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# MAJOR PLAZA I AND II





# 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 bikefriendly connections to The Mall at Millenia, Eagle Nest Park, and more



#### 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

- Kirkman Shoppes - Walgreens Pharmacy Bodacious Bar-B-Que - Outback Steakhouse - Bank of America
- Publix Supermarket - SunTrust Bank - The UPS Store - Einstein Bros. Bagels - Boston Market
- The Mall at Millenia
- BJ's Wholesale - Costco Wholesale

- Artegon Marketplace
- International Drive North - Hash House A Go Go

- The Cheesecake Factory

- Keke's Breakfast Cafe

- Texas de Brazil

- The Home Depot

– P.F. Chang's

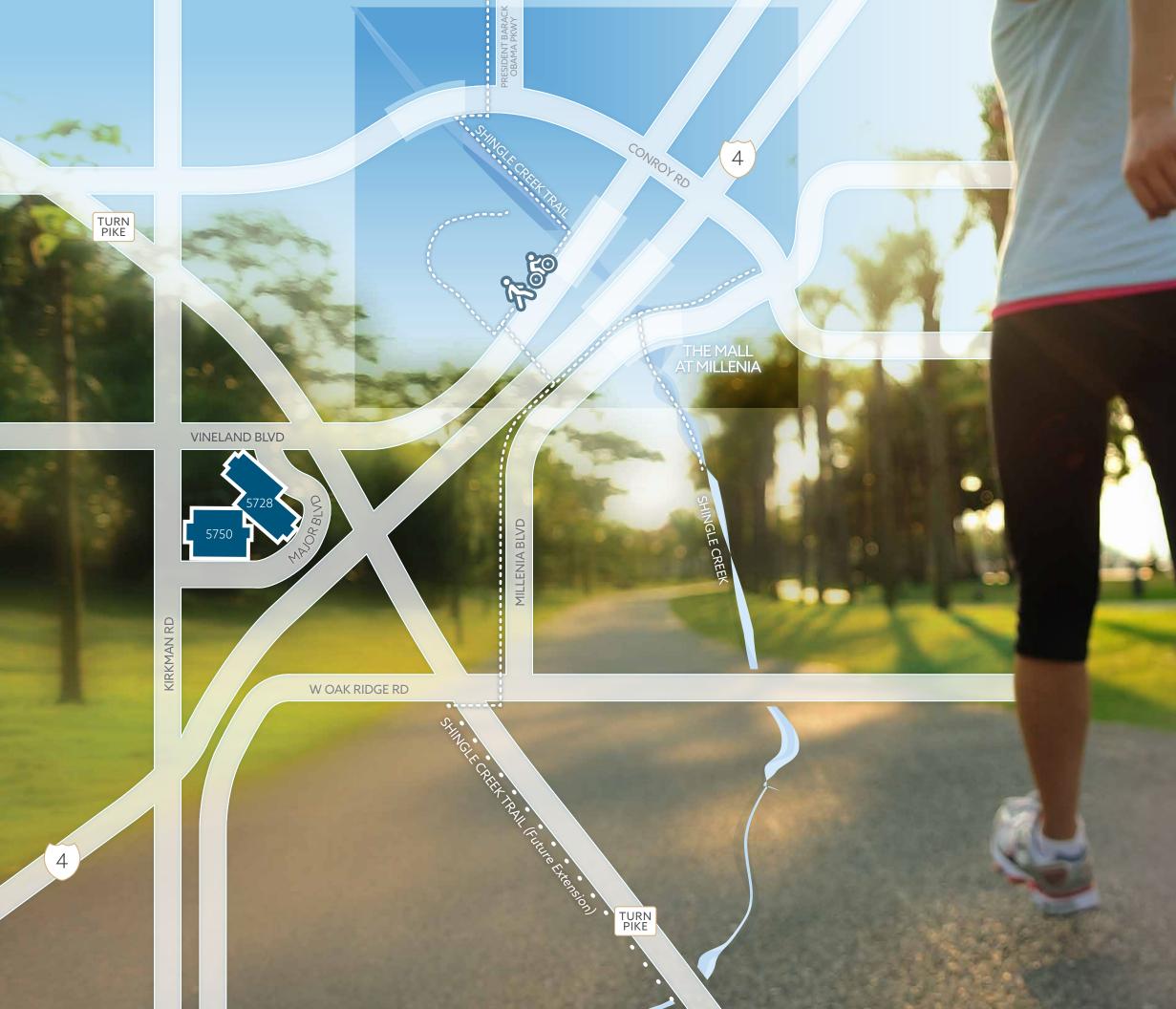
- Dunkin' Donuts
- Red Lobster
- Pizza Hut



- International Drive South
- Cafe Mineiro Brazilian Steakhouse
- Cooper's Hawk Winery & Restaurant
- LongHorn Steakhouse
- Charley's Steak House
- Brick House Tavern + Tap



Orange County Convention Center



# 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.



#### 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.



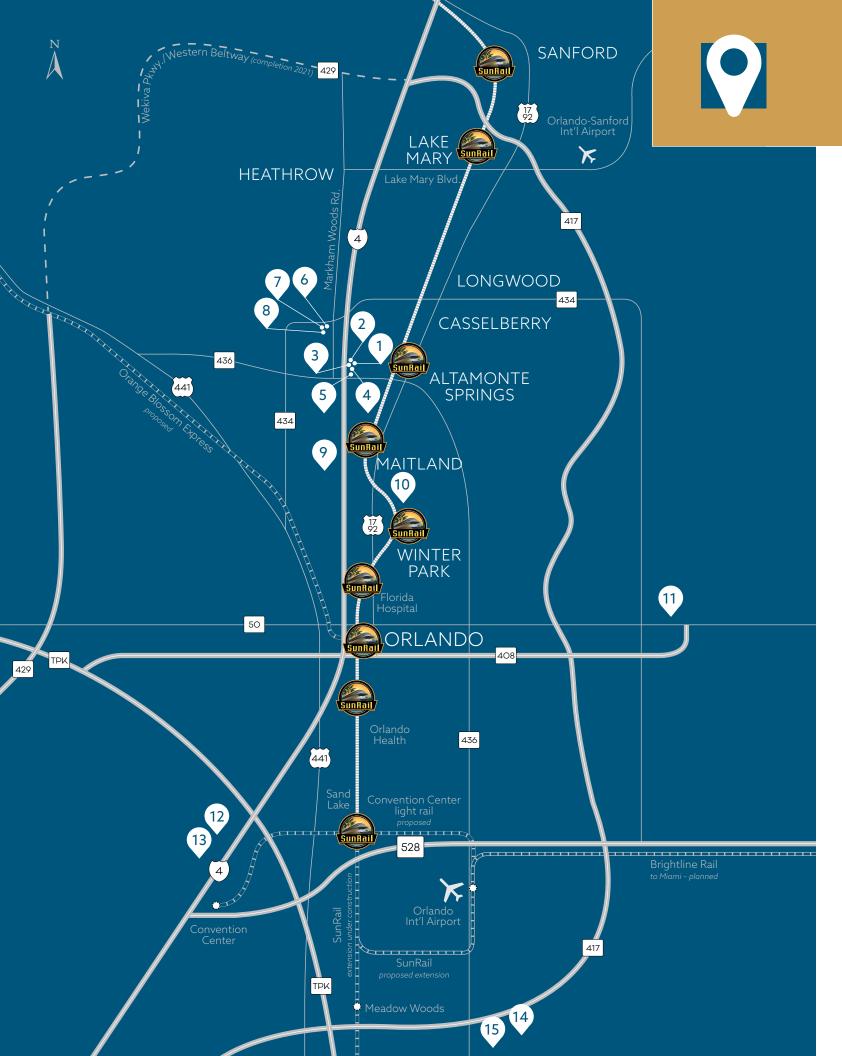
Located within 25 minutes of 2 airports:

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.





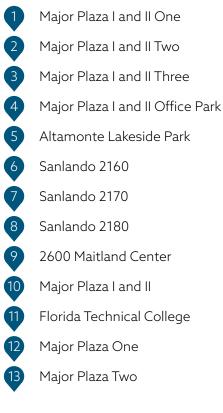
## METRO ORLANDO/CENTRAL FLORIDA **OVERVIEW**

### 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



#### RETAIL PORTFOLIO

