



GUIDEWELL INNOVATION CENTER

LIFE SCIENCES OFFICE BUILDING AVAILABLE FOR LEASE

6555 SANGER ROAD, ORLANDO, FL 32827

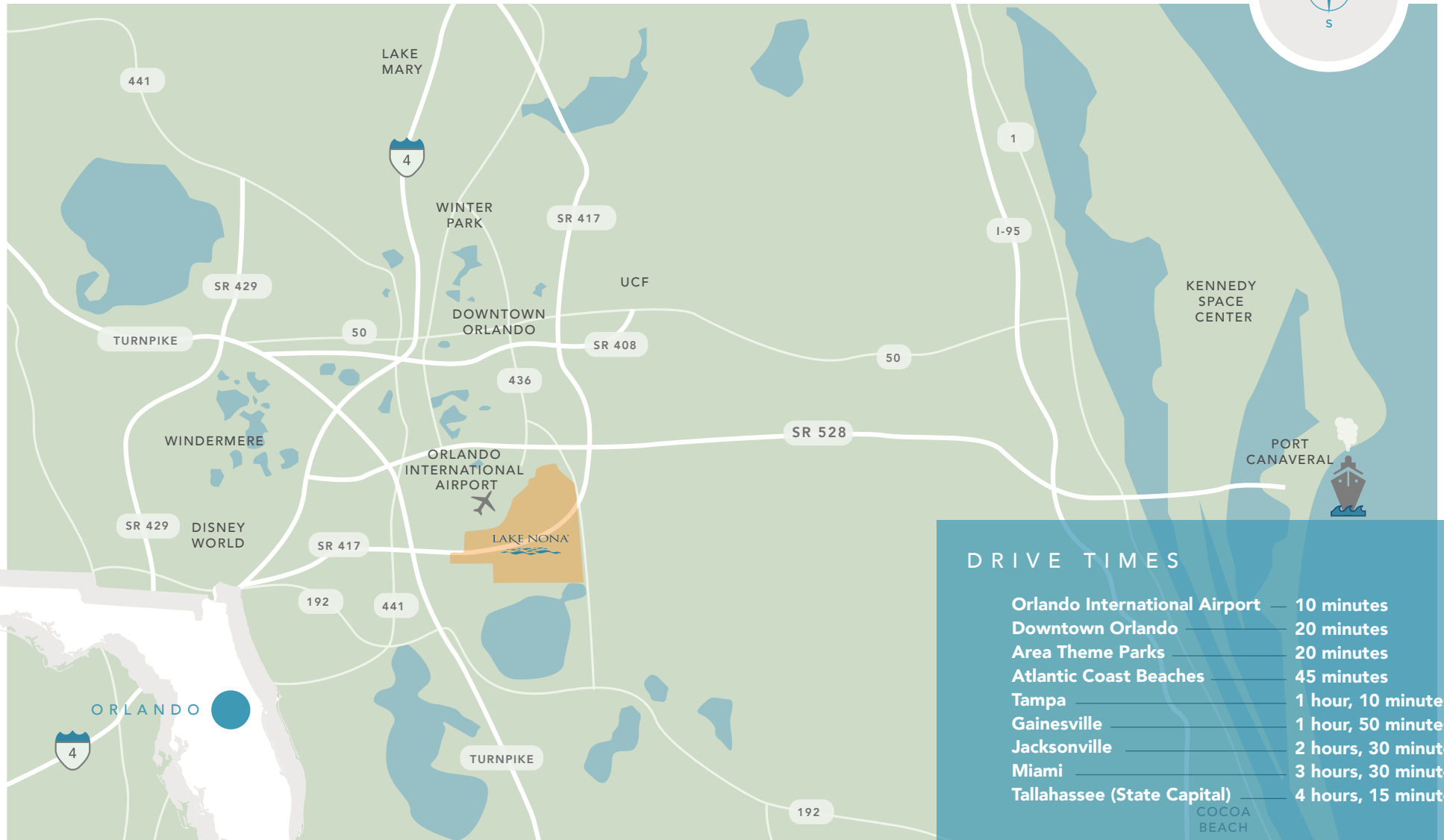
CENTRAL FLORIDA & ORLANDO



Orlando boasts a vibrant culture and lifestyle with a young, well-educated and diverse workforce of more than 1.2 million people. Central Florida is at, or near, the top of national charts in several demographic and labor-related categories.

- #2 in the country for job growth
- #4 Fastest-Growing U.S. Metro
- 2.6M Population in Orlando MSA
- Median Age: 34.7
- 74M annual visitors per year
- 1,500+ People Per Week Added to the Population
- 9.5M+ Population Within 2 Hour Drive
- Home to hundreds of museums, art galleries, theatres, gardens and community parks
- \$12B+ current transportation infrastructure investments
- 35 colleges, universities, technical schools and private institutions as well as continuing education programs
- University of Central Florida is the #1 university in the nation for largest undergraduate enrollment

ALL ROADS LEAD TO THE LAKE NONA AEROTROPOLIS



MUD LAKE

GUIDEWELL INNOVATION CTR



CENTRAL FLORIDA GREENWAY

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

Village Park Elementary

WaterMark Apartments

Aloft Hotel
(Fall 2023)

Drive Shack

417

Nemours Children's Hospital

NEMOURS PKWY

Greenlink
(coming soon)

Lake Nona Wave Hotel

Lake Nona Town Center

LandonHouse Apartments

Pixon Apartments

Lead & Verizon 5G Innovation Hub

UCF Lake Nona Hospital

Future UCF School of Nursing

UCF Health Sciences Campus

VA SimLEARN Center

Orlando VA Medical Center

Gatherings of Lake Nona

Laureate Park Village Center

Laureate Park Elementary School

Heroes Community Park

Nona Adventure Park

Laureate Park Village Center

Amazing Explorers

Lake Nona Information Center

Laureate Park Community Garden

Laureate Park Dog Park

Laureate Park Tennis Courts

Laureate Park Soccer

Laureate Park Basketball

Laureate Park Golf Course

Laureate Park Equestrian

Laureate Park Archery

Laureate Park Shooting Range

Laureate Park Canoe/Kayak

Laureate Park Rowing

Laureate Park Fishing

CENTRAL FLORIDA GREENWAY

Lake Nona Landing

The Preserve at Laureate Park

Lake Nona High School

Valencia College Lake Nona Campus

XL Soccer

Laureate Park Tennis Courts

Laureate Park Dog Park

Laureate Park Soccer

Laureate Park Basketball

Laureate Park Golf Course

Laureate Park Equestrian

Laureate Park Archery

Laureate Park Shooting Range

Laureate Park Canoe/Kayak

Laureate Park Rowing

Laureate Park Fishing

Laureate Park Hunting

Laureate Park Camping

Laureate Park Picnicking

Laureate Park Biking

Laureate Park Jogging

Laureate Park Walking

Laureate Park Relaxing

Laureate Park Sunbathing

Laureate Park Swimming

Laureate Park Boating

Gateway Medical Office Building

Lake Nona Middle School

Lake Nona Plaza

Concorde Apartments

Laureate Park Community Garden

Laureate Park Dog Park

Laureate Park Soccer

Laureate Park Basketball

Laureate Park Golf Course

Laureate Park Equestrian

Laureate Park Archery

Laureate Park Shooting Range

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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



COMMERCIAL OFFICE SPACE

Modern and innovative office spaces are available in Lake Nona's thriving business district, designed to foster collaboration and growth.

These state-of-the-art facilities offer a blend of cutting-edge technology, sustainable design, and convenient access to a vibrant community of professionals.





"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*



University of Central
Florida College of
Medicine and The Burnett
School Of Biomedical
Sciences

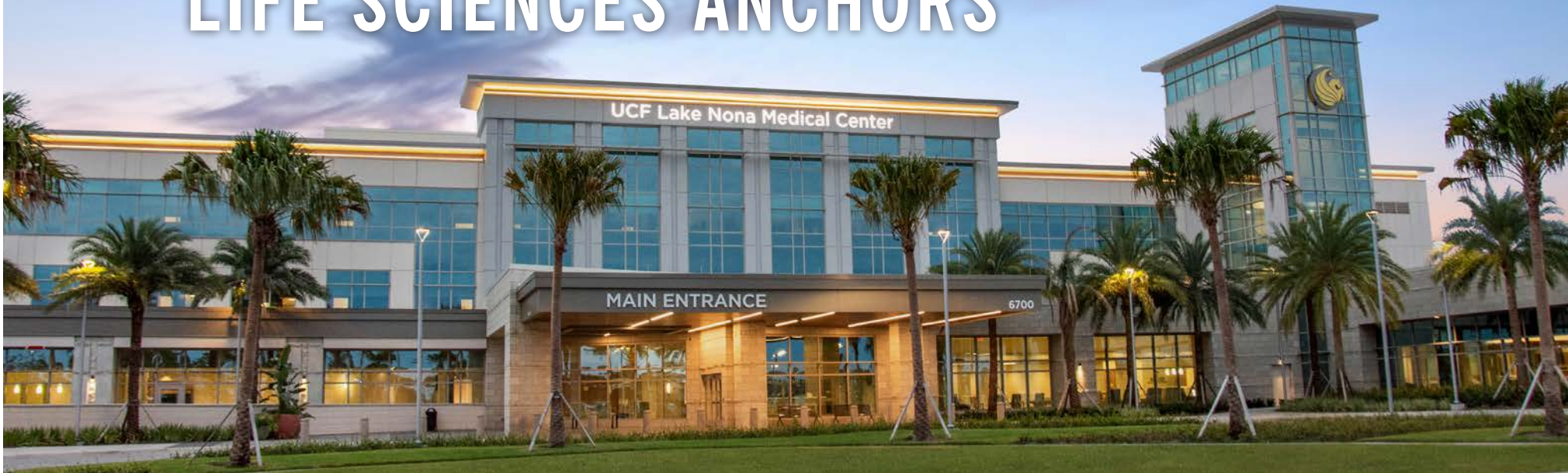
DIRECT PIPELINE OF TALENT

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

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



LAKE NONA HEALTH & LIFE SCIENCES ANCHORS

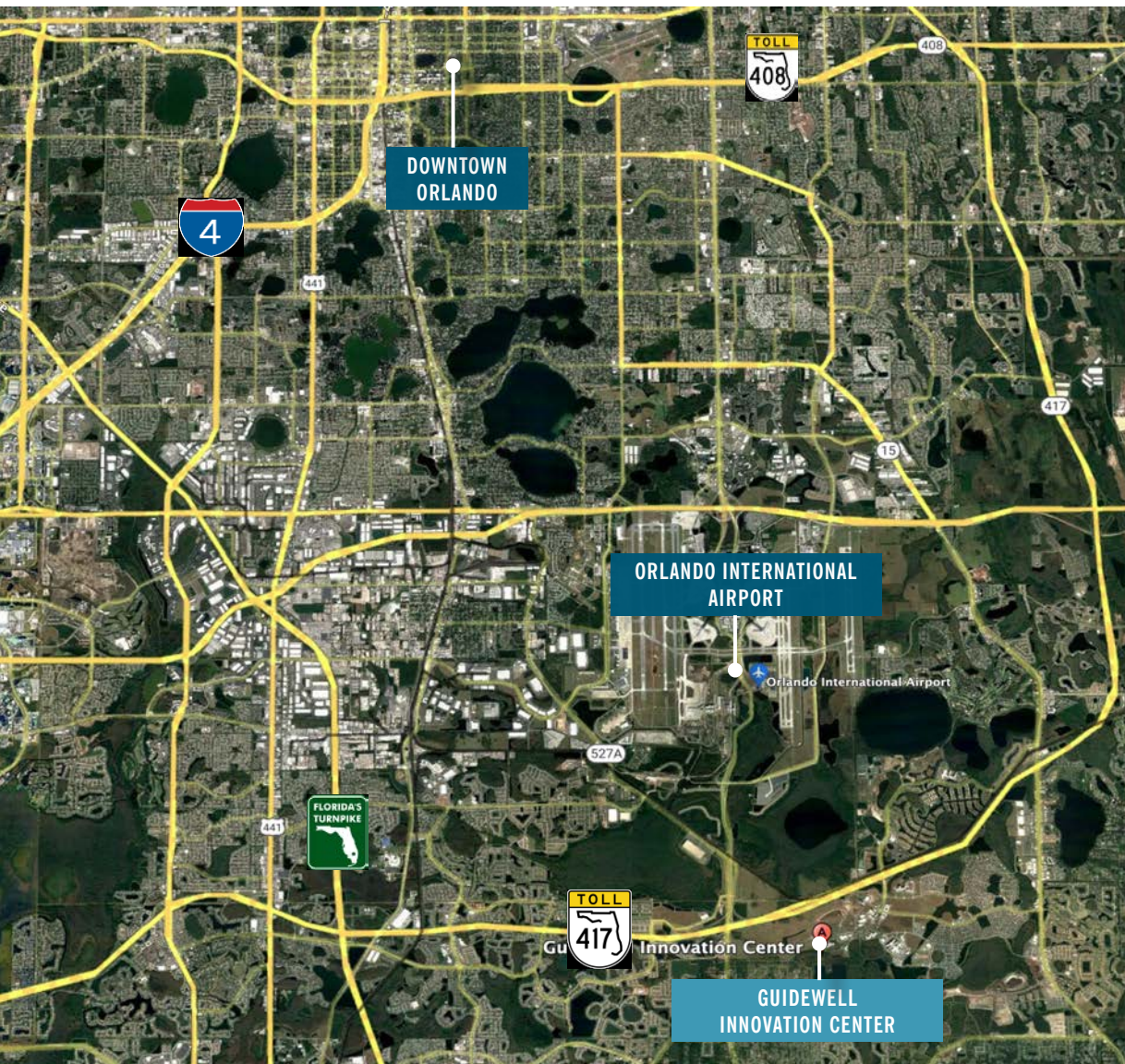




GUIDEWELL INNOVATION CENTER

GuideWell Innovation Center provides specialty space suitable for wet lab and professional office uses. Innovation Center is a medical innovation hub for start-ups and health care entrepreneurs. Designed to promote collaboration and acceleration of groundbreaking ideas, the Innovation Center provides the resources and collaborative environment innovators need to develop new solutions, and the connections to take concepts to market.

GuideWell Innovation Center is LEED Gold certified, which highlights the facility's commitment to sustainability and energy efficiency. The LEED (Leadership in Energy and Environmental Design) Gold certification demonstrates the building's high standards in terms of water conservation, energy efficiency, and the use of environmentally friendly materials. This not only reduces the environmental impact but also ensures a healthier indoor environment for all who work in the center.



GUIDEWELL INNOVATION CENTER

REIMAGINING THE FUTURE OF HEALTH

Anchored by GuideWell, the state's largest health solutions company, the 92,000 SF Building is also home to a state-of-the-art biotech incubator jointly managed by the University of Central Florida and the University of Florida.

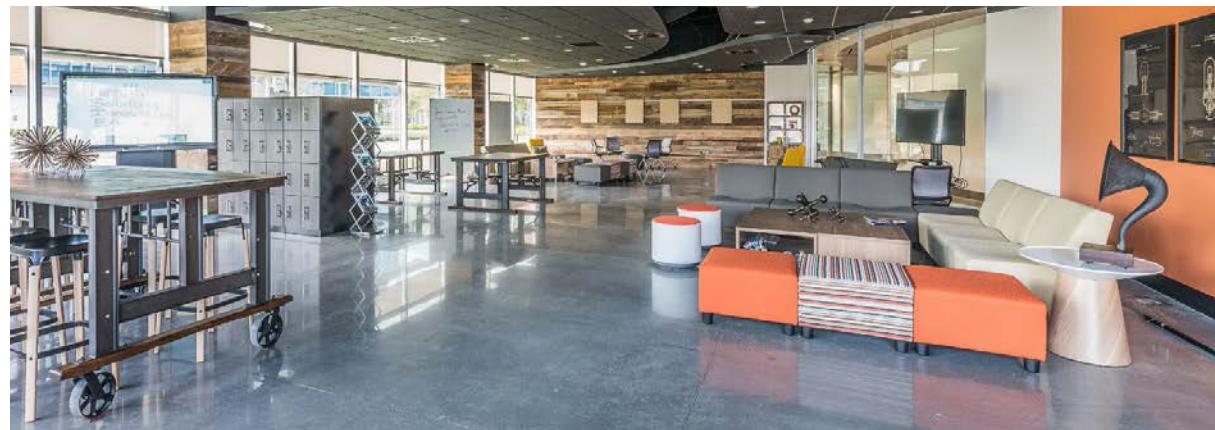
Additional early and mid-stage companies and service organizations supporting the entrepreneurial ecosystem call GuideWell Innovation Center their home.

Lake Nona has gained international recognition for its unique partnerships, commitment to innovation, and culture of collaboration. Lake Nona's investment in technology has been recognized by global organizations such as Cisco, which named Lake Nona the first Iconic City in the United States and only the ninth in the world among its Smart + Connected Communities.

PROPERTY FEATURES

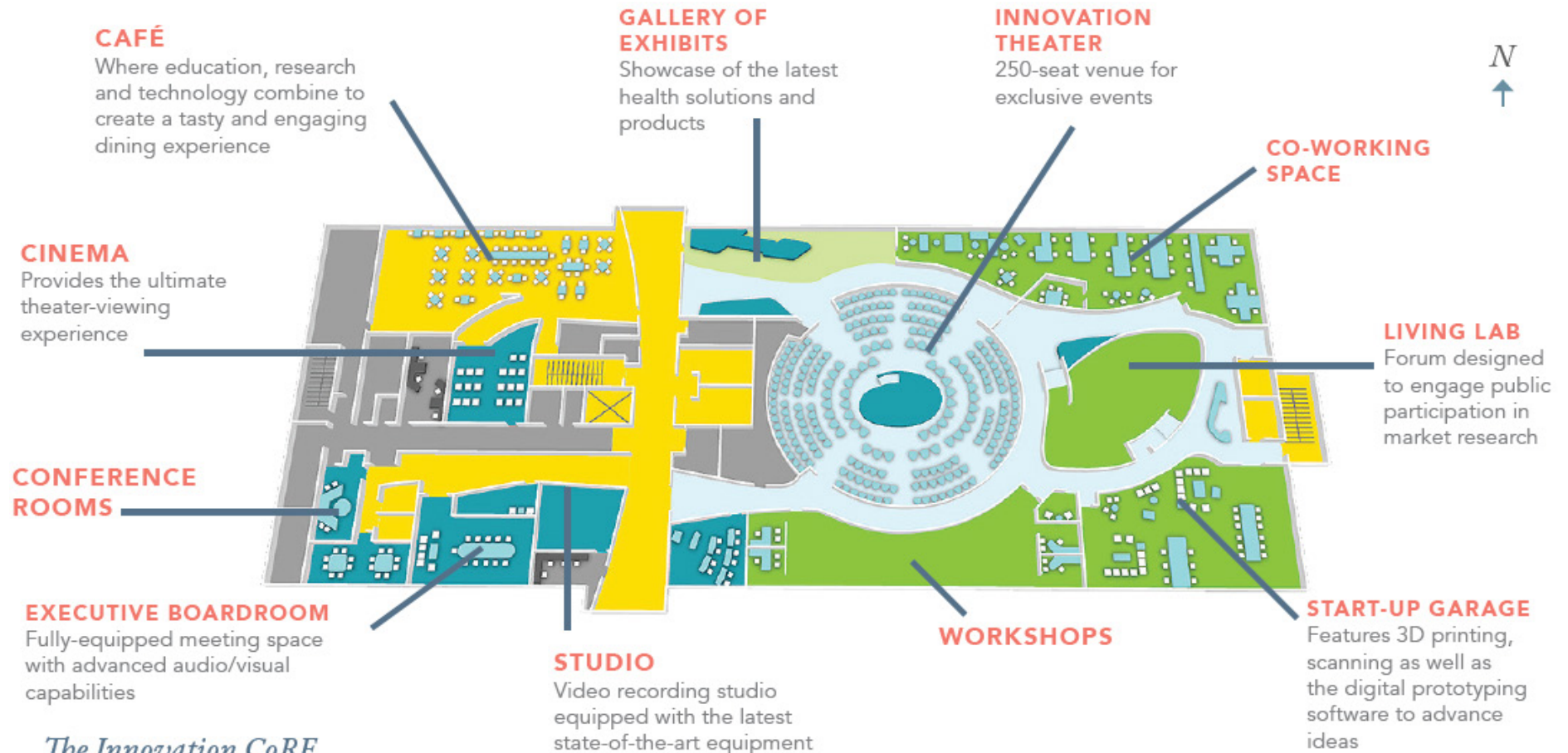
GUIDEWELL INNOVATION CENTER

- 92,000 SF, three-story building
- Glass/metal panel energy-efficient curtain wall exterior
- Steel frame/concrete floor structure for vibration and sound dampening
- Robust infrastructure suitable for wet labs and office uses
- 15-foot floor-to-floor height
- 22-foot column spacing with plumbing tie-ins at all columns
- Dedicated mechanical penthouse and roof space available for mechanical equipment
- Individually metered tenant space with ability to have separate emergency power generators for power consumption
- Passenger and service elevators
- Separate loading/unloading facilities
- Outdoor gathering area with tables and chairs adjacent to the building
- Next door to UF Research & Academic Center, UCF Lake Nona
- Cancer Center, and UCF Lake Nona Hospital – HCA Florida
- Healthcare, a full-service hospital with 24/7 emergency care
- On-site 'grab and go' café
- Surface parking available
- Quick access to the building from SR417 and an under 10-minute drive to Orlando International Airport



GROUND LEVEL

GUIDEWELL INNOVATION CENTER CORE



The Innovation CoRE
Ground Level

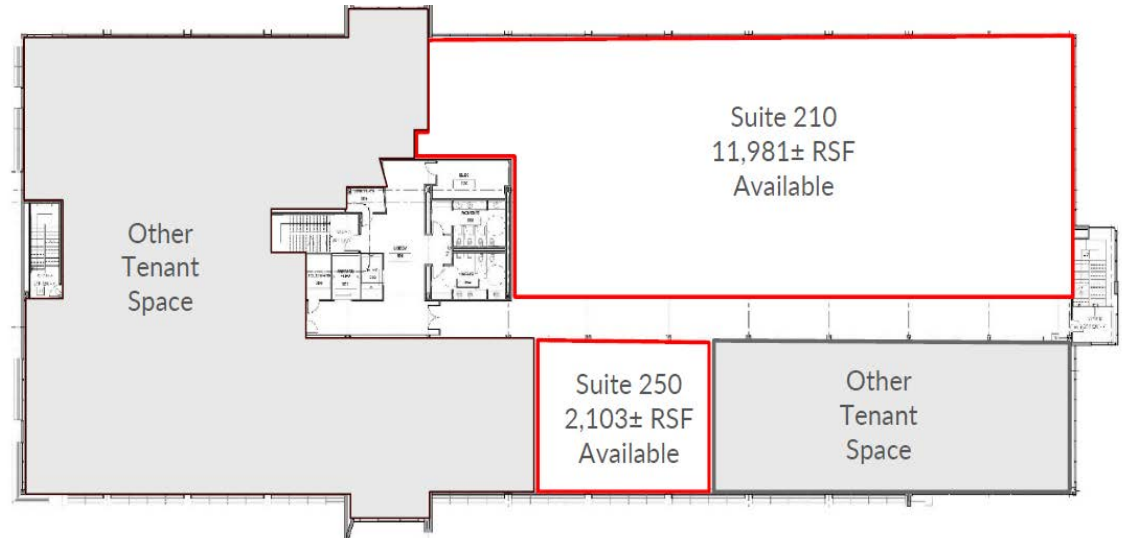
GUIDEWELL INNOVATION CENTER

FLOOR PLANS

2ND FLOOR

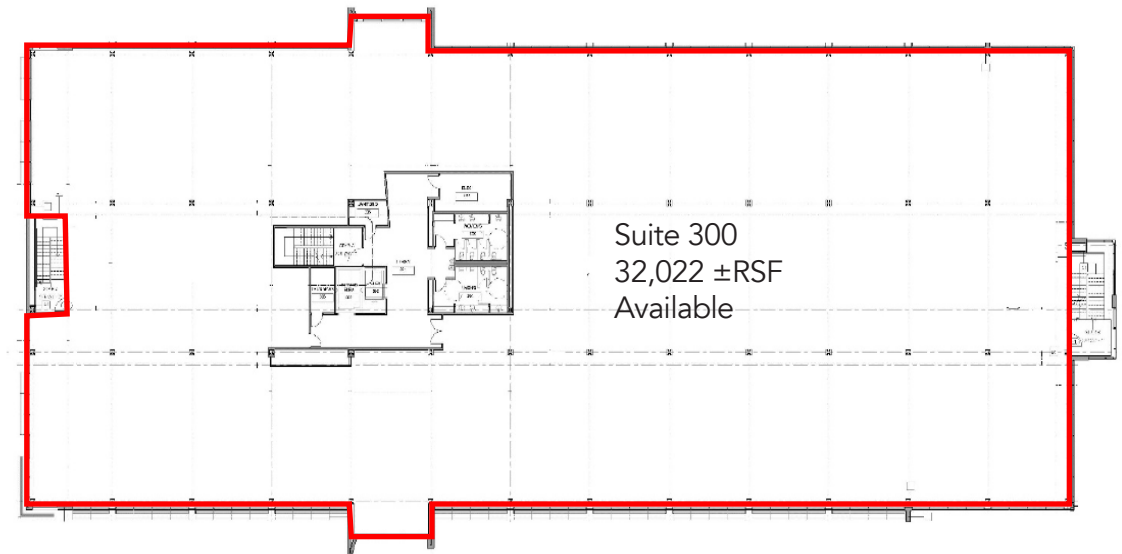
SUITE 250 - 2,103 \pm RSF

SUITE 210 - 11,981 \pm RSF



3RD FLOOR

SUITE 300 - 32,022 \pm RSF





For Leasing Information:

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