Maitland Forum & Park Center

TWO-BUILDING VALUE-ADD OPPORTUNTY IN THE HEART OF MAITLAND

THE INVESTMENT OPPORTUNITY

Jones Lang LaSalle (“JLL”) is pleased to present the exclusive opportunity to acquire Maitland Forum & Park Center (the “”Properties””), a premier two-building office portfolio totaling 371,945 rentable square feet strategically positioned in Orlando’s thriving Maitland submarket. Currently 82.8% occupied, the Properties deliver a 4.4-year Weighted Average Lease Term (WALT) and 11.5-year Weighted Average Tenancy Tenure (WATT). Built in 1984 and 1985, the Properties have undergone over $2 million in recent capital improvements and provide an attractive 4.14 / 1,000 SF parking ratio.

Benefitting from Maitland’s exceptional market strength, which has posted the highest net absorption as a percentage of stock among Orlando submarkets since 2025, the Properties have demonstrated extraordinary leasing momentum with over 131,000 square feet of new leases and renewals completed since the start of 2025. This success includes 93% of rolling square footage renewing, totaling more than 84,000 SF across eight of nine expiring leases, with the single vacancy leased up within one month.

The Properties present significant NOI growth potential of approximately 39% over five years through the lease-up of 64,061 square feet of currently available space. Strategically positioned with direct access to Interstate 4 and Maitland Boulevard, the Properties offer exceptional commuter convenience and prominent signage opportunities. Offered at a significant discount to estimated replacement cost, Maitland Forum & Park Center represents an outstanding value-add investment opportunity in one of Central Florida’s most dynamic office markets.

371,945
TOTAL SF

82.8%
OCCUPANCY

2
BUILDINGS

4.4 | 11.5
YEAR WALT | YEAR WATT

4.14 / 1,000 SF
PARKING RATIO

Building	Address	Building Size (RSF)	Year Built	Occupancy	Number of Stories	Number of Tenants	WALT	Parking Ratio
Maitland Forum	2600 Lake Lucien Dr	268,663	1985	76.2%	4	18	5.1	4.00 / 1,000 SF
Park Center	2500 Maitland Center Pky	103,282	1984	100%	4	11	3.0	4.50 / 1,000 SF
Total/Avg		**371,945**		**82.8%**		**29**	**4.4**	**4.14 / 1,000 SF**

This Offering Summary reflects three recently executed LOIs, with leases anticipated to be executed prior to closing.
All property information presented herein is based on the terms in these LOIs.


INTERSTATE
4
100,000+ AADT
Park Center
Maitland Forum

INVESTMENT HIGHLIGHTS

1

STRATEGIC LOCATION IN ORLANDO'S HOTTEST SUBMARKET

Significant recent leasing activity and owner-user transactions has contributed to Maitland posing the highest net absorption as a percentage of stock among Orlando submarkets since 2025, demonstrating exceptional market strength and sustained demand.

2

SUBSTANTIAL ±39% NOI GROWTH POTENTIAL OVER FIVE YEARS

The Properties present significant NOI growth potential through mark-to-market opportunities and the lease-up of 64,061 square feet of currently available space.

3

EXTRAORDINARY LEASING MOMENTUM WITH OVER 131,000 SF OF RECENT ACTIVTY

Benefitting from over $2 million in recent capital upgrades and Maitland's fiery hot leasing, the Properties have experienced over 131,000 SF of new leases and renewals since the start of 2025.

4

DIVERSE RENT ROLL WITH STRONG TENANT TENURE

A highly diversified tenant base across multiple industries provides stable, long-term cash flow with no single tenant exceeding 9.7% of RSF. Exceptional tenant commitment is demonstrated through a 11.5-year weighted average tenancy tenure, and 93% of rolling square footage having renewed since 2025.

5

CONVENIENT ACCESS TO I-4 AND MAITLAND BLVD WITH SIGNAGE OPPORTUNITY

Direct connectivity to two major Orlando transportation arteries provides exceptional commuter access and visibility, with prominent signage opportunities.

6

OFFERED AT SIGNIFICANT DISCOUNT TO REPLACEMENT COST

The Properties is being offered at a significant discount to estimated replacement cost, providing an attractive cost basis to a future owner.

MAITLAND FORUM

SIGNIFICANT LEASING MOMENTUM

131,000+ SF

OF NEW LEASES AND RENEWALS SINCE THE START OF 2025


PARK CENTER


PARK CENTER

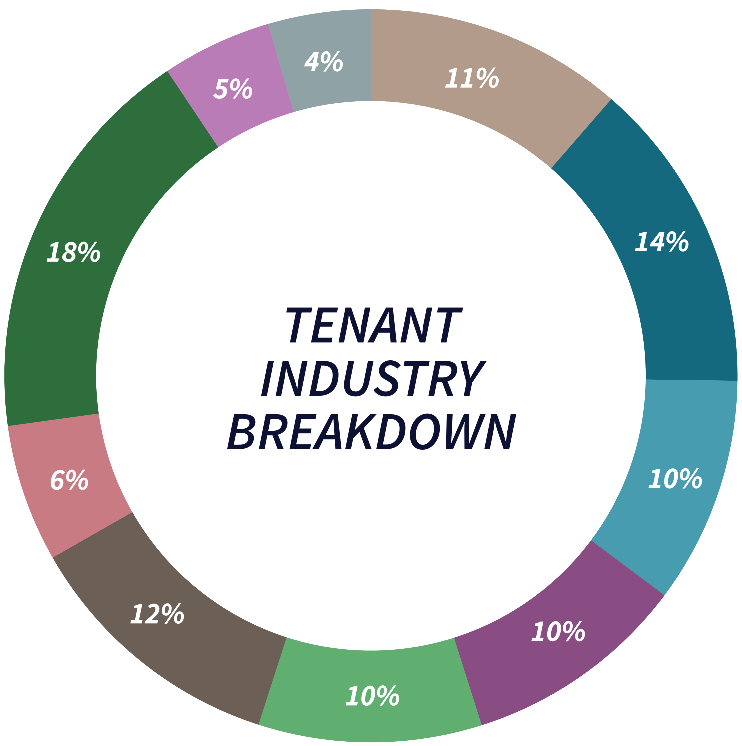

MAITLAND FORUM

DIVERSE RENT ROLL WITH PROVEN TENANT RETENTION

93% *OF ROLLING SQUARE FOOTAGE RENEWED SINCE 2025*

11.5-YEAR WATT

NO SINGLE TENANT OCCUPIES MORE THAN ***9.7%*** *OF TOTAL RSF*



Industry	% of Occupied SF
Healthcare	11%
Real Estate	14%
Education	10%
Audio Media	10%
Consulting	10%
Other	12%
Insurance	6%
Engineering	18%
Staffing & Recruiting	5%
Law	4%

INVESTMENT HIGHLIGHTS

POSITIONED IN THE HEART OF MAITLAND WITH SUPERIOR ORLANDO CONNECTIVITY

Average household income of $99,431 and average home value of $541,151

Less than half a mile from Genesis Health Clubs Orlando Sportsplex — a 365,000-square-foot fitness center featuring pickleball, basketball, and tennis courts, cold plunges, saunas, and over 400 monthly group classes

6,190 Class A multifamily units within a 3-mile radius

Over a dozen colleges, universities, and technical schools within a 20-mile radius including University of Central Florida, Rollins College, Valencia College, Full Sail University, and Seminole State College

STRATEGIC LOCATION FOR ALL OF ORLANDO'S COMMUTERS

Location	Drive Time
Winter Park	10 min
Downtown Orlando	15 min
Apopka	20 min
Lake Mary	25 min
Orlando International Airport	30 min

ROBUST OWNER-USER ACTIVITY HAS TIGHTENED MAITLAND'S INVENTORY

MAITLAND HAS BEEN ORLANDO'S HOTTEST OFFICE SUBMARKET,
WITH THE HIGHEST NET ABSOPTION AS A PERCENTAGE OF STOCK SINCE 2025.

RECENT OWNER-USER TRANSACTIONS

AdventHealth	THREATLOCKER	charles SCHWAB
$17,800,000 | 205K SF	***$13,500,000 | 126K SF***	***$122,000,000 | 500K SF***
JUNE 2026	*DECEMBER 2025*	*DECEMBER 2024*

OVER $2 MILLION IN RECENT CAPITAL IMPROVEMENTS

MAITLAND FORUM

RENNOVATED LOBBIES

FITNESS CENTER

CAFÉ & SELF-SERVICE VENDING AREA

MAITLAND FORUM

FLORIDA - SURGING GROWTH

Source: US News & World Report (2025)

#1 RANKED ECONOMY FOR THIRD CONSECUTIVE YEAR

Rank	State
1	**Florida**
2	Texas
3	Utah
4	Idaho
5	Arizona

Souce: US News & World Report

#1 STATE FOR FUTURE JOB GROWTH

Source: Lightcast

#1 STATE TO START A BUSINESS

Source: WalletHub

#3 LARGEST WORKFORCE IN THE US

Source: U.S. Bureau of Labor Statistics

#3 BEST STATE FOR BUSINESS

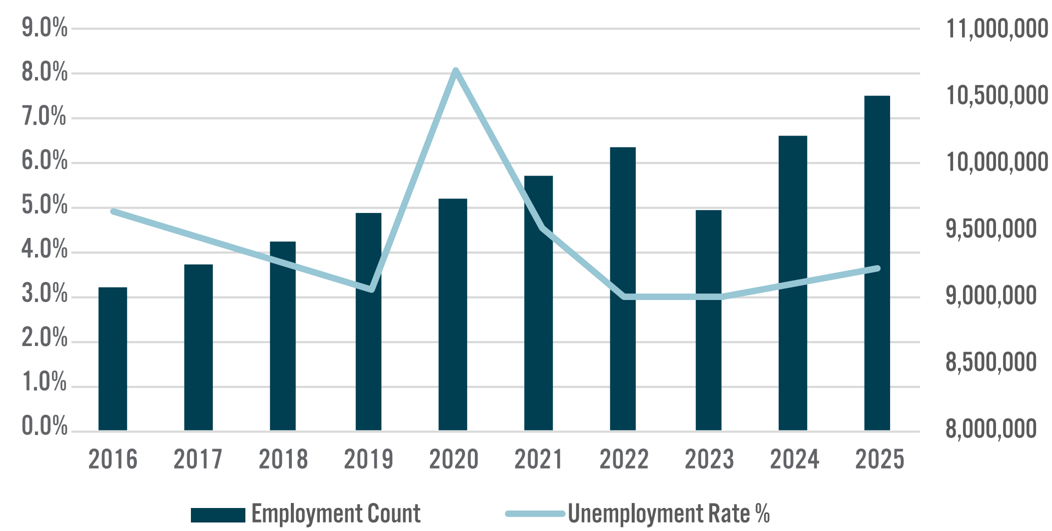
Source: CNBC

In 2025, Florida ranked as the **2nd fastest-growing state** in the nation, surpassed only by Texas, based on the annual U-Haul Growth Index. The state's appeal was even more evident at the city level, as **eight of the top ten U.S. growth cities** were located in Florida, with Central Florida's Ocala securing the number one position overall.

TOP GROWTH STATES OF 2025
1. Texas
2. Florida
3. North Carolina
4. Tennessee
5. South Carolina

Source: U-Haul

FLORIDA EMPLOYMENT GROWTH



Source: U.S. Bureau of Labor Statistics

ORLANDO

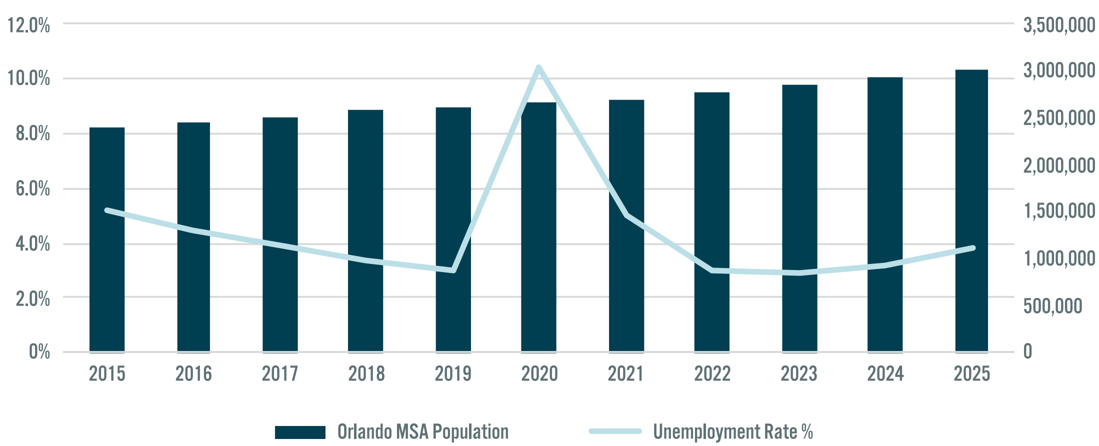
3 Million
Residents

37.4%
Growth since 2010

EMPLOYMENT

Orlando is a dynamic metro with many driving forces. A leading region in infrastructure, the area is surging in growth with emerging tech and medical hubs. While Orlando is the world's tourism mecca, 80% of employment in the metro comes from outside of the industry. Following COVID-19, the Orlando MSA has consistently been one of the most powerful economies in the nation.

ORLANDO GROWTH



Source: FRED

TOP 10
FASTEST GROWING US METRO BY GDP % GROWTH

#1
FASTEST-GROWING MARKET AMONG TOP 30 U.S. REGIONS

#1
CITY FOR WAGE GROWTH FROM 2000-2024

Maitland Forum & PARK CENTER

INVESTMENT SALES ADVISORY

Robbie McEwan
Managing Director
+1 407 346 5547
robbie.mcewan@jll.com

Jesse Jones
Analyst
+1 407 982 8666
jesse.jones@jll.com

FINANCING ADVISORY

Wyatt Krapf
Senior Director
+1 813 387 9909
wyatt.krapf@jll.com

Cristian Sieman
Associate
+1 847 643 6527
cristian.sieman@jll.com

Orlando Office
250 S Orange Avenue, Suite 700
Orlando, FL 32801
www.us.jll.com

JLL