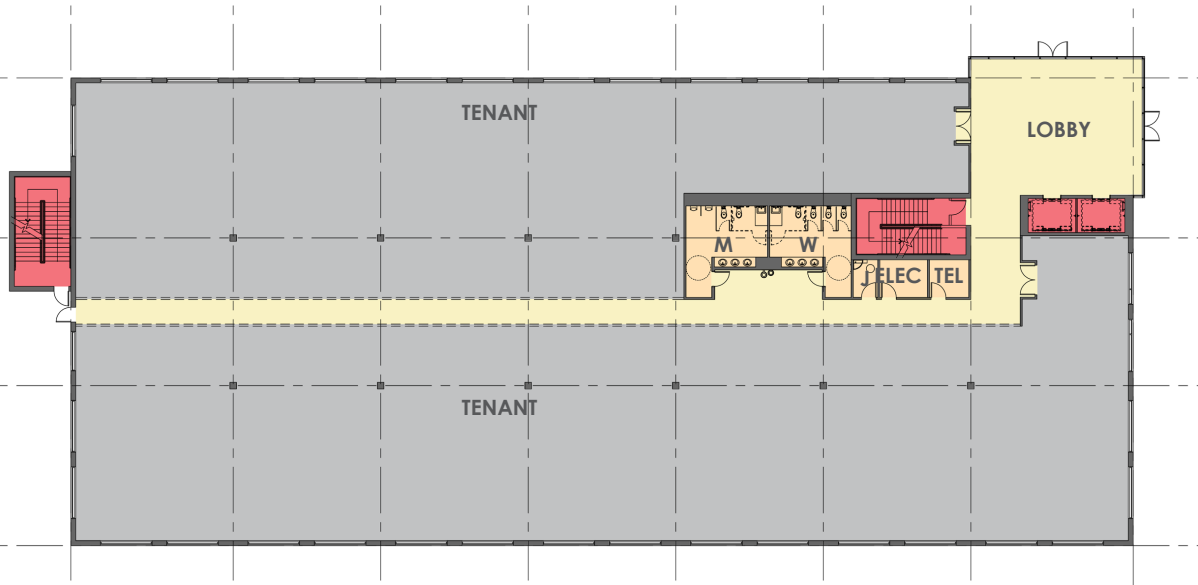
BUILDING	30,000 - 60,000 SF 2-4 FLOORS
NEIGHBORHOOD	South Orlando
PARKING	Up to 12/1,000
BUILDING CLASS	A

- BUILDING FEATURES:
- Class A Office with an energy efficient design
 - Build-to-suit available
 - Abundant parking, up to 12/1,000 SF
 - Efficient floor plates
 - Quick and easy access to Sand Lake Rd. and Kirkman Rd.
 - Generator pad ready
 - 10' ceiling heights
 - Building fascia signage available (Sand Lake Rd.)
 - Building size may be expanded up to 60K SF

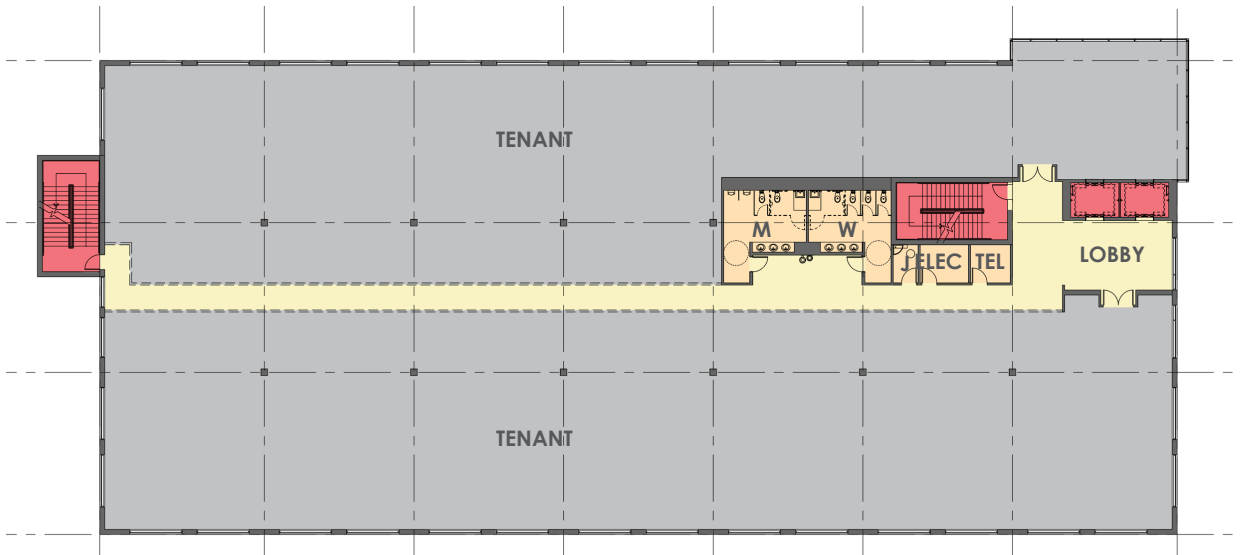
HIGH DENSITY PARKING



Building:	30,000 - 60,000 SF (2-4 floors)
Parking Ratio:	6 - 12 / 1,000 SF
Site Area:	4.5+ Acres



1ST FLOOR



UPPER FLOOR



WHY ORLANDO

Top 10 "American City of the Future"
FDI Magazine

#4 Best tax climate in the U.S.
Tax Foundation 2023

500k College students within 100-mile
radius
Orlando Economic Partnership

\$15B in infrastructure improvements
Orlando Economic Partnership

#2 Most fun city in America
Business Insider, 2024

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year-round lifestyle

SMALL TOWN CHARM MEETS WORLD-CLASS AMENITIES



RECREATION/ENTERTAINMENT

- #1 Family travel destination in the world
- 50+ million visitors annually
- 1,000+ fresh water lakes
- #1 Meetings and conventions destination
- 300+ Golf courses, including Arnold Palmer's Bay Hill
- More theme parks, resorts, and attractions than any place in the world (including Walt Disney World, Universal Orlando Resort, and Seaworld Orlando)



ARTS & CULTURE

- Dr. Phillips Center for the Performing Arts
- Orlando Philharmonic Orchestra
- Orlando Symphony Orchestra
- Orlando Science Center
- Orlando Ballet
- Orlando Museum of Art
- Morse Museum
- Florida Film Festival



HOUSING Executive housing choices are abundant: from urban historic neighborhoods with winding brick roads, to suburban homes with big backyards, to high-rise condos with bars and restaurants next door, to world renowned golf course communities with famous neighbors.

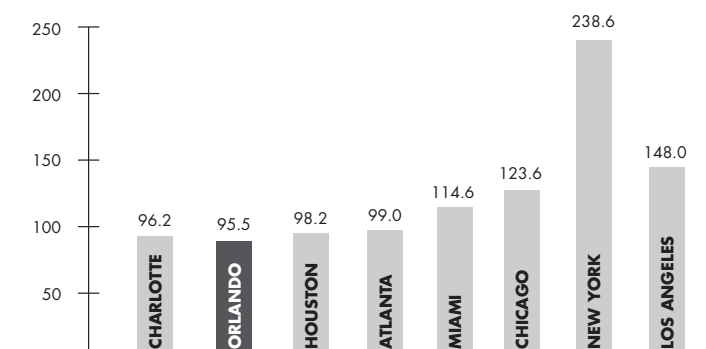


SPORTS

- Orlando Magic (NBA)
- Orlando Solar Bears (ECHL)
- Orlando City Soccer Club (MLS)
- Pop-Tarts Bowl
- Cheez-it Citrus Bowl
- Cure Bowl
- NFL Pro Bowl
- Florida Classic
- UCF Knights (Big 12)
- College Football Kickoff Games



COST OF LIVING INDEX



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SunRail is a rail service moving people throughout the region by providing work and leisure travel opportunities and connecting communities. SunRail can make the daily commute fast, easy and affordable, as well as less stressful. The system currently operates over 61 miles with 17 stations through Volusia, Seminole, Orange, and Osceola counties. The commuter rail service had 1.22 million riders in 2024.

WHY ORLANDO

FLORIDA'S STATE/LOCAL TAX BURDEN AMONG THE NATION'S LOWEST

Over the past 14 years, Florida's tax burden has been one of the nation's lowest. Since 1994, the burden has fallen significantly as individual incomes have risen faster than state/local tax collections. Estimated now at 9.31% of income, Florida's business climate ranks 4th best in the U.S.

FLORIDA LEVIES NO INDIVIDUAL INCOME TAX

Florida is among six states in the country that collect no individual income taxes. Since most small businesses are either S Corporations, partnerships or sole proprietorships, they pay their business taxes at the rates for individuals. This makes the tax environment for small businesses in Florida very competitive compared to other states.

FLORIDA'S CORPORATE INCOME TAX SYSTEM

Florida's corporate tax structure consists of a flat rate of 5.5% on all corporate income, which ranks 14th lowest among states that tax corporate income.

FLORIDA'S UNEMPLOYMENT INSURANCE TAX

Florida's unemployment insurance tax rate is set at a minimum of .59% and a maximum of 5.4%. This places Florida among the lowest in terms of the maximum rate adding yet another component to the business-friendly tax environment in the state.

FLORIDA AND ORLANDO MSA SALES TAX

Florida levies a 6% general use sales or use tax on consumers. Some counties within the region impose additional rates from 0.5% to 1% for a combined sales and use tax rate ranging from 6.5% to 7%. In 2014, Florida eliminated sales tax on manufacturing machinery and equipment.

ORLANDO MSA PROPERTY AND INVENTORY TAX

The Orlando region has property millage rates ranging from 13.0401 to 26.0901 with an approximate percentage of valuation at 1.7%. There is also no inventory tax assessed.

4TH BEST TAX CLIMATE

Florida's tax climate ranks 4th best in the nation, according to the Tax Foundation's Business Tax Climate Index, which measures the impact on business of five major elements of the tax system: the percentage of income taken by all taxes, the individual income tax rates, the corporate income taxes, the sales tax rate, and the complexity of the tax system.



TENANT INCENTIVES



CAPITAL INVESTMENT TAX CREDIT:

The Capital Investment Tax Credit is used to attract and grow capital-intensive industries in Florida. It is an annual credit, provided for up to 20 years, against the corporate income tax. The amount of the annual credit is based on the eligible capital costs associated with a qualifying project. Eligible capital costs include all expenses incurred in the acquisition, construction, installation, and equipping of a project from the beginning of construction to the commencement of operations.

QUALIFIED TARGET INDUSTRY TAX REFUND:

This program provides a tax refund of \$3,000 per job (\$6,000 if a business is located in a rural county) to qualifying companies that create at least 10 net new jobs in one of Florida’s target industry sectors. Businesses that meet certain industry and wage criteria may be eligible for bonus awards.

FLORIDA JOB GROWTH GRANT FUND:

Created in 2017, the Florida Job Growth Grant Fund (FJGGF) provides funding to local governments for public infrastructure projects (including transportation and utility needs) and job training initiatives. For the 2019-20 fiscal year (July 1-June 30), \$40 million has been made available for the fund.

QUICK RESPONSE TRAINING:

A state-funded grant program that provides funding to qualifying businesses to train their net new, full-time employees. Grant funding is provided in the form of a performance-based reimbursable grant (12-month maximum term) for customized, skills-based training. Quick Response Training

is available to new or expanding businesses in Florida’s targeted industries.

INCUMBENT WORKER TRAINING:

The program provides grants for continuing education and training of current full-time employees at Florida companies. The grant can be used to reimburse companies for up to 75 percent of pre-approved training costs.

VETERANS FLORIDA BUSINESS TRAINING GRANT:

The Veterans Florida Business Training Grant is available to Florida businesses seeking to train and hire military veterans. The program helps business meet workforce demands in a competitive environment by facilitating access to training and education in high-demand fields for veterans. Grant funds are used to match 50% of the training costs, up to \$8,000 per veteran.

TAX EXEMPTIONS:

Manufacturing equipment and machinery, commercial space activities, and R&D machinery and equipment are all exempt from Sales and Use Tax.

STRIVE ORLANDO PROGRAM:

Performance-based incentive that will target job growth based on the national median wage — currently at \$40,300 — and by location, with the goal of promoting growth in areas facing barriers to economic prosperity. The base incentive per job will be \$500 for companies that create at least 10 jobs in one of Florida’s targeted industries, with additional incentive bonuses for companies that locate within a more economically challenged area.

FOUNDRY
COMMERCIAL

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