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MODERA®
BY MILL CREEK
CREATIVE VILLAGE



RETAIL FOR LEASE

MODERA CREATIVE VILLAGE

505 CHATHAM AVENUE • ORLANDO, FL 32801

PROPERTY HIGHLIGHTS

Up to 6,057 s.f. of ground floor retail, located on the corner of Chatham Avenue and Amelia Street.

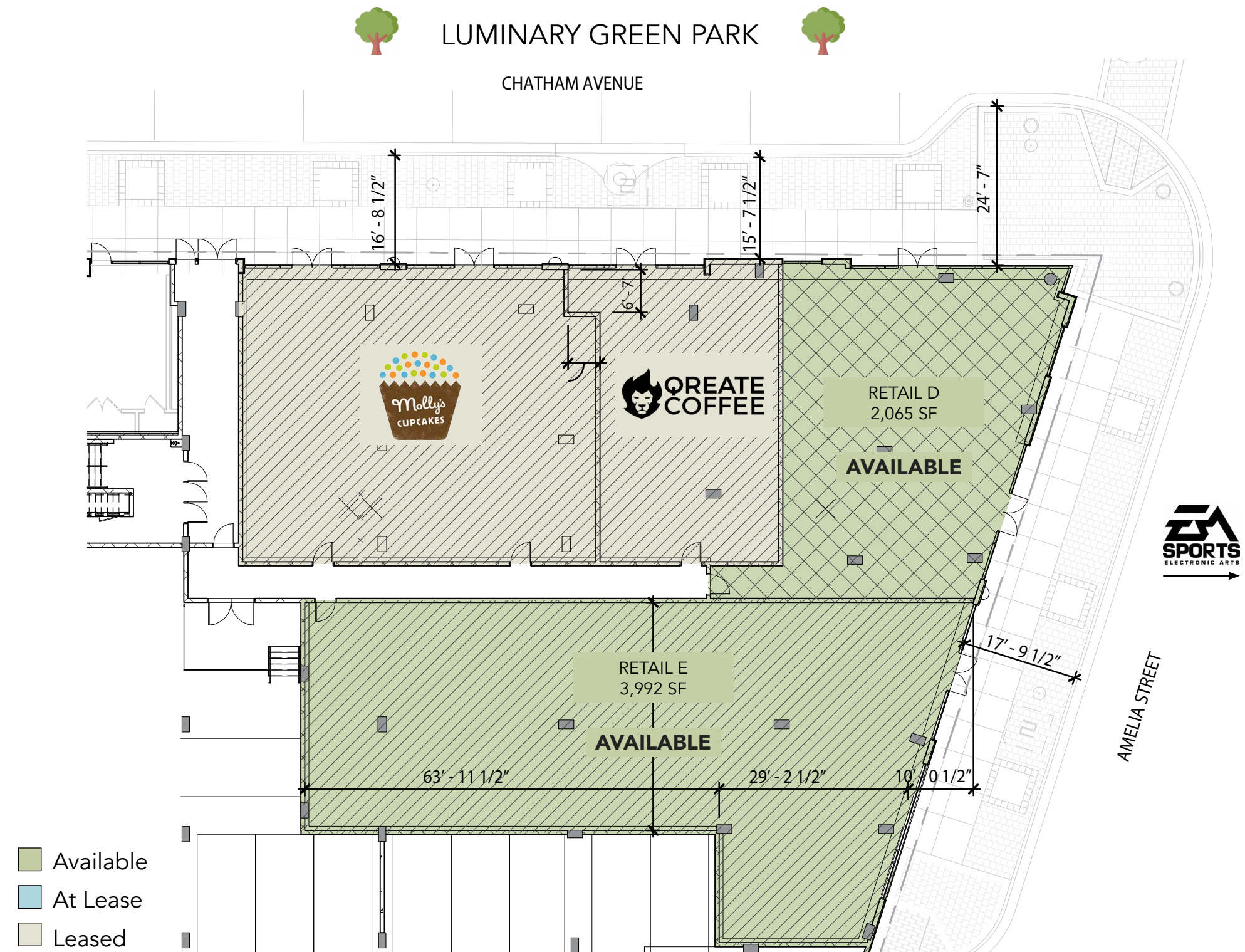
Retail faces the Luminary Green and/or EA Studio Orlando and sits under 292 luxury apartments.

Metered on-street parking available directly outside the storefront. Modera is also within walking distance to city parking garages. Short term parking available on-street for accessible Uber Eats/DoorDash delivery services.

Delivery Date: NOW

Delivery Condition: Grey shell delivery

Grease trap and hood ventilation tie-in available



CREATIVE VILLAGE HIGHLIGHTS

Creative Village builds on the success of Orlando's technology and innovation economy by transforming 68-acres of city-owned land into a mixed-use, urban Innovation District anchored by Electronic Arts, Inc. (EA) and the UCF Downtown and Valencia College Downtown campus alongside other high-tech and creative companies and a diverse mix of students, professionals and residents. Upon full build out, Creative Village will represent more than \$2 billion in new development and a dynamic mix of uses including:

NEXT PHASE

Delivery beginning in 2024 - 185,000 s.f. office, 325 market rate apartments, 190 mixed-income apartments, 180 key hotel, 500+ student housing beds

LUMINARY GREEN PARK

Creative village "central park" to create community engagement and events

#1

Orlando is the #1 in fastest-growing City for Entrepreneurs
(LinkedIn News, 2022)

#2

Orlando ranks #2 Best State for Business
(Chief Executive Magazine, 2022)



Orlando named a "Raising Star" City for tech employment and job growth
(Brookings Institute, 2022)



1000 employees



Offering programs in the Downtown campus



World renowned culinary program

Walt Disney World Center for Culinary Arts & Hospitality



MODERA CREATIVE VILLAGE
Market Rate Apts - 292 units
Retail - 10,000 s.f.
Ready for Tenant build out
Apartments **OPEN**

UCF/VALENCIA DOWNTOWN CAMPUS
Students/Faculty Staff - 8,000
Students by 2025 - 15,000
NOW OPEN

UNIONWEST AT CREATIVE VILLAGE
Student Housing - 640 beds
Academic - 105,000 s.f.
Retail - 12,279 s.f.
NOW OPEN
Retail Tenants:
QDOBA DUNKIN' SUBWAY
VERA ASIAN Addition

AMELIA COURT APARTMENTS
Mixed-Income Apts - 256 units
Retail | Live | Work - 10,000 s.f.
NOW OPEN

PHASE II 2024

LUMINARY GREEN PARK

THE JULIAN APARTMENTS
Market Rate Apts - 409 units
Retail - 6,000 s.f.
NOW OPEN
Retail Tenants:
MONROE

EA ORLANDO STUDIO
Office - 176,000 s.f.
Employees - 1,000±
NOW OPEN



**CONCEPTUAL
MASTER LAND
USE PLAN**

- Existing Community Assets
- Phase I Development Completed
- Phase II Development Planned
- Future Development

CREATIVE VILLAGE TODAY & TOMORROW

900,000 SF office/creative space	800,000 SF higher education space	100,000 SF retail/commercial space
2,000+ residential units	1,500 student housing beds	225 new hotel rooms



Phase I was completed in 2022 and represents approximately \$700 million in investment.

- 350,000 s.f. of higher education space
- 640 student housing beds
- 957 mixed-income and market-rate apartments
- 175,940 s.f. EA Orlando Studio
- 2.3-acre park, Luminary Green

Phase I was completed in 2022 and represents almost 8,000 students, 1,000+ high wage jobs and approximately 2,100 residents. Between UCF, Valencia and the EA Orlando Studio, there are 2,000 game developers (professionals and students) concentrated at Creative Village in downtown Orlando.

Phase I includes two of the largest privately financed buildings in the history of downtown Orlando.

- \$105 million (\$120 million including tenant improvements) UnionWest co-developed by Ustler Development, Inc. and DEVEN.
- \$108 million The Julian Apartments co-developed by Ustler Development, Inc. and The Allen Morris Company.

Future Phases

The Creative Village Master Development Agreement with the city currently runs through 2031 with 8 - 10 parcels remaining for vertical development.

Phase II of vertical development is planned to be delivered between 2024 – 2028 and represents more than \$450 million in development activity:

- 185,000 s.f. multi-tenant office building
- 325 market-rate apartments
- 190 mixed-income apartments
- 180 room hotel
- 500+ student housing beds
- Potential adaptive reuse of the Bob Carr

**OCTOBER
2022**

CREATIVE VILLAGE

DTO INCENTIVE PROGRAMS

Retail Program:

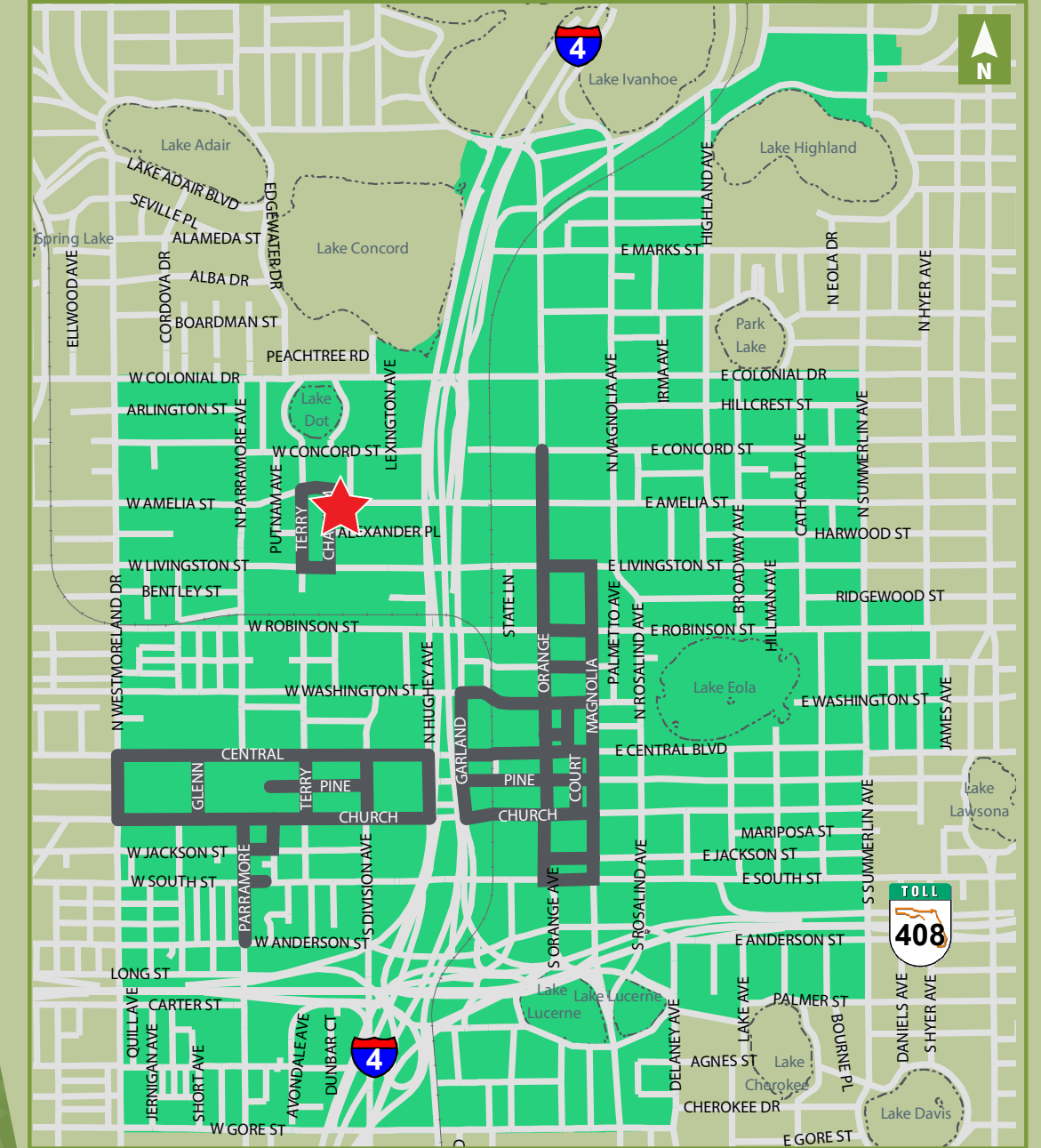
The Downtown Orlando (DTO) Retail Program is designed to stimulate retail activity, job creation, and urban revitalization in the downtown area. The program offers funding for tenant improvements and rent reimbursement to attract new retail businesses and encourage the expansion of existing ones. Funding is provided on a dollar-for-dollar match basis, with eligibility based on square footage requirements. Personal service businesses can receive up to \$150,000 for eligible tenant improvements, while retail businesses can receive up to \$100,000. If the building owner does not invest in tenant improvements, the tenant may receive up to \$75,000.

The program funds are subject to budget availability, and applications are reviewed on a first-come, first-served basis. For more info please visit: [DTO Retail Program website](#)

Restaurant Program:

The DTO Restaurant Program is a financial initiative introduced by the Downtown Orlando Community Redevelopment Agency (CRA) to transform the Downtown Orlando area into a vibrant foodie destination. The program offers funding and support to attract new restaurants and assist existing ones in expanding their operations. Eligible restaurants can receive funding for tenant improvements, rent reimbursements, and outdoor seating upgrades. Full-service restaurants in a focus area can receive up to \$100 per square foot, not to exceed \$400,000. Non-full-service restaurants in a focus area can receive up to \$50 per square foot, not to exceed \$100,000. Restaurants that add or improve outdoor seating areas can receive an additional \$5 per square foot not to exceed \$25,000. If the building owner does not invest in tenant improvements, the tenant may receive up to \$75,000.

The program funds are subject to budget availability, and applications are reviewed on a first-come, first-served basis. For more info please visit: [DTO Restaurant Program website](#)



CHURCH Focus Area Right-of-ways*

*Note: Properties fronting or abutting either side of the rights-of-way used as identification are potentially eligible for the Focus Areas funding amount.

Program Area

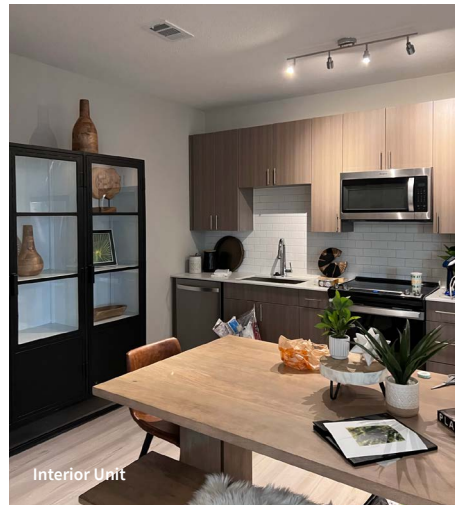
- DTO Restaurant
- DTO Retail



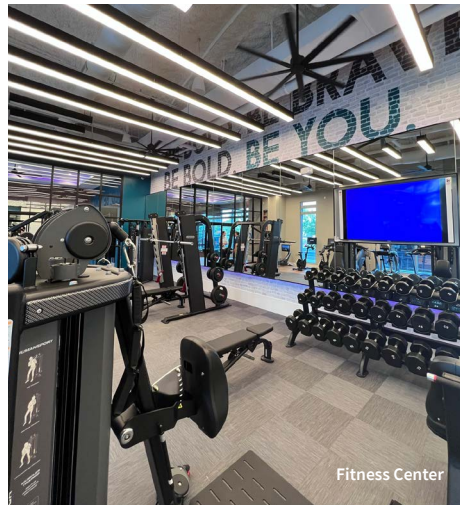
Pool Oasis

MODERA RESIDENTIAL AMENITIES TO INSPIRE

Modera offers class A amenities for residents that include meeting and co-working space for the “work-from-homers,” gym/fitness facility, a poolside oasis and lounge.



Interior Unit



Fitness Center





Collaboration Lobby



DOWNTOWN ORLANDO STATS

 **RESIDENTS** 17,870 Residents
70.0% Population Growth
\$74,682 Average HH Income

 **EMPLOYEES** 82,924 Employee Population
53.4% College Educated
\$70,808 Average Salary

 **ACTIVITY** 5 Pro Sports Teams
12000+ Annual Events
1,883 Existing hotel rooms (1,264 proposed)
\$1.8B Proposed development investment



CONTACT

Clifton Magee

+ 1 407 247 3493

clifton.magee@jll.com

Kaylynn Kissenberth

+ 1 407 242 4211

kaylynn.kissenberth@jll.com

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