

MORSE & PENN



531 W. MORSE BLVD., WINTER PARK, FL 32789

NEWMARK

400 S. PARK AVE., SUITE 220, WINTER PARK, FL 32789
1111 BRICKELL AVE., SUITE 2000, MIAMI, FL 33131

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INTRODUCTION

Newmark is pleased to offer a Class A stand-alone office building located in Winter Park, FL; a high-demand and exclusive market with limited competition. This rare and unique opportunity in this high barrier to entry market ensures an Owner/User sustainable ownership property value growth and a compelling long term investment opportunity while also providing a unique opportunity to promote its business brand.

2 EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Class A Designation

The Trophy Class A asset is of superior quality featuring high-end finishes, Mizner styled architecture and state-of-the-art systems. The asset offers amenities such as high-speed internet, energy-efficient HVAC systems and elevators.

Stand-Alone Structure

The asset is a single-user/multiple user building providing ownership/tenants with exclusive branding opportunities, privacy and enhanced security. The stand-alone nature allows for easier control over building maintenance and management and is widely appealing to a variety of service companies and corporate owner/users. Exclusive secured parking is available both on sub and first floor levels.

Strategic Location

Situated in Winter Park, one of Florida's most exclusive work-live communities an area with substantial barriers to entry. The property benefits from limited competition and high demand for premium office space. In Winter Park zoning restrictions, scarcity of developable land and high construction costs make it challenging for new competitors to enter the market.

Accessibility and Visibility

With views of Winter Park's canopied Central Park, the building offers excellent access to major transportation routes and public transit including a nearby SunRail Station making it convenient for employees and clients. The building is also highly visible from the corner of Morse Blvd. and Pennsylvania Ave. enhancing its potential for branding and promotion value.

High Demand Market

The property is located in a market where Class A office space is in limited supply which historically has driven higher rental rates highest among all Orlando submarkets and to the lowest vacancy levels within the Orlando MSA. The demand is fueled by the area's thriving business environment, affluent demographics, proximity to key business districts and technology hubs.

Investment Potential

The building presents a strong investment opportunity due to its location, quality and tenant appeal. High barriers to entry protect against over development supporting long term appreciation in property values and inflationary cash flows. The property is fully leased within Orlando's highest rental rate and also with the lowest vacancy rate of any Orlando submarket.



3 PROPERTY DESCRIPTION

PROPERTY ADDRESS:	531 W. Morse Blvd., Winter Park, FL 32789
BUILDING TYPE	A+
BUILDING TENANCY	Multi
YEAR BUILT	2020
RBA	25,552 GSF
STORIES	2
TYPICAL FLOOR	13,358 SF
LAND ACRES	.78 AC
ZONING	C-2
PARCELS	05-2230-9400-25-030
PARKING	100 available (structured); Ratio of 3.74/1,000 SF
AIRPORT	29 min drive to Orlando International
WALK SCORE	Walker's Paradise (93)
TRANSIT SCORE	Some Transit (40)

 **93** WALK SCORE

 **40** TRANSIT SCORE

3 PROPERTY DESCRIPTION



NEWMARK

BUILDING AMENITIES

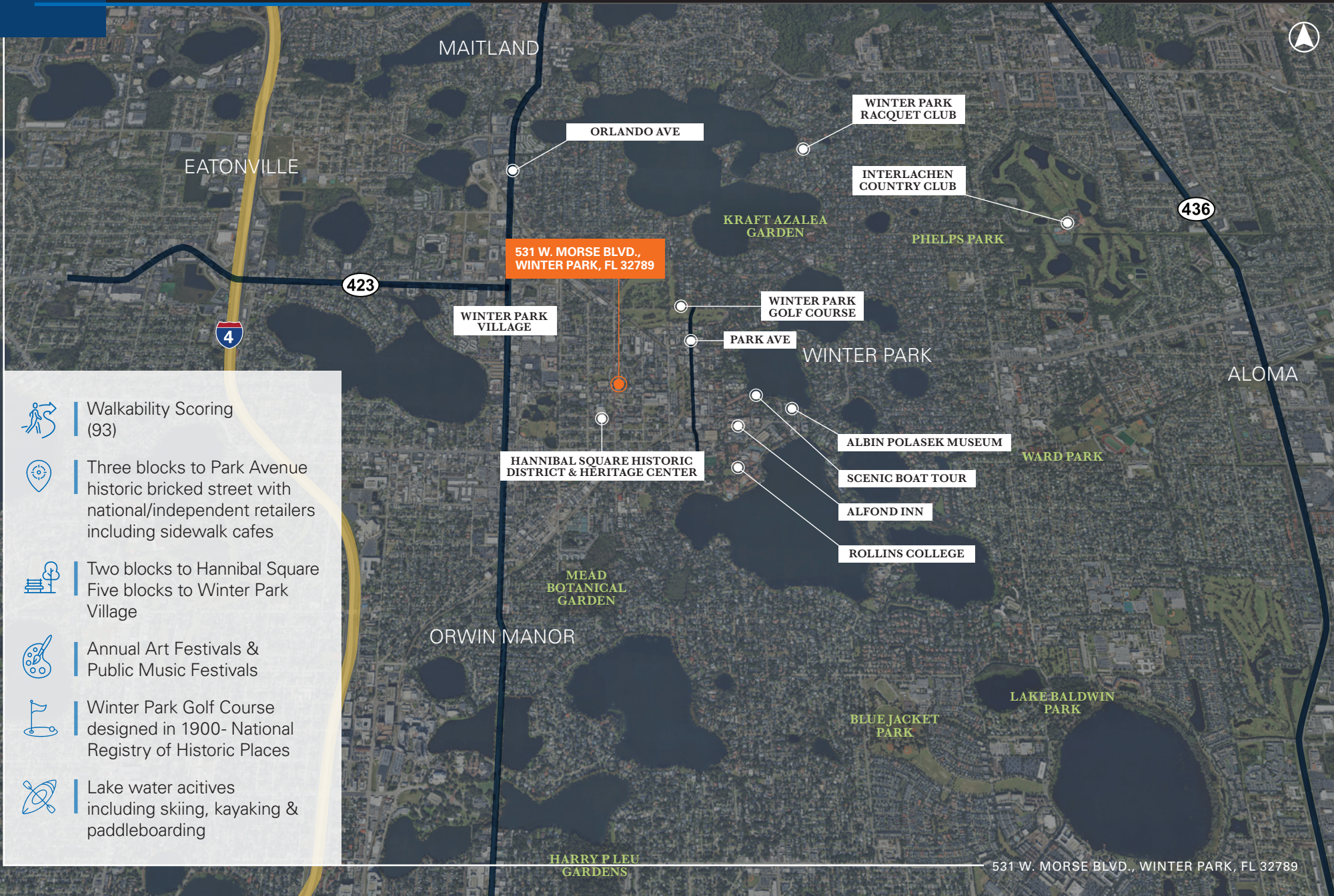
-  UNDERGROUND PARKING
-  24 HOUR ACCESS
-  ACCENT LIGHTING
-  AIR CONDITIONING
-  CENTRAL HEATING
-  COMMUTER RAIL
-  CONTROLLED ACCESS
-  FULLY CARPETED
-  KITCHEN
-  MONUMENT SIGNAGE
-  NATURAL LIGHT
-  PARTITIONED OFFICES
-  RECEPTION
-  SECURE STORAGE
-  SECURITY SYSTEM
-  SIGNAGE
-  WI-FI
-  BANK

531 W. MORSE BLVD., WINTER PARK, FL 32789

4 AERIAL OVERVIEW



4 LOCATION OVERVIEW



Walkability Scoring
(93)



Three blocks to Park Avenue
historic bricked street with
national/independent retailers
including sidewalk cafes



Two blocks to Hannibal Square
Five blocks to Winter Park
Village



Annual Art Festivals &
Public Music Festivals



Winter Park Golf Course
designed in 1900- National
Registry of Historic Places



Lake water activities
including skiing, kayaking &
paddleboarding

AMENITY MAP PARK AVE

NEWMARK



S PENNSYLVANIA AVE

NEW YORK AVE

UNIVERSITY CLUB OF WINTER PARK

CASA FELIZ HISTORIC HOME MUSEUM

THE CHARLES HENRY MORSE MUSEUM
of American Art

Panera
BREAD

St. Margaret Mary
Catholic Church

CANTON AVE

S PARK AVE

ROSE

CAROLINA AVE

UNITED STATES
POSTAL SERVICE

PRATO

BRIARPATCH RESTAURANT

Kilwins

Lilly Pulitzer

WINTER PARK
FARMER'S MARKET

W MORSE BLVD

W WELBOURNE AVE

SunRail

WILLIAMS
SONOMA

COCINA 214

AVA
RESTAURANT

BANK OF AMERICA

Armando's

Pepe's Cantina

Coffee & Soul

N NEW ENGLAND AVE

Park Plaza

POTTERY
BARN

BRICKS & BOWLS
an EBBETT KITCHEN RESTAURANT

Starbucks

W LYMAN AVE

RH

TRUIST

S VIRGINIA AVE

W COMSTOCK AVE



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5 AREA OVERVIEW

WINTER PARK

Located just three miles north of Orlando in Orange County, Winter Park is a quaint and affluent city consisting of 10-square miles with more than 30,000 residents. Winter Park is known for its Old World charm, elegant homes, quaint bricked streets, extensive tree canopy, magnificent lakes, premier first-class shopping and dining experiences, world-class museums and Rollins College.

Winter Park is not only known for its abundance of upscale shopping and unique restaurants, but also its historic Hannibal Square district, Alford Inn, Park Plaza Garden Hotel, Winter Park Village and nationally ranked schools which include Winter Park High School, Rollins College and Valencia State College. With four museums, The Charles Hosmer Morse Museum of American Art, Cornell Fine Arts Museum at Rollins College, Albin Polasek Museum & Sculpture Gardens and Winter Park Historical Museum, Winter Park is a mecca for those interested in world-class art and rich cultural experiences.

Winter Park is also home to a nature preserve that houses over 30 peacocks. The peacock is the official seal and a species protected by the community. Currently under formation is the Seven Oaks Park Project a 1.45 acre greenspace with village-style outdoor dining area designed to foster pedestrian connectivity. Winter Park is also home to Mead Botanical Gardens, a tranquil green space with flowering gardens, wildlife habitats and pavilions. The City's exceptional walkability and copious amenities are irrefutable both nationally known and enjoyed.

HISTORIC DOWNTOWN

The Downtown Winter Park Historic District is listed on the National Register of Historic Places, representing the official list of the nation's most historic areas worthy of preservation. The district, which runs along Park Avenue, was deemed significant in the areas of early settlement, architecture, community planning, commerce and transportation. Eight buildings in Historical Places, including the Albin Polasek Museum & Sculpture Gardens, All Saints Episcopal Church, Annie Russell Theatre, Comstock-Harris House, Edward Hill Brewer House – 'The Palms,' Knowles Memorial Chapel at Rollins College, Winter Park Country Club Clubhouse and The Woman's Club of Winter Park.



6 NEW MARK TEAM

BROKERAGE SERVICES



DAN CALIGIURI - EXECUTIVE MANAGING DIRECTOR

Dan Caligiuri serves as executive managing director for Newmark Central Florida, where he focuses on tenant/landlord advisory real estate services. As the lead tenant advisor in the Orlando market, Mr. Caligiuri performs strategic real estate and economic incentive negotiation services. Mr. Caligiuri brings to his position more than 40 years of corporate business development/brokerage experience both nationally and internationally in a variety of professional services sectors, including architectural and engineering, law, technology, healthcare including specialty pharmaceuticals, home builders and financial services, with closings in excess of 6 million square feet and an aggregate value in excess of \$1.1 billion.

Mr. Caligiuri joined Newmark after serving as a founding principal for nine years with CNL Commercial Real Estate (now Foundry Commercial), where he led sales training and process for all brokerage teams systemwide. Prior to that, he was a senior vice president with Trammell Crow Company, where he exclusively represented office and industrial users. Mr. Caligiuri has negotiated and secured in excess of \$15 million of economic incentives for a variety of local and regional headquartered clients.



ALAN H. LONG - MANAGING DIRECTOR

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on office, medical, land property and industrial dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

6 NEWMARK TEAM

BROKERAGE SERVICES



HAMILTON LONG - ASSOCIATE

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida, office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years, where he was responsible for gathering information from local and regional markets.

RESEARCH



LISA DENIGHT



CHING-TING WANG

MARKETING



MARTA SOFI



PENNY EZELL

OFFERING MEMORANDUM

MORSE & PENN

531 W. MORSE BLVD., WINTER PARK, FL 32789

DAN CALIGIURI
Executive Managing Director
dan.caligiuri@nmrk.com
407-832-5545

ALAN H. LONG
Managing Director
alan.long@nmrk.com
561-693-9994

HAMILTON LONG
Associate
hamilton.long@nmrk.com
561-315-8322

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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