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## MAJOR PLAZA I AND II

**EMERSON**  
INTERNATIONAL, INC.

*A Member of the Emerson Group*



2 BUILDINGS.

ORLANDO'S  
FAVORITE  
SHOPS AND  
RESTAURANTS  
WITHIN  
WALKING  
DISTANCE.

A UNIVERSE OF  
POSSIBILITIES.

## SPACES THAT RESTORE BALANCE

We live in a world where a majority of our waking hours are spent at work. Commuting, errands, and even a stop for our favorite morning drink take up valuable time. What if there was a way to make time? That's the idea behind *Major Plaza I and II*. Modern, professional office buildings in the center of a vibrant, active district. At *Major Plaza I and II*, achieving work/life balance is not only possible—it's already built-in.



STROLL TO NEARBY  
SHOPS + DINING



TAKE A WALK



## 2 BUILDINGS, INFINITE ACCESS

Set within a thriving and coveted location just a few minutes north of downtown Orlando, *Major Plaza I and II* is uniquely positioned to accommodate professional firms and businesses with flexible, full-service leases in Class A office spaces.

- + Conveniently located off of Kirkman Road, near I-4 and Florida's Turnpike
- + Two mid-rise professional office buildings (7-story and 5-story) totaling 189,000 SF
- + Free surface parking and reserved parking available
- + Spaces bathed in natural light
- + After-hours building access with magnetic card
- + A variety of neighboring retail, restaurants, services
- + Near the Shingle Creek Trail, offering scenic views and pedestrian and bike-friendly connections to The Mall at Millenia, Eagle Nest Park, and more



LARGE SCENIC WINDOWS





### LIVE. WORK. PLAY. REPEAT.

The I-4 corridor to our east unites an array of popular community amenities and activities. Area residents as well as the daytime population appreciate easy access to I-4 and Florida's Turnpike (only 5 minutes away) plus a global variety of designer shops, stylish restaurants, and entertainment options at The Mall at Millenia, Universal CityWalk, and Orlando Premium Outlets—International Drive. Convenience and connectivity are already built-in at *Major Plaza I and II*.



### LOCATION FOR LUXURY

This area is well known for its designer retailers and upscale restaurants, so it follows that the owners of luxury car dealerships such as Audi, Lexus, Ferrari, and Maserati have chosen this particular area of Orlando to establish their presence. Seasoned professional firms and start-up businesses that serve affluent and corporate clients will appreciate the environment surrounding Major Plaza.

### MAJOR BLVD/KIRKMAN RD POINTS OF INTEREST

- 1 Plaza
  - Starbucks
  - Miller's Ale House
  - Kobe Japanese Steakhouse
- 2 TGI Friday's
- 3 Plaza
  - Carrabba's Italian Grill
  - Regions Bank
  - Border Grill Fresh-Mex
  - IHOP
- 4 Universal Orlando Resort
  - Universal Studios Florida
  - Universal's Islands of Adventure
  - Universal CityWalk
  - Emeril's Orlando
  - Bubba Gump Shrimp Co.
  - Margaritaville Orlando
  - Hard Rock Cafe
  - Loews Sapphire Falls Resort
- 5 Orlando Premium Outlets—International Dr.
- 6 Kirkman Shoppes
  - Walgreens Pharmacy
  - Chick-fil-A
  - Bubbalou's
  - Bodacious Bar-B-Que
  - Agave Azul
  - LA Fitness
  - Outback Steakhouse
  - Bank of America
  - CVS Pharmacy
- 7 Kirkman Oaks
  - Publix Supermarket
  - SunTrust Bank
  - The UPS Store
  - Einstein Bros. Bagels
  - TD Bank
  - Boston Market
- 8 Millenia
  - The Mall at Millenia
  - Ikea
  - Super Target
  - BJ's Wholesale
  - Costco Wholesale
- 9 Artegon Marketplace
- 10 International Drive North
  - Hash House A Go Go
  - Texas de Brazil
  - Dunkin' Donuts
  - Red Lobster
  - Pizza Hut
- 11 International Drive South
  - Cafe Mineiro
  - Brazilian Steakhouse
  - Cooper's Hawk Winery & Restaurant
  - LongHorn Steakhouse
  - Charley's Steak House
  - Brick House Tavern + Tap
- 12 Orange County Convention Center



TURN  
PIKE

PRESIDENT BARACK  
OBAMA PKWY

SHINGLE CREEK TRAIL

CONROY RD

4

THE MALL  
AT MILLENIA

VINELAND BLVD

5728  
5750

MAJOR BLVD

MILLENIA BLVD

SHINGLE CREEK

KIRKMAN RD

W OAK RIDGE RD

SHINGLE CREEK TRAIL (Future Extension)

TURN  
PIKE

4

## LIFESTYLE + WORKSTYLE FUSE

The *Shingle Creek Trail* is one link in a larger regional trail that will extend south from Orlando to Kissimmee. The wide, paved pathway loops around Lake Fran and safely connects walkers, runners, and cyclists to The Mall at Millenia, Universal Orlando Resort, and International Drive.



MAJOR PLAZA I AND II

CONCEPTUAL RENDERING, REVISED 2013, ANTICIPATED COMPLETION 2021

### EDUCATION EQUATION

Orlando is located in the Orange County School District, which is the 11th largest in the country. The district is continuously innovating and offers a variety of magnet programs and STEM curriculum (Science, Technology, Engineering & Math).

### CAMPUS TO CAREER

Current data shows that these students are likely to attend college close to home. There are 500,000+ students at 20+ public and private campuses in the region, including the University of Central Florida in Orlando, the University of Florida in Gainesville, and the University of South Florida in Tampa. Every year, these graduates strengthen the work force and continue the cycle of choosing these areas to live, work, learn, and play.

## EVERYONE APPRECIATES ACCESS

### SEAMLESS MOBILITY

Just 8 miles southwest of downtown Orlando, *Major Plaza I and II* is positioned within the Kirkman & Conroy community providin seamless mobility throughout the metro area via a myriad of transportation options.

In addition to easy transportation access, the high demand for this area and the surrounding community are inspired by the easy fusion of lifestyle and workstyle



Commuters will appreciate the easy access to I-4 and Florida's Turnpike thanks to a location at Kirkman and Vineland roads.



Located within 25 minutes of 2 airports:  
Orlando International Airport (MCO)  
Orlando Executive Airport (ORL)



The LYNX bus system, provides another option for commuters with a convenient stop just steps from the buildings' entrances.



# METRO ORLANDO/CENTRAL FLORIDA OVERVIEW



## EMERSON INTERNATIONAL


Emerson International is a private, full-service real estate development company and one of the region's largest commercial property owners. With more than one million square feet of commercial office space under our management and 30+ years of Central Florida market experience, we are experts in the local codes, ordinances and demographics that could directly impact the success of your business.

In addition to our local expertise, we deliver the highest caliber of service and commercial property selection. With spaces in a variety of locations, sizes, and options for custom build-outs, Emerson has solutions for every client.

### OFFICE PORTFOLIO

- 1 Major Plaza I and II One
- 2 Major Plaza I and II Two
- 3 Major Plaza I and II Three
- 4 Major Plaza I and II Office Park
- 5 Altamonte Lakeside Park
- 6 Sanlando 2160
- 7 Sanlando 2170
- 8 Sanlando 2180
- 9 2600 Maitland Center
- 10 Major Plaza I and II
- 11 Florida Technical College
- 12 Major Plaza One
- 13 Major Plaza Two

### RETAIL PORTFOLIO

- 14 Eagle Creek Retail - Building 3
- 15 Eagle Creek Retail - Building 4
-  SunRail stations