

For Lease

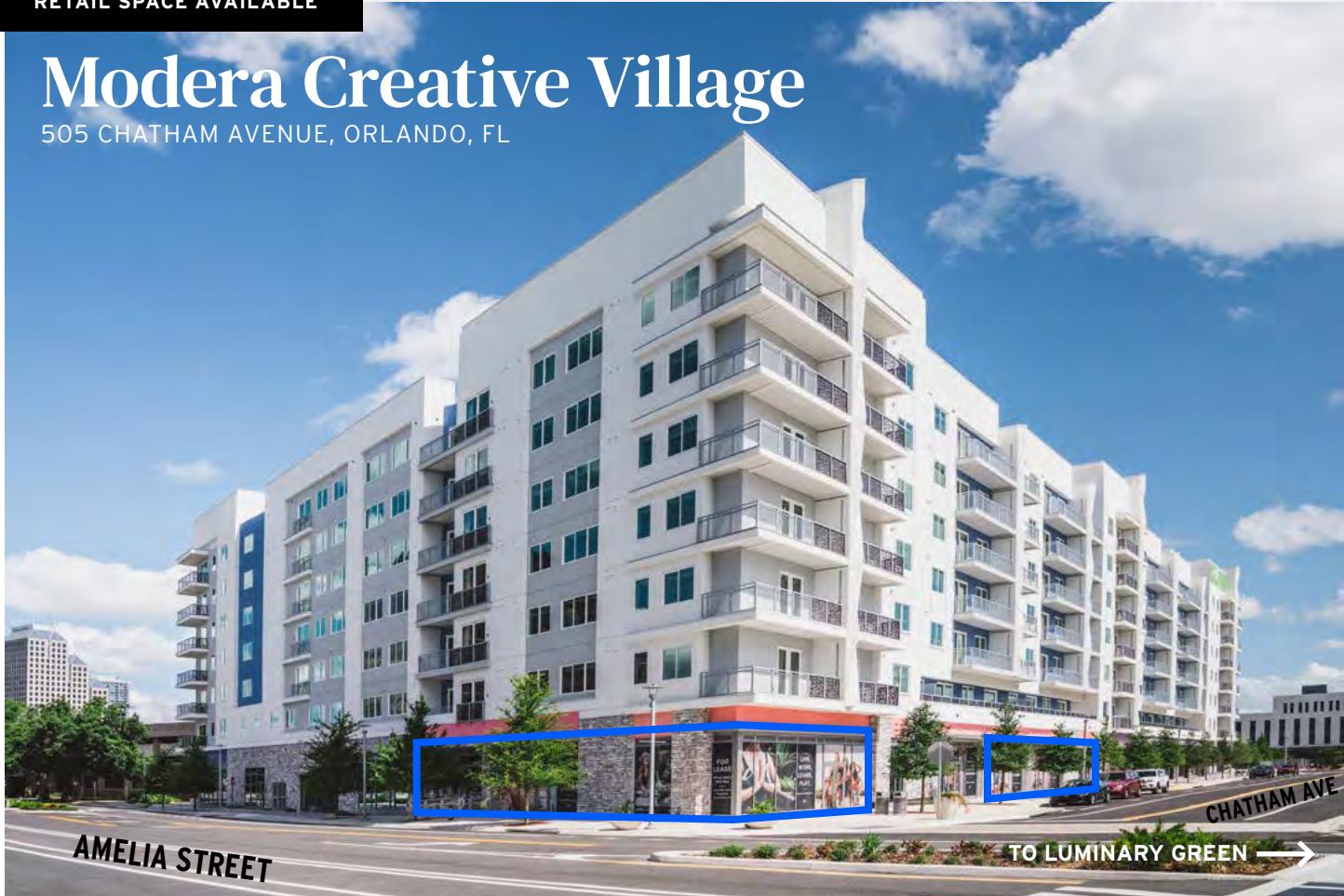
1,088–6,057 SF OF RETAIL AVAILABLE
505 CHATHAM AVENUE, ORLANDO, FL 32801

RETAIL SPACE AVAILABLE



Modera Creative Village

505 CHATHAM AVENUE, ORLANDO, FL



DESCRIPTION

Modera Creative Village is a luxury mixed-use project in the heart of Downtown Orlando. The ground-floor retail faces the Luminary Green Park along Chatham Avenue and the EA Headquarters along Amelia Street. Creative Village is home to UCF's Downtown Campus and Valencia's Culinary Program.

PROPERTY OVERVIEW

SPACE AVAILABLE 1,088–6,057 SF

ASKING RATE CALL FOR PRICING

HIGHLIGHTS

- Located on the corner of West Amelia Street and Chatham Avenue
- Across from Luminary Green a 2.3 AC park with monthly market and outdoor movie series
- Modera Creative Village contains 292 market rate luxury apartments above the ground-floor retail
- Phase I of Creative Village constitutes 8,000 students, over 1,000 high-wage employees, and 350,000 square feet of higher education space
- On-street metered parking along Chatham Ave and walking distance to the Amelia Street Garage and UnionWest Garage
- Join Qreate Coffee, a craft coffee cafe

FOR MORE INFORMATION, PLEASE CONTACT:

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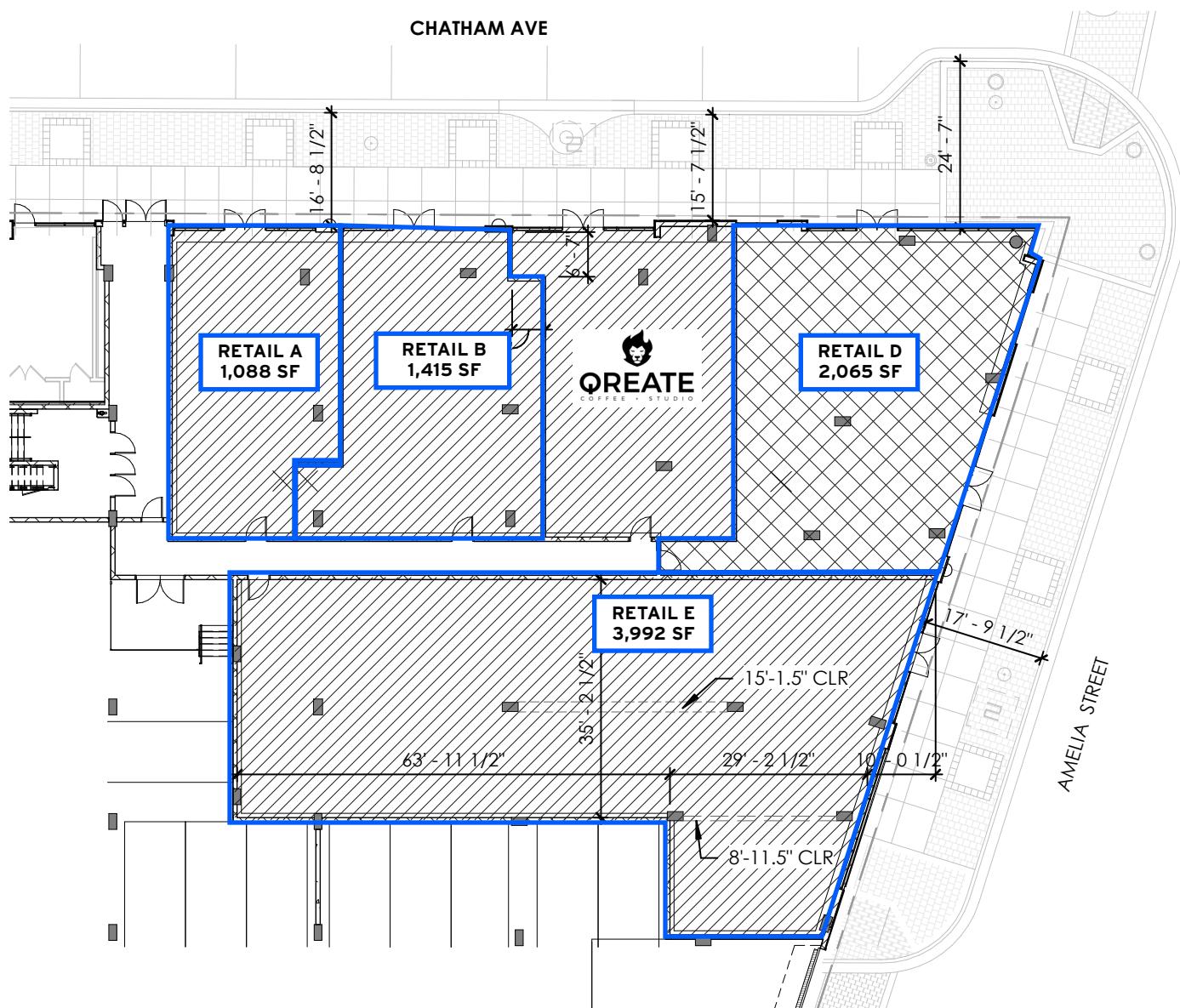
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SITE PLAN



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CREATIVE VILLAGE MAP



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CREATIVE VILLAGE AERIAL



UCF/ Valencia campus
Students & Faculty - 8,000
Students by 2025 - 10-15,000

Amelia Court
256 mixed income apartments

MODERA CREATIVE VILLAGE

292 Market Rate Apartments
10,000 SF of Retail Space



THE JULIAN
409 Market Rate Apartments
6,000 SF of Retail Space



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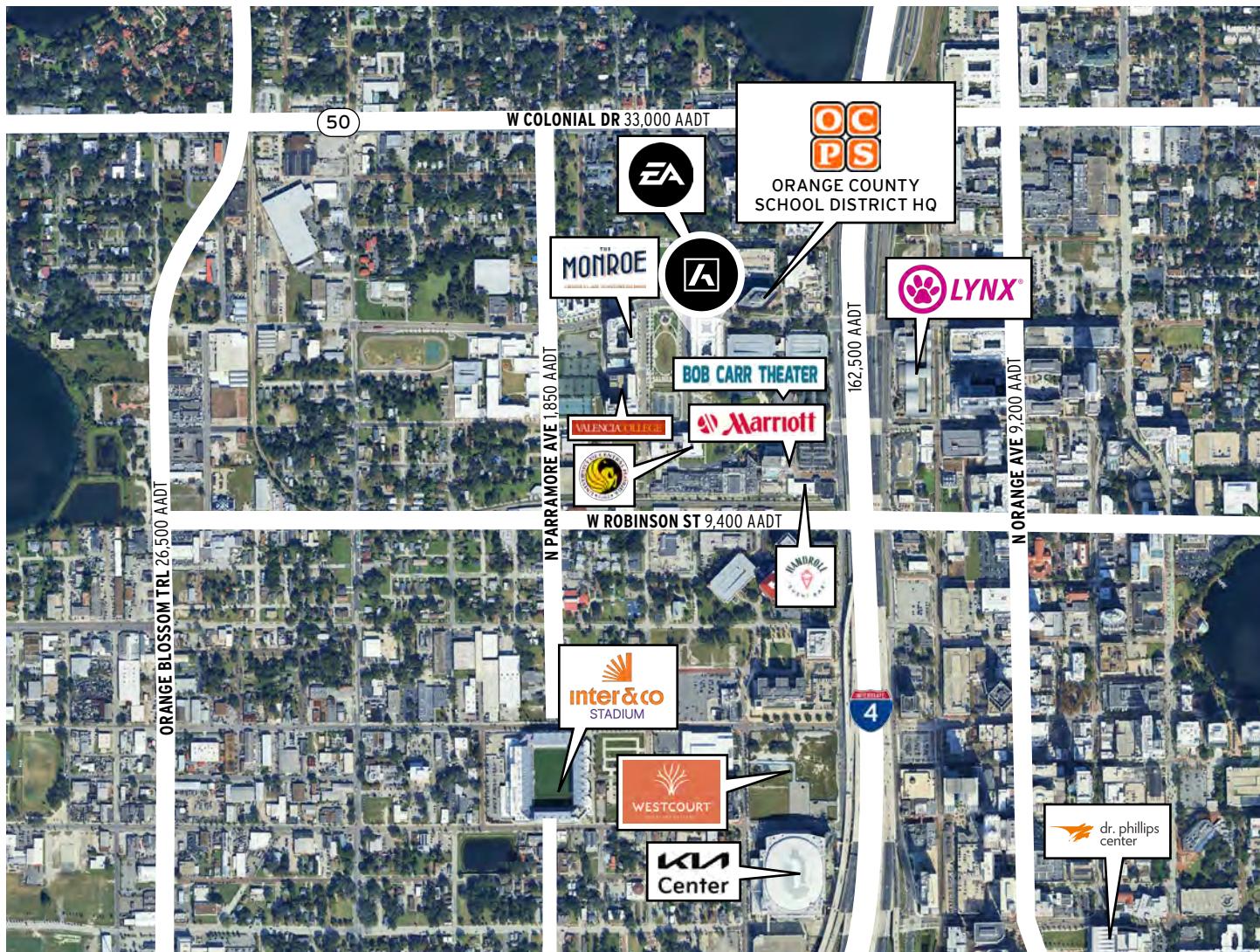
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KEY POINTS



33,000 AADT
SR 50 / W COLONIAL DR

1,850 AADT
N PARRAMORE AVE

162,500 AADT
I-4

9,200 AADT
N ORANGE AVE

9,400 AADT
W ROBINSON ST

26,500 AADT
ORANGE BLOSSOM TRL

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WESTCOURT



PROJECT INFORMATION

260 Keys

FULL-SERVICE HOTEL WITH
16,000 SF OF INDOOR MEETING
& CONFERENCE SPACE

270 Units

HIGH-RISE RESIDENTIAL
(LOCATED ABOVE THE HOTEL)

3,500 Capacity

LIVE EVENTS VENUE

200,000 to 300,000 SF
CLASS A OFFICE SPACE

125,000 SF
RETAIL SPACE

1,140 Spaces
ON-SITE PARKING

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CREATIVE VILLAGE MASTER PLAN



FUTURE PHASES

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

Phase 2 of vertical development is planned to be delivered between 2026 - 2029 and represents almost \$600 million in development activity:

- 100,000-200,000 square feet of multi-tenant office/mixed use
- 450 market-rate apartments
- 106 mixed-income apartments
- 180 room hotel
- 600 student housing beds
- Adaptive reuse of the Bob Carr



The existing Bob Carr building will be transformed into a hub for inclusive innovation. The city, CRA, and CVD are working together to adaptively reuse the building as a high-tech town square primed to energize the city's digital economy and ignite in-person creativity.

Targeted completion is 2027.

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