



6876 MARWICK LANE

LAKENONA.COM

LAKE NONA®




MISSION STATEMENT:

TO CREATE AN EXTRAORDINARY ENVIRONMENT THAT INSPIRES HUMAN POTENTIAL THROUGH COLLABORATION, INNOVATION AND CUSTOMER DEVOTION.



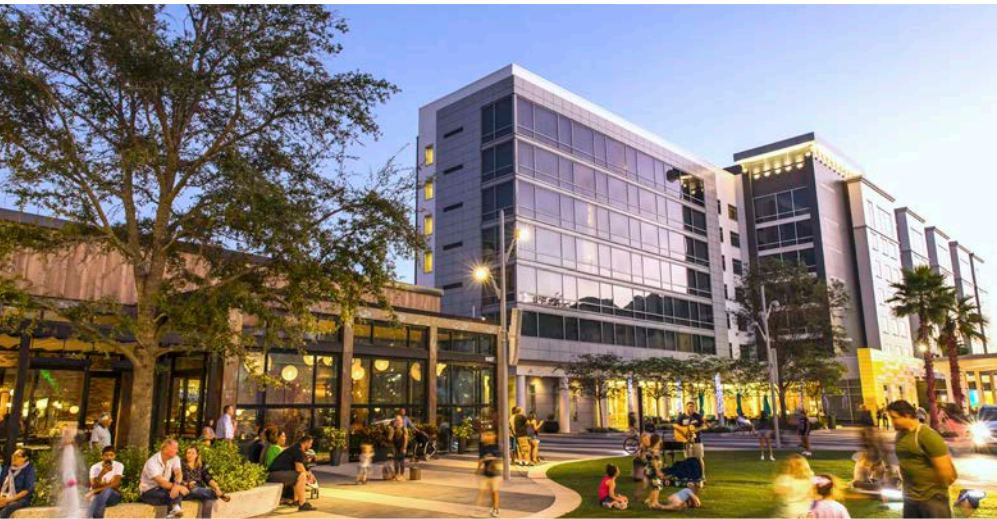
“How to Build a Great American City.”
- FORTUNE



LAKE NONA

THE EPICENTER OF OPPORTUNITY

Lake Nona 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 environment is inspiring institutions, businesses and people to thrive.



LAKE NONA®



BUILT FOR BUSINESS

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

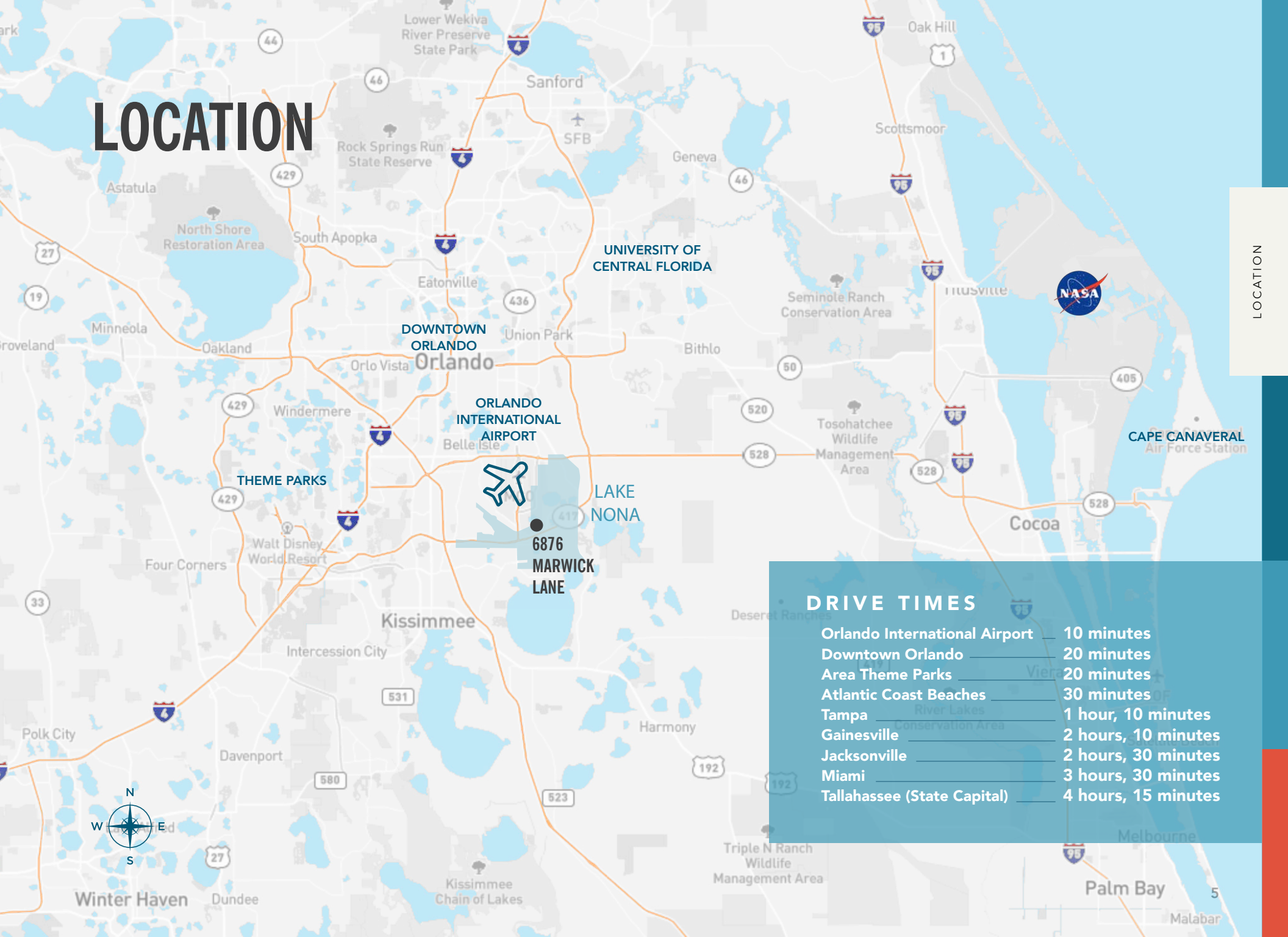
Lake Nona commercial office buildings come standard with Cisco networking gear and the latest in building controls and automation. In addition, all buildings are compliant with Lake Nona's new viral response standards (Covid-19, etc) with enhanced air filtration, circulation and sterilization techniques.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

LOCATION



LOCATION

DRIVE TIMES

Orlando International Airport	10 minutes
Downtown Orlando	20 minutes
Area Theme Parks	20 minutes
Atlantic Coast Beaches	30 minutes
Tampa	1 hour, 10 minutes
Gainesville	2 hours, 10 minutes
Jacksonville	2 hours, 30 minutes
Miami	3 hours, 30 minutes
Tallahassee (State Capital)	4 hours, 15 minutes

ORLANDO INTERNATIONAL AIRPORT

10

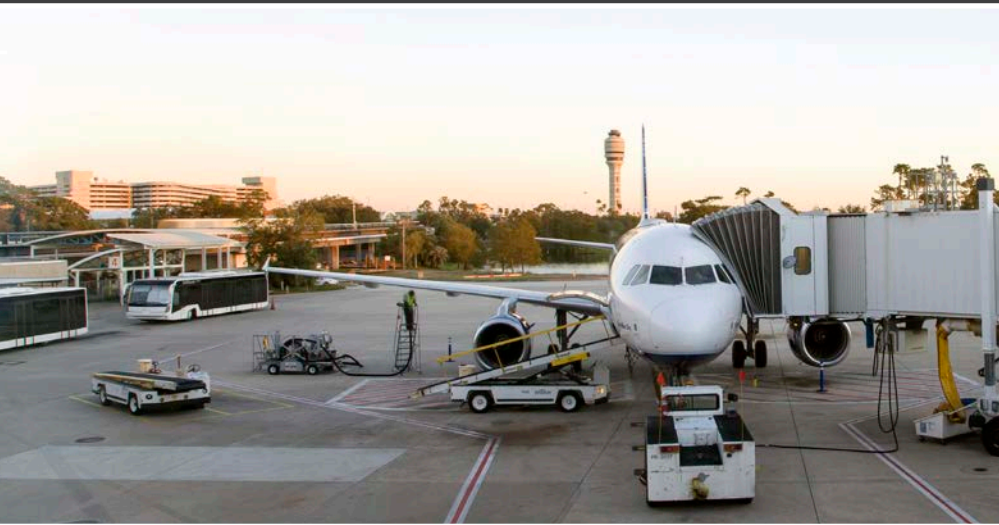
minutes
from
Lake Nona

#1

rank in
customer
service

#7

busiest
airport
in the World



AEROTROPOLIS: “Situated adjacent to the Orlando International Airport, Lake Nona will have the characteristics of an “Aerotropolis” with the ability to more easily connect workers, suppliers, executives and goods to the global marketplace.” - CISCO

ORLANDO INTERNATIONAL AIRPORT: A GLOBAL GATEWAY

- Located 10 minutes from Lake Nona
- Ranked #1 in customer service two years in a row (J.D. Power & Associates 2018)
- 50 million annual passengers
- #1 Busiest Airport in the world (2022 Airports Council International)
- “Best Large Airport” in the U.S. (2020 USA Today 10 Best Readers’ Choice travel awards)
- Terminal C, which is the cornerstone of the Greater Orlando Aviation Authority’s \$4.2 billion Capital Improvement Program, opened in 2022
 - Up to 20 aircraft at 15 gates, accommodating both domestic and international flights
- Corporate headquarters for Bags, Inc. – the only TSA approved, off-site ticketing and baggage handling service in the U.S.
- Home to a new super-regional intermodal transportation center with light and express railway integration, buses and APMs
 - Brightline commuter rail service express rail (Orlando to Miami)

“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



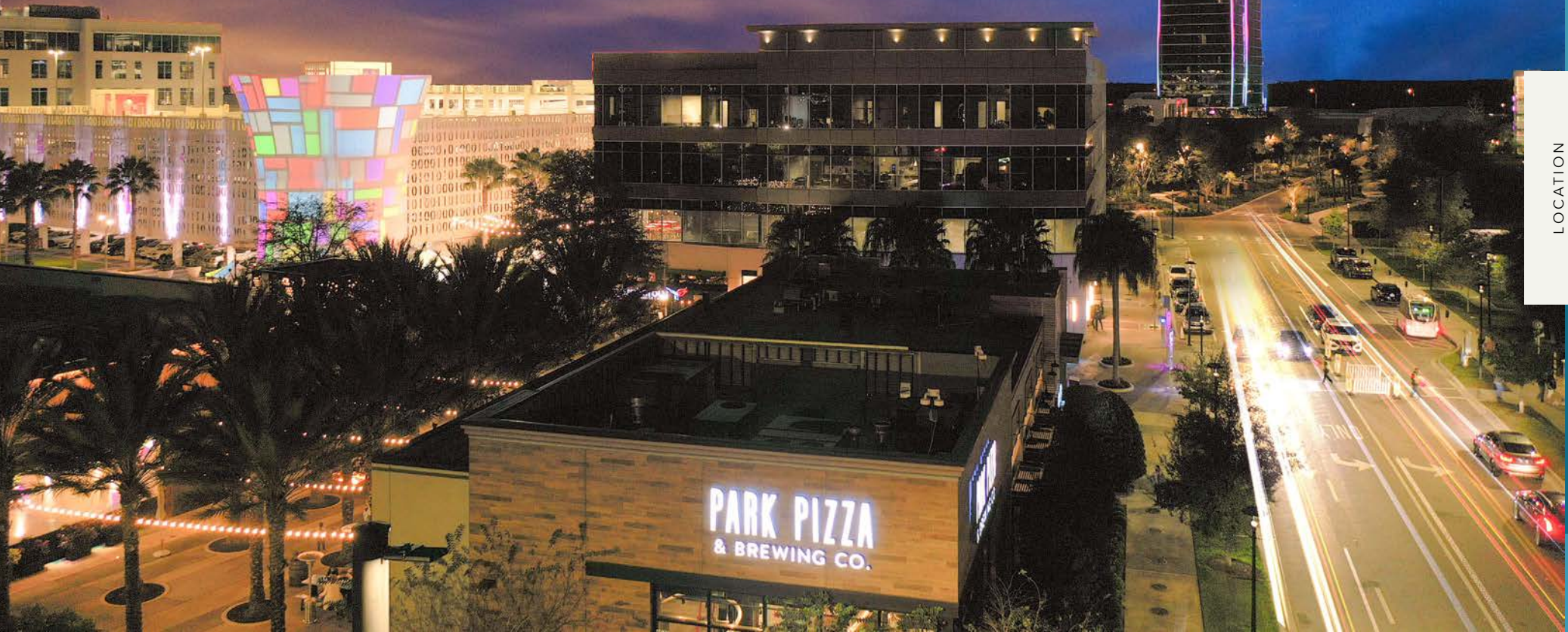
DIRECT PIPELINE OF TALENT

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

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



Located in the heart of Lake Nona, the 100-acre Lake Nona Town Center will serve as a defining regional destination.



LOCATION

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, office and entertainment. Phase I is already open, and includes one million square feet of office, retail, restaurant 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.

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 and unique experiences.



LOCATION

HEALTH & LIFE SCIENCES CLUSTER

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 Hospital - Adult Teaching Hospital, Nemours Children's Health, UF Academic Research Center, GuideWell Innovation Center, and UCF Lake Nona Cancer Center, among others.

6876 MARWICK LANE



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

LOCATION

NARCOOSSE RD

OSCEOLA PARKWAY EXTENSION

LAKE NONA TOWN CENTER

13495
VETERANS
WAY

6876
MARWICK
LANE

6820
MARWICK
LANE

MARRIOTT
COURTYARD
& RESIDENCE
INN LAKE
NONA

LAKE NONA
TOWN
CENTER
OFFICE II

LAKE NONA
PERFORMANCE
CLUB

ONE
PERFORMANCE
PLAZA

BOXI PARK AT
LAKE NONA

LAKE
NONA
WAVE
HOTEL

LOCATION

LAKE NONA TOWN
CENTER OFFICE I

CHROMA MODERN
BAR + KITCHEN

BOSPHOROUS
TURKISH CUISINE

PARK PIZZA &
BREWING COMPANY

LAKE NONA BLVD.

TAVISTOCK LAKES BLVD.

BOXI
PARK

LAKE NONA

GOOD NEIGHBORS

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



Magruder Eye Institute



INNOVACARE





LAKE NONA TOWN CENTER

Lake Nona's Town Center features a thoughtful collection of retail, restaurant, entertainment, office and hospitality amenities.





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.



 **chopra**
Mind-Body Zone & Spa

 **InClubGolf**
Member from Practice to Play

 **LIMITLESS
MINDS**

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
- 5,400± square feet of meeting and event space
- Luxury lifestyle experience powered by thoughtful technology yet grounded in the wellbeing of guests

Marriott Courtyard & Residence Inn:

- 204 Guest Rooms & Suites
- 1,437± square feet of meeting and event space

Marriott SpringHill Suites:

- 153 Guest Rooms & Suites
- 1,350± square feet of meeting and event space

Lake Nona Town Center:

- Indoor/outdoor event space event space to accommodate groups in excess of 5,000

Aloft Lake Nona (Opening Fall 2023)

- 205 urban-inspired guestrooms with more than 10,000 SF of event space



6876 MARWICK LANE

6876 Marwick Lane is a 278,917 square foot Class A office building located in Lake Nona, an innovative 17-square-mile community in the City of Orlando. The eight-story corporate office is one of three buildings that make up the Lake Nona Office Headquarters urban campus.

As the centerpiece of the largest office cluster in southeast Orlando, 6876 Marwick Lane is nestled in the heart of Lake Nona Town Center, Lake Nona's bustling six-million-square-foot mixed-use entertainment destination.



3,925 ± RSF TO
278,917 ± RSF

BUILDING

6876 MARWICK LANE



DNA Parking Garage



A BUILDING FOR THE 21ST CENTURY AND BEYOND

VIEW GLASS



The building is wrapped in 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

WIRED FOR THE FUTURE



Tenants 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.

CHILLER PLANT



The building has a fully-dedicated, on-site chiller plant. This centralized cooling system provides efficient and sustainable cooling and air conditioning for the entire building, with growth capacity to support future office development.

6876 MARWICK LANE

BUILDING FAST FACTS

- Class A office space with upgraded finishes throughout.
- 36,500± RSF floor plates
- Parking in a multi-level garage at no additional parking cost to tenants and guests.
- Located within Lake Nona Town Center and in walking distance to Lake Nona Performance Club, several hotels, meeting space, restaurants, shopping and entertainment venues.
- Designed to be Wired Certified – the first and only international rating platform for digital connectivity and infrastructure within commercial office buildings.
- The building is wrapped in 72,000 SF of View Smart Windows - a patented tinting technology that improves a building's energy efficiency by up to 20 percent and enables efficient perimeter space utilization.
- Tenants have access to reliable, best-in to best-in-class technology assets, high-speed connectivity and multiple redundancies.
- Features groundbreaking building bio-defense solutions such as ultraviolet (UV) light and air filtration technologies, sensors and devices aimed at eliminating airborne pathogens in high-traffic areas, and large-scale air and surface sanitization.

FLOOR LEVEL
1st Level
3,925± RSF 2,706± RSF 19,750± RSF
2nd Level
36,560 ± RSF
3rd Level
36,560 ± RSF
4th Level
36,560 ± RSF
5th Level
36,560 ± RSF
6th level
36,560 ± RSF
7th Level
36,560 ± RSF
8th Level
33,600± RSF
BUILDING TOTALS

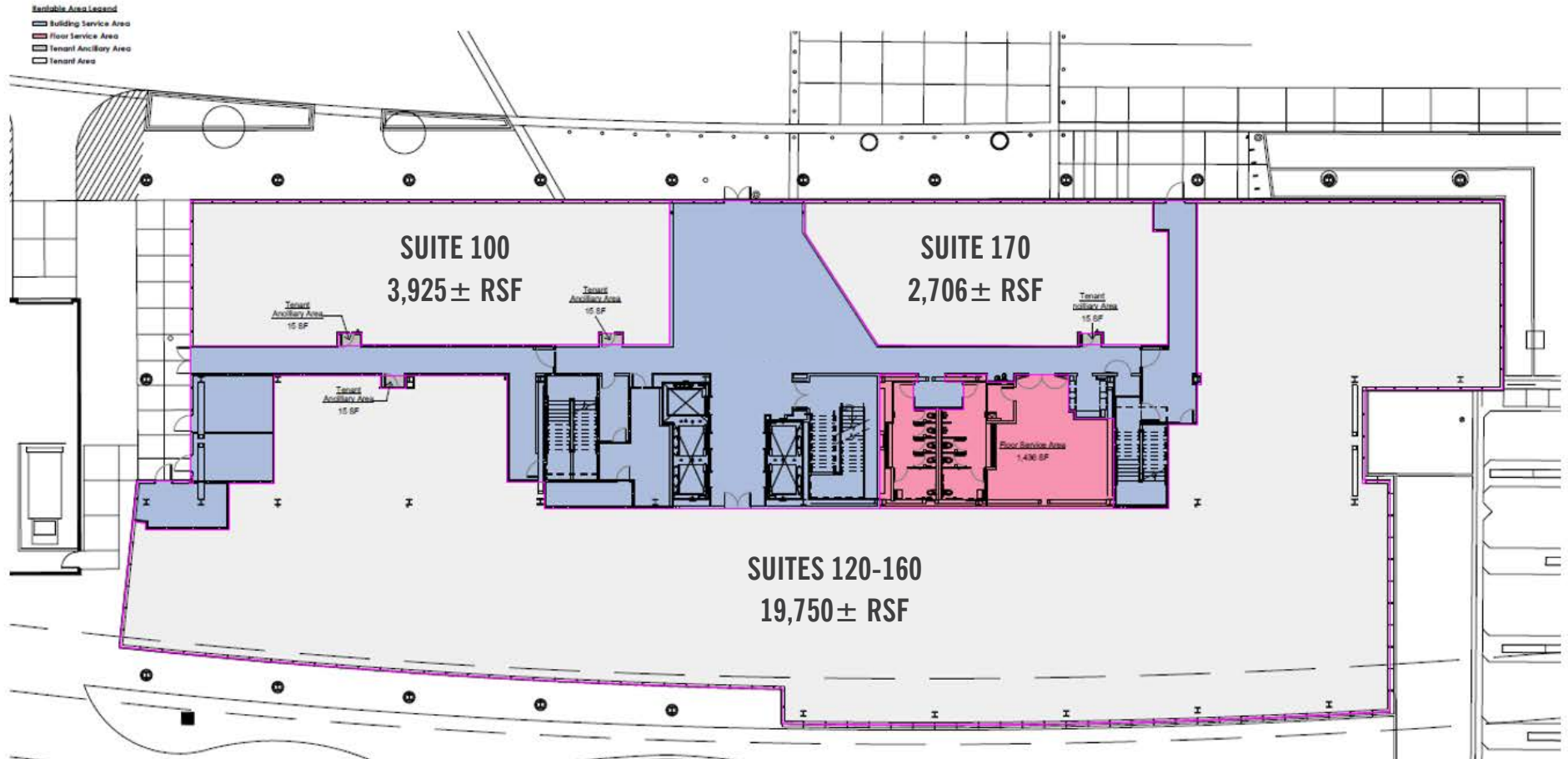
LEVEL 1

FIRST FLOOR AVAILABLE SPACE

Suite 100: 3,925± RSF

Suite 170: 2,706± RSF

Suites 120-160: 9,750± RSF



LEVELS 2-8

UPPER FLOORS (TYPICAL FLOOR PLATE)

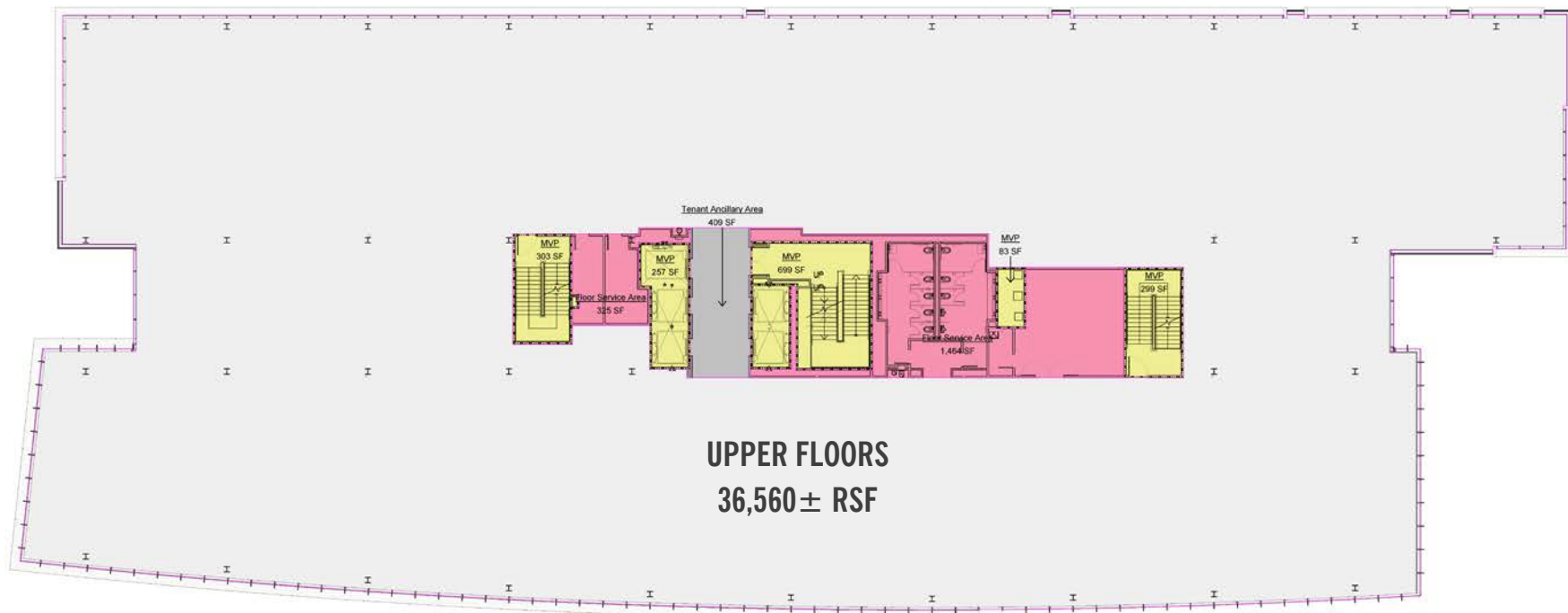
2nd Floor: 36,560± RSF

3rd Floor: Fully Leased

4th Floor - 7th Floor: 36,560± RSF

8th Floor: 33,600± RSF

Rentable Area Legend
Floor Service Area
Rentable Exclusions
Tenant Ancillary Area
Tenant Area
Calculating...





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LAKE NONA®

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