



WINTER  
GARDEN

WHERE EVOLUTION  
MEETS REVOLUTION

EVO - A NEW CONCEPT IN  
OFFICE/ WAREHOUSE SPACE

*You Spoke,  
We Listened*



EXCHANGE PLACE  
REAL ESTATE & DEVELOPMENT



[EXCHANGAEPLACE.NET/EVO](https://EXCHANGAEPLACE.NET/EVO)

Nestled amidst the vibrant landscape of Winter Garden, Florida emerges a beacon of modern, versatile, and beautiful space. Crafted from a design-forward philosophy to create aesthetically pleasing space from bold decisions, was the catalyst to birth a new concept in professional/flex warehouse space, known as - EVO.

EVO, where Evolution Meets Revolution, stands as a testament to the innovation and adaptability of professional and industrial flex space. Aesthetically pleasing design, green space, natural light, and architectural details, create a development with a positive impact in our community, and the people living and working within.

What sets EVO apart is its fusion of useful space while not compromising design. Each space is flooded with natural light, a proven essential for a happier and more productive work environment. Light floods through the large automated, glass, roll-up doors, matched by affixed glass on the rear wall of each flex suite. The mirror of glass allows for a clear line of sight to the beautiful gardens nestled between the buildings.

Made up of 4 buildings, available space ranges from 1,419 SF to 38,000 SF. Buildings are delivered 40% air-conditioned, turn-key ready for occupancy with modern finishes, office space, kitchenette, and ADA restroom(s).

Buildings A & B, are located directly on Garden Commerce Blvd., and buildings B & C are located to the east. Garden Commerce Parkway has a standing development order connecting the parkway to Highway 50 when the surrounding land is developed. The land recently was purchased by a developer, as a result, we do expect this to occur sometime soon, allowing direct access to Highway 50, the 429, and the Florida Turnpike.

Completion of Phase I of this one-of-a-kind development is expected Summer 2024. With pre-leasing underway many suites are already leased. Reach us today to secure a better work environment.

*Sharon Williams and the Exchange Place Team*

DEVELOPER & BROKER



WHERE EVOLUTION MEETS REVOLUTION

## LOOK BOOK



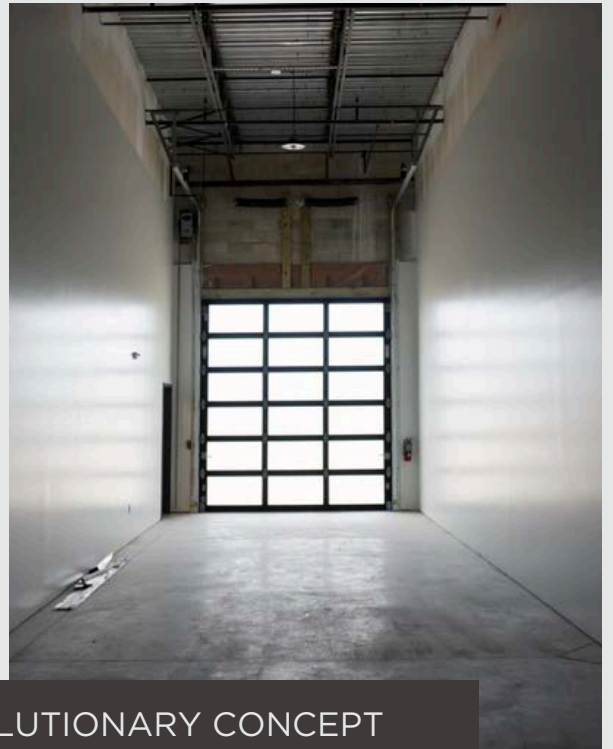
### GLASS GARAGE ROLL UP DOORS

Unlike others in the market, EVO's space is flooded with natural light from the front and rear. Each space creates a work environment, unlike others in the market.

### CHICAGO BRICK



Coated with white brick and stucco, the finished development is not a typical warehouse or office space. Design details such as landscape art, and Chicago style steel beams flow throughout this project.



### A REVOLUTIONARY CONCEPT

Evo - Is an evolutionary concept combining office, warehouse, creative space, and green space into one deliverable cohesive environment.



# There is No Comparison to

WHEN COMPARING OFFICE/WAREHOUSE SPACE IN THE MARKET THE ECONOMICS SPEAK FOR THEMSELVES, EVO IS NOT ONLY UNIQUE BUT COMPETITIVELY PRICED



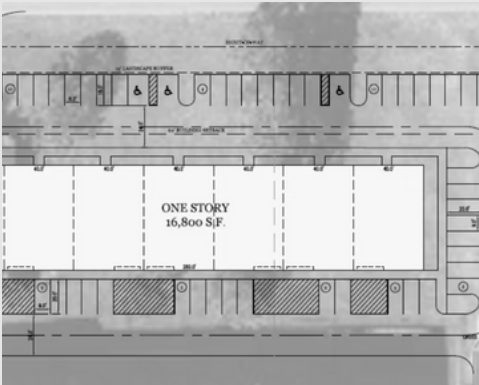
## 1222 Winter Garden Vineland Rd

- \$27.80 GROSS COST (NNN Lease Structure)
- Includes water & sewer
- **LESS THAN 40% OFFICE SPACE, MORE WAREHOUSE**
- Built in 1994
- **NO LED LIGHTING - RAISING ENERGY COSTS**
- **TENANT IS RESPONSIBLE TO REPLACE 20 YEAR OLD A/C SHOULD IT FAIL.**



## 1401 Beulah Rd, Winter Garden

- \$25.97 SF GROSS COST (NNN Lease Structure)
- Built in 2018
- Interior build-out is random depending on prior user



## 12200 E Story Rd, Winter Garden

- \$17 per SF - Shell delivery - **All Built out costs are the responsibility of tenant**
- **Common Area Costs TBD**
- Estimated delivery - 2025
- CAM TBD
- Lease terms TBD





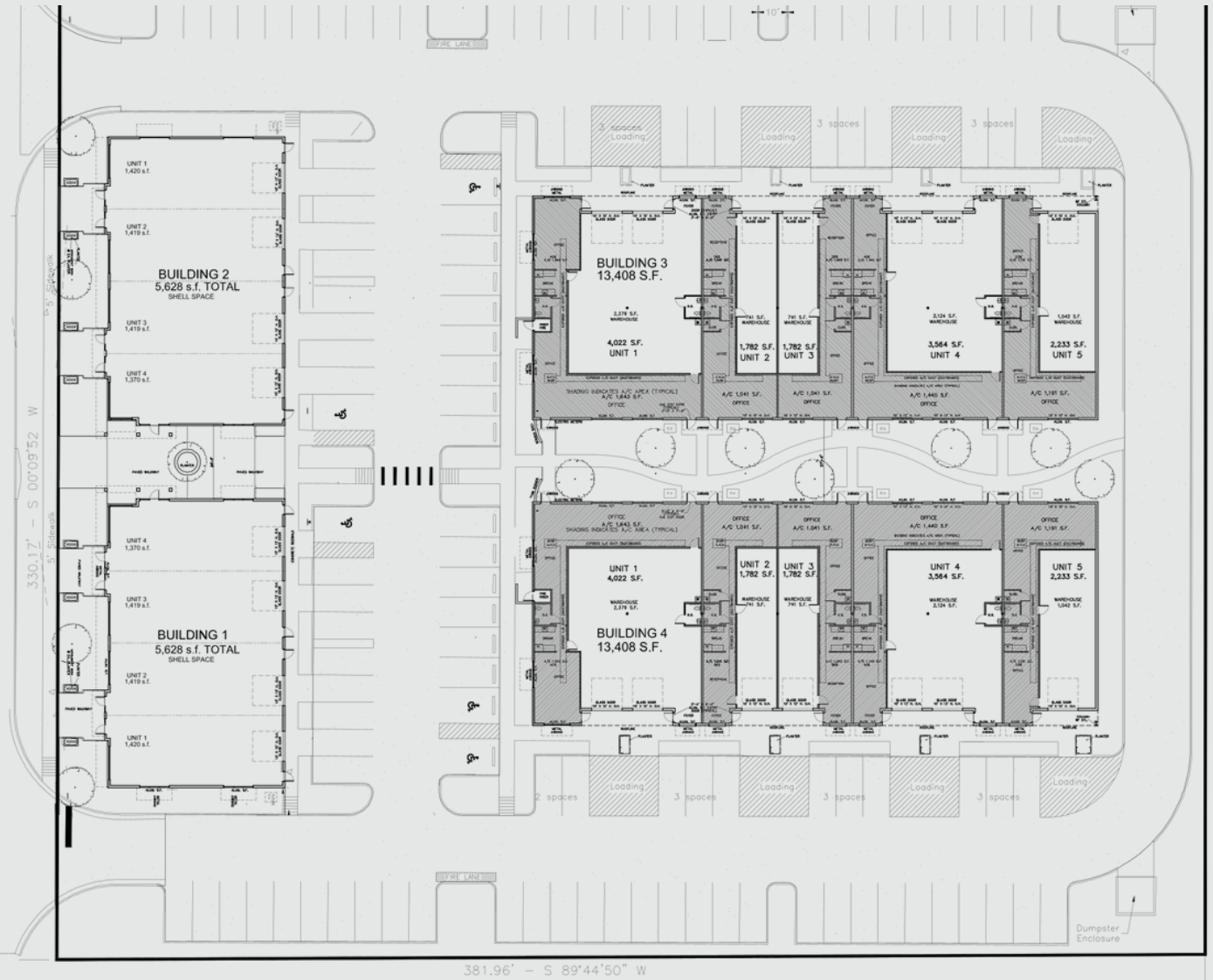
# 38,000 SF DEVELOPMENT



WHERE EVOLUTION MEETS REVOLUTION



EVO - WINTER GARDEN SITE PLAN



NEW MIXED USE DEVELOPMENT  
WINTER GARDEN FLEX

COMPRISED OF 4 BUILDINGS, THIS CAMPUS STYLE DEVELOPMENT IS THE FUSION OF USEFUL OFFICE AND FLEX SPACE.



EXCHANGE PLACE  
REAL ESTATE & DEVELOPMENT



@EXCHANGEPLACEINC



## HIGHLIGHTS

- NEW CONSTRUCTION - TURN KEY DELIVERY OF SPACE
- CLOSE TO EATERIES AND BOUTIQUES
- LESS THAN 2 MILES FROM DOWNTOWN WINTER GARDEN
- MINUTES FROM EXPRESSWAY 429, E COLONIAL, 408 AND THE FL TURNPIKE
- MODERN DESIGN INSPIRING WORKPLACE CAMPUS



WHERE EVOLUTION MEETS REVOLUTION

WINTER  
GARDEN