



283, 307 & 309 Cranes Roost Boulevard  
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ALTAMONTE LAKESIDE PARK

EMERSON  
INTERNATIONAL, INC.

*A Member of the Emerson Group*



3 BUILDINGS.

200+  
NEIGHBORING  
SHOPS AND  
RESTAURANTS.

ENDLESS  
POSSIBILITIES.



VISIT NEARBY SHOPS  
+ DINING



## SPACES THAT WORK SMARTER

Not harder. We take this concept to a whole new level. The three professional office buildings that comprise *Altamonte Lakeside Park* are surrounded by more than 200 shops, restaurants, and services that make it convenient for you to handle the must-do things on your list in the same place where many of your want-to things are located. At *Altamonte Lakeside Park*, we call that working smarter.



HIT THE TRAIL





## 3 BUILDINGS, UNLIMITED ACCESS

Just a few minutes north of downtown Orlando, *Altamonte Lakeside Park* is in the heart of a vibrant, walkable district that is positioned to accommodate businesses with flexible, full-service leases in professional office spaces.

- + Conveniently located adjacent to I-4 and S.R. 436
- + Three two-story buildings totaling 96,450 SF
- + Free surface parking
- + After-hours building access with magnetic card
- + Lakeside office spaces
- + Incomparable array of neighboring retail, restaurants, and services
- + Adjacent to Crane's Roost Park with a beautiful one-mile trail around the lake



## LIVE. WORK. PLAY. REPEAT.

With the intersection of I-4 and S.R. 436 just around the corner and Crane's Roost Lake at our doorstep, *Altamonte Lakeside Park* lives up to its name. Area residents as well as the daytime population appreciate easy access to a vast array of shopping, dining, services, specialty retail, and entertainment options at adjacent Uptown Altamonte, Altamonte Mall, and Crane's Roost Park. There's no need to try to beat the traffic when you're already there.



## ALTAMONTE SPRINGS AREA POINTS OF INTEREST

- |   |  |   |
|---|--|---|
| <p>1 Hawthorn Suites by Wyndham-Orlando/Altamonte Springs</p> <p>2 Altamonte Mall<br/>- Apple Store<br/>- Barnes and Noble<br/>- Macy's<br/>- Seasons 52<br/>- Bahama Breeze<br/>- Miller's Ale House<br/>- AMC Altamonte Mall 18</p> <p>3 Florida Hospital Altamonte</p> <p>4 Dunkin' Donuts</p> <p>5 Palm Springs Center<br/>- Safeway Supermarket<br/>- TooJay's Original Gourmet Deli</p> | <p>6 Palm Springs Crossing<br/>- Publix<br/>- Chase Bank<br/>- TD Bank<br/>- Anthony's Coal Fired Pizza</p> <p>7 Renaissance Centre<br/>- Starbucks<br/>- Whole Foods Market<br/>- Fleet Feet Sports<br/>- Jason's Deli<br/>- Chili's<br/>- Pei Wei<br/>- Ulta Beauty<br/>- DSW Shoes</p> <p>8 Uptown Altamonte<br/>- Embassy Suites by Hilton/North Orlando<br/>- Corporate Apartments<br/>- FedEx Office<br/>- Moe's Southwest Grill<br/>- Youfit Health Clubs<br/>- Five Guys Burgers and Fries</p> | <p>9 Hilton Orlando/Altamonte Springs</p> <p>10 Hampton Inn &amp; Suites Orlando-North/Altamonte Springs</p> <p>11 Plaza<br/>- SpringHill Suites Orlando Altamonte Springs/Maitland<br/>- The Crepevine<br/>- Altamonte Breakfast Club<br/>- Antica Pizzeria and Mozzarella Bar</p> <p>12 Light Years Ahead Child Care Center</p> <p>13 Mastery Kids Academy</p> <p> SunRail station</p> |
|---|--|---|

CENTRAL PARKWAY

CRANE'S ROOST PARK  
AND PERIMETER TRAIL



309

307

283

CRANE'S ROOST BLVD.

FESTIVAL DR.

## A DAYTIME BACKYARD THAT WILL MOVE YOU

The newly renovated *Crane's Roost Park* is the jewel of Uptown Altamonte. The 45-acre park features a European-style plaza with a 62-foot tower, choreographed fountain, and a mile long loop around the lake with benches and shaded areas. The park is popular site for community events, art and wine festivals, concerts on the floating stage, and annual holiday celebrations.





## EDUCATION EQUATION

Altamonte Springs is located in the Seminole County School District, which has earned an “A” rating every year since the inception of district grades. It was ranked in the top 4% in the nation by Newsweek and is ranked #1 in Florida for its 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

Only 10 miles north of downtown Orlando, *Altamonte Lakeside Park* is located adjacent to I-4 and several main surface streets. The central Altamonte location provides many choices for transportation convenience throughout the metro area.

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 other major arteries thanks to a location on S.R. 436.



Located within 40 minutes of all 3 airports:

- Orlando International Airport (MCO)
- Orlando-Sanford International Airport (SFB)
- Orlando Executive Airport (ORL)



Central Florida’s commuter rail, SunRail, operates a station within 8 minutes of Altamonte Lakeside Park.



The LYNX bus system, provides another option for commuters with two routes that stop at Altamonte Mall, just a 10-minute walk from Altamonte Lakeside Park.



— ALTAMONTE SPRINGS — LONGWOOD — LAKE MARY — SANFORD — MAITLAND

## SAVE 20-25% ON UBER RIDES

As of July 2016, Altamonte Springs is one of five Orlando-area cities that has created a unique partnership with Uber. Passengers will receive a 25% discount on trips that begin or end at a SunRail station or a 20% discount on all other trips originating from Altamonte Springs and the partner cities. That is just one part of the seamless mobility Altamonte Lakeside Park’s position provides.

# 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 CenterPointe One
- 2 CenterPointe Two
- 3 CenterPointe Three
- 4 CenterPointe Office Park
- 5 Altamonte Lakeside Park
- 6 Sanlando 2160
- 7 Sanlando 2170
- 8 Sanlando 2180
- 9 2600 Maitland Center
- 10 Louisiana Office Park
- 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