



One *Performance* Plaza

Class A Office in the Heart of Renowned Medical Cluster and Vibrant Town Center
6424 Alexandra Louise Drive

Project Highlights



- Class A medical and office space in walking distance to restaurants, hotels, and is located on the Beep autonomous shuttle route.
- Physically connected to the Lake Nona Performance Club, a medically integrated sports, performance, and fitness center.
- Top floor has private elevator access, offering heightened security; crown signage may be available for full floor occupant.
- Ample garage and surface parking with dedicated patient parking and a covered drop off.
- Less than a mile from UCF Lake Nona Hospital, Orlando VA Medical Center, Nemours Children's Hospital, and UCF College of Medicine.
- 10-minute drive to Orlando International Airport and Brightline Orlando Station, with quick access to SR 417, SR 528, Downtown Orlando and I-4.

Office *Within* a Medically Integrated Sports, Performance & Fitness Center



Class A Office Space for Lease: 1,800 RSF to 65,183 RSF
6424 Alexandra Louise Drive

Located in the heart of Lake Nona, One Performance Plaza is a cutting-edge, Class A office building with a direct connection to Lake Nona Performance Club, a medically integrated sports, performance and fitness center.

This 300,000-square-foot, state-of-the-art facility provides tenants and their employees and patients with direct access to exclusive health services and programming. The 6th-floor

penthouse includes private elevator access, with the possibility of crown signage for a full-floor tenant. Tenants and their visitors will appreciate the canopied drop off area, close surface parking, and garage parking at no additional parking cost as well as the walkability of the Town Center location where restaurants, hotels, and conference centers are in close walking distance.

One Performance Plaza is adjacent to a globally recognized health and life sciences cluster, including Nemours Children's Hospital, the Orlando VA Medical Center, UCF Lake Nona Hospital, UCF College of Medicine and Academic Health Sciences Campus, UCF College of Nursing, UF Research & Academic Center, UCF Lake Nona Cancer Center, and GuideWell Innovation Center.

Central Location in the *Heart* of Lake Nona

6424 Alexandra Louise Drive overlooks a beautifully landscaped park with outdoor seating, walkable to several restaurants and hotels, including Chroma Modern Bar + Kitchen, Bosphorus Turkish Restaurant, Park Pizza & Brewing Company, Residence Inn & Courtyard by Marriott, and the Lake Nona Wave Hotel & Conference Center. Desirable features include EV charging stations in the multi-level garage and an independent shuttle system for convenient transportation throughout the center. The property provides easy access to State Routes 417 & 528, Florida's Turnpike, Orlando International Airport and Brightline Orlando Station.

Lake Nona is a 17-square-mile community built and anchored by clusters of excellence in well-being, sports and performance, education and technology. Thoughtfully designed with a long-term vision, this fast-growing, neo-urban environment provides a unique commercial climate where companies make a lasting impact. Tavistock provides best-in-class infrastructure and facilities to corporate partners, and Lake Nona's attractive business ecosystem draws visionary companies and entrepreneurs from across the globe to join its living lab environment.





Lake Nona Performance Club

Connected to One Performance Plaza in Lake Nona Town Center, the 127,000-square-foot Lake Nona Performance Club (LNPC) is the region's most advanced medically integrated fitness facility. Combining state-of-the-art fitness amenities, wellness programs, and medical expertise, LNPC delivers a unique, whole-person approach to health, wellbeing, and human performance for both individuals and organizations.




A vertical photograph on the left side of the slide shows a person with blonde hair, wearing a blue shirt, white shorts, and a climbing harness, ascending a rock climbing wall. The wall is made of light-colored wood panels with various colored climbing holds (yellow, orange, purple, black). The person is positioned in the upper half of the frame, moving upwards. The background is a plain white wall.

One Performance Plaza *Tenant Benefits*

One Performance Plaza tenants have the unique opportunity to integrate with Lake Nona Performance Club and utilize exclusive partnership benefits, such as:

- Opportunity to have representation on the Lake Nona Medical Advisory Council which provides exposure and collaboration with local physicians as well as the membership community
- Marketing opportunities to Lake Nona Performance Club (LNPC) membership base
- Opportunity to participate in LNPC's yearly Community Clinical Fairs, allowing tenants to directly promote their practice among membership base
- Ability to participate in educational opportunities for LNPC and the community
- Employees of each practice will have access to an exclusive preferred membership rate for LNPC
- Ability to refer patients to LNPC's disease-specific programs, available on request
- Patient referrals from providers will have a significant discount on LNPC initial enrollment fee
- Culture of wellbeing with weekly meditations for employees provided by LNPC
- Special fitness, wellbeing and mindfulness events will be exclusively available on a quarterly basis
- LNPC and One Performance Plaza providers can utilize onsite, digital electronic medical records systems, allowing seamless integration and secure access to detailed information on patients' progress
- Tenants can reserve meeting and conference space within LNPC
- Opportunity for interdisciplinary rounds with specialties available at LNPC, including certified trainers and nutritionists
- Onsite digital displays for advertising



The smart and *sustainable* design is in the details

One Performance Plaza is designed to be resilient, resource efficient, and cost effective. The sustainable energy system maximizes efficiency, reduces demand, and increases renewable usage to minimize the operational carbon footprint.

The tower also features View Smart Windows. These innovative windows predictively tint according to outdoor conditions, cutting energy consumption and greenhouse gas (GHG) emissions by blocking over 90% of solar radiation from entering buildings while increasing occupant health and productivity.

20%

BOOST IN
ENERGY
EFFICIENCY

BETTER
FLOOR
UTILIZATION

8-10%

SOLAR RADIATION

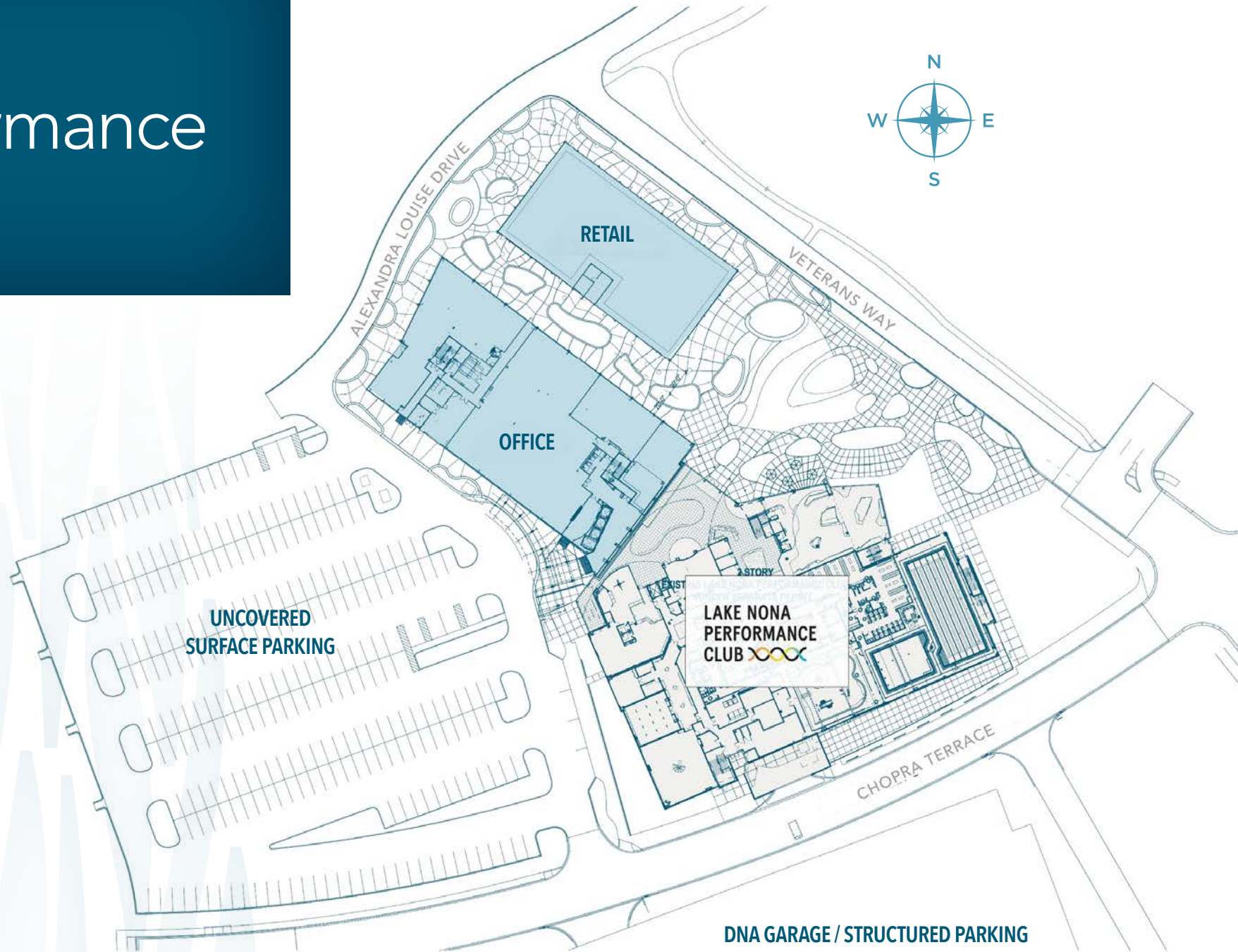
90%
BLOCKED

Access to reliable technology assets
and high-speed connectivity for
seamless business operations

- Four macro cell towers within the community with all major carriers represented
- Community-wide 5G connectivity in partnership with Verizon
- Indoor Cell Signal Remediation implemented in all commercial assets as necessary
- On-site data center with battery and generator backups in case of any downtime

SITE PLAN

One Performance Plaza



Floor Plate

1ST LEVEL
LEASED

2ND LEVEL
SUITES 210 & 280:
from **2,370 \pm RSF**
up to **8,805 \pm RSF**

3RD LEVEL
SUITE 350:
2,954 \pm RSF

4TH LEVEL
SUITE 460:
1,800 \pm RSF
to **3,568 \pm RSF**

5TH LEVEL
SUITE 500:
26,417 \pm RSF

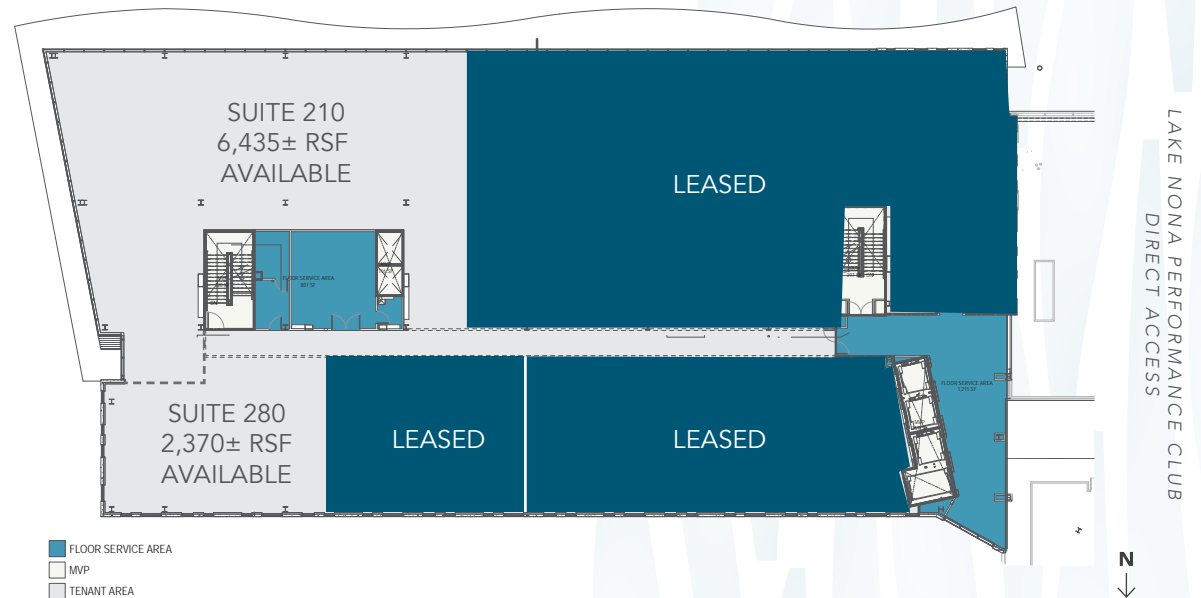
6TH LEVEL
SUITE 600:
26,417 \pm RSF

BUILDING TOTALS
152,784 \pm RSF

Level 1



Level 2



Floor Plate

1ST LEVEL
LEASED

2ND LEVEL
SUITES 210 & 280:
from **2,370±RSF**
up to **8,805±RSF**

3RD LEVEL
SUITE 300:
26,393±RSF

4TH LEVEL
SUITE 460:
1,800±RSF
to **3,568±RSF**

5TH LEVEL
SUITE 500:
26,417±RSF

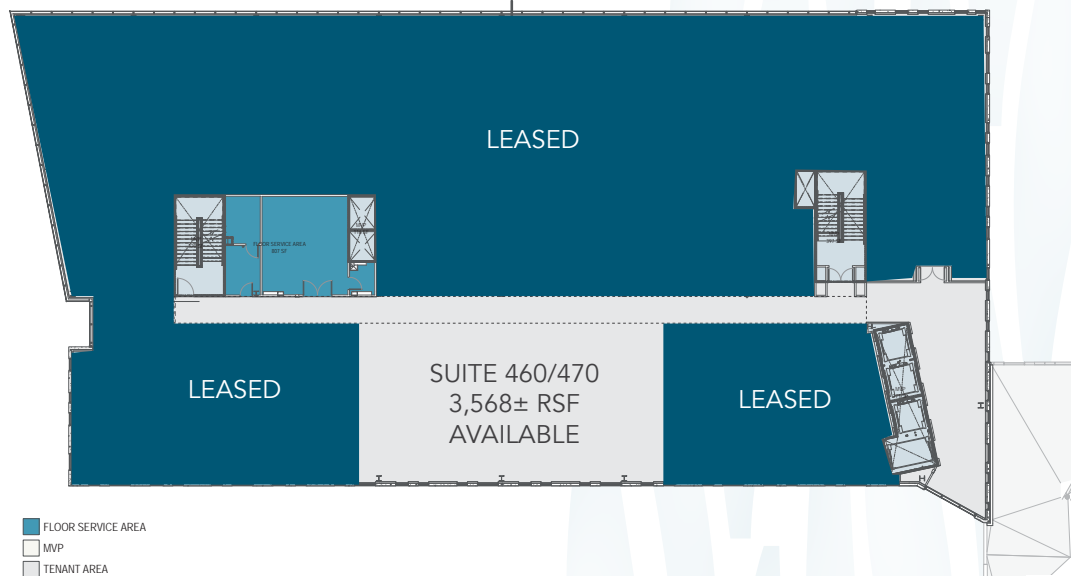
6TH LEVEL
SUITE 600:
26,417±RSF

BUILDING TOTALS
152,784±RSF

Level 3



Level 4



Floor Plate

1ST LEVEL

LEASED

2ND LEVEL

SUITES 210 & 280:
from **2,370 \pm RSF**
up to **8,805 \pm RSF**

3RD LEVEL

SUITE 350:
2,954 \pm RSF

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SUITE 460:
1,800 \pm RSF
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5TH LEVEL

LEASED

6TH LEVEL

SUITE 600:
26,417 \pm RSF

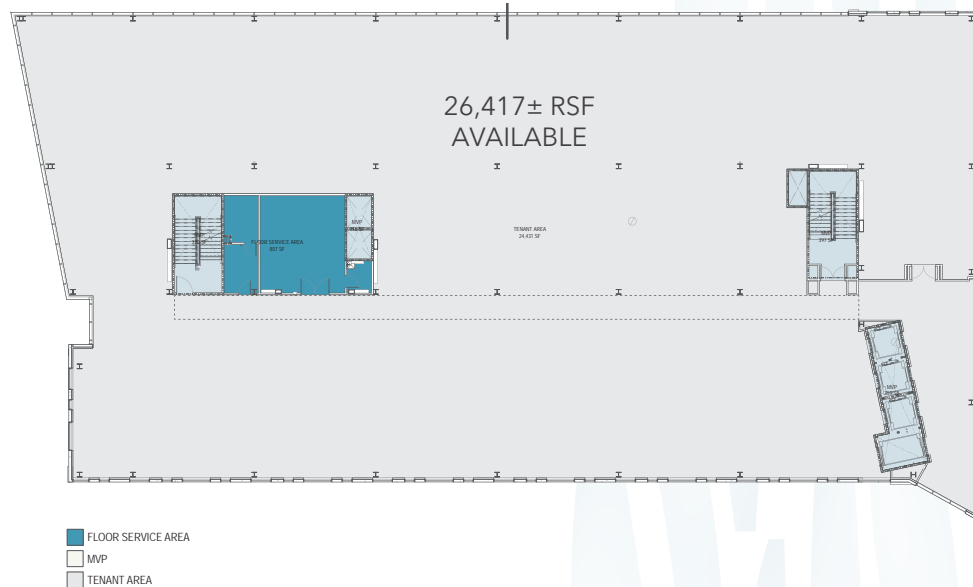
BUILDING TOTALS

152,784 \pm RSF

Level 5



Level 6



Lake Nona





"How to build a *great* American City"

FORTUNE

Driven By Technological Innovation,
Lake Nona Is The Nation's
Epicenter Of Opportunity

Called "the Future of Cities" by *Fortune* magazine, Lake Nona ranks among the fastest-growing, best-selling communities in America. Home to a renowned medical cluster, a sports and performance district, world-class educational institutions and unique vibrant residential communities, the 17-square-mile master-designed community is recognized for excellence in all facets of business and residential life.

Centered in the *Sunshine* State

Lake Nona is conveniently located to everything



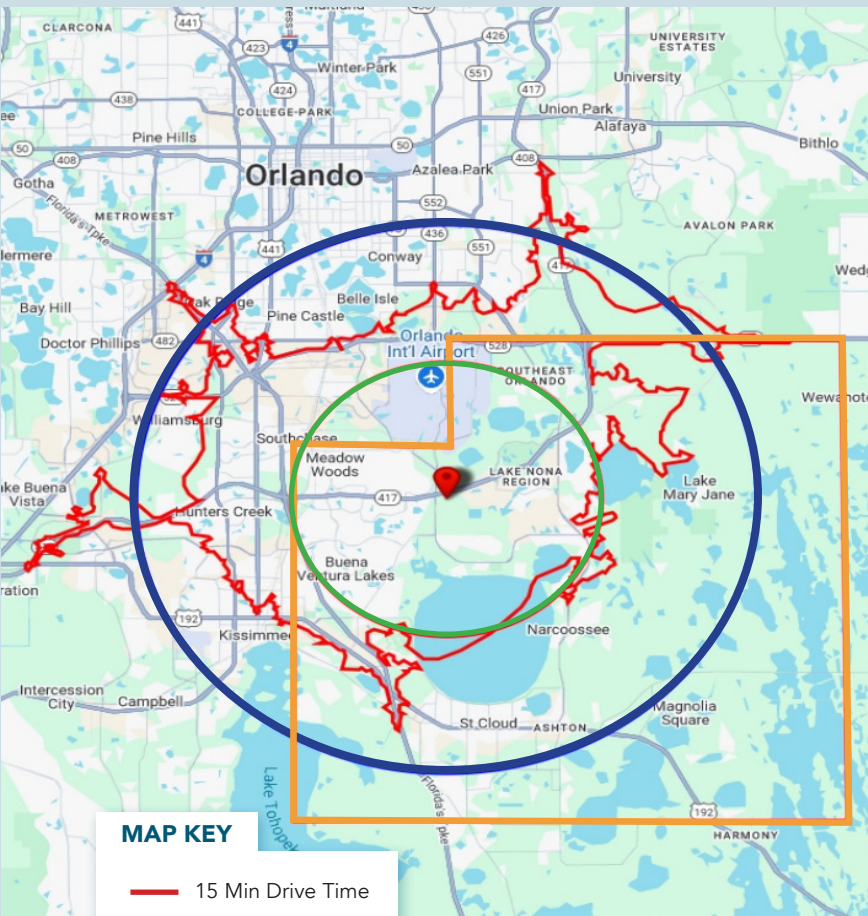
Orlando International Airport ~ 10 minutes
Downtown Orlando Area ~ 20 minutes
Area Theme Parks ~ 20 minutes
Atlantic Coast Beaches ~ 30 minutes
Tampa ~ 1 hour, 10 minutes
Gainesville ~ 2 hours, 10 minutes
Jacksonville ~ 2 hours, 30 minutes
Miami ~ 3 hours, 30 minutes
Tallahassee (State Capital) ~ 4 hours, 15 minutes



Lake Nona *Demographics*

Trade Area Study & 5-10 Mile Ring

Trade Area Study & 5-10 Mile Ring



MAP KEY

- 15 Min Drive Time
- 10 Mile Radius
- Trade Area
- 5 Mile Radius

POPULATION

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2024 Estimate	142,985	553,448	313,900	297,417
2029 Projection	161,793	601,646	364,898	329,769
2034 Forecast	181,389	660,329	415,796	365,223

HOUSEHOLDS

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2024	45,912	190,317	103,997	99,520
2029	52,293	206,632	121,157	110,605
2034	58,846	226,692	138,276	122,683

HOUSEHOLD INCOME

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2025 Avg Income	\$114,894	\$99,700	\$112,204	\$107,787

HOUSEHOLD GROWTH

	5-MILE	10-MILE	TRADE AREA	DRIVE TIME
2024-2029	13.90%	8.57%	16.50%	11.14%
2029-2034	12.53%	9.71%	14.13%	10.92%

All roads lead to *Lake Nona*

Centrally Located Destination

Orlando boasts a vibrant culture and lifestyle with a young, well-educated and diverse workforce of more than 1.2 million people. Central Florida is at the top of national rankings in several demographic and labor-related categories. Lake Nona is easily accessible to the Orlando International Airport with access to major highways, rail options and the nation's first vertiport hub network with the country's largest and longest running autonomous shuttle program.

#1 IN U.S. FOR
JOB GROWTH

8.5M+ POPULATION
WITHIN
2 HR DRIVE

#4 FASTEST-GROWING
U.S. METRO

2.6M ORLANDO MSA
POPULATION

\$10B+

CURRENT TRANSPORTATION
INFRASTRUCTURE
INVESTMENTS



Get here from *anywhere*

Orlando International Airport (MCO)
is a global destination for
sunshine and adventure

#1 BEST LARGE
AIRPORT
IN THE U.S.

#1 RANK IN
CUSTOMER
SERVICE

57 MILLION
AIRLINE
PASSENGERS

10 MINUTES
FROM LAKE
NONA

\$4.2
BILLION CAPITAL
IMPROVEMENT
PROGRAM

#7 BUSIEST
AIRPORT
IN THE U.S.

- As one of the busiest airports in the United States, MCO is a world-class, global gateway to the most visited destination in the country.
- 170+ Non-Stop Destinations
- More than 20 on-airport cargo companies including the major players
- Corporate HQ for Bags, Inc. – the only TSA approved, off-site ticketing and baggage handling service in the U.S.
- Home to intermodal transportation center with rail, buses and APMs
- Brightline commuter rail service express rail (Orlando to Miami)



A nighttime photograph of the Lake Nona commercial district. On the left, a modern multi-story office building with large windows is illuminated. In the foreground, several people are walking on a paved plaza. On the right, a large, curved, white art installation with red, vein-like patterns is visible. The sky is dark blue.

Built for business

Lake Nona provides a unique commercial climate where businesses make a lasting impact

Lake Nona commercial office buildings come standard with Cisco networking gear and the latest in building controls and automation. In addition, all buildings are compliant with Lake Nona's new viral response standards (Covid-19, etc) with enhanced air filtration, circulation and sterilization techniques.

Fast Facts

- High-quality business environment
- Robust and growing labor market with more than 500,000 college students within a 100-mile radius
- 20-minute drive time population: 718,395
- Median age: 36
- 84% of residents have college degrees
- Located contiguous to Orlando International Airport
- Cisco Iconic Smart + Connected Community
- Gigabit fiber with internet speeds 200x faster than U.S. average
- Housing with multiple price-points and product types
- A rich programming calendar with more than 1,000 community events annually
- A-rated public schools

Dynamic & growing ecosystem

Thriving, innovative businesses across all major industries have either partnered with or have already chosen to call Lake Nona home



Anchored by leading *health & sciences* institutions





Building Health & *Wellbeing*

Recognized by the Global Wellness Institute as “the most sophisticated example in the world of what master planning for wellness can accomplish,” Lake Nona is a recognized model for the wellbeing community.

44 MILES
OF TRAILS AROUND LAKE NONA

ENCOURAGING ACTIVITY

Infrastructure, equipment, services, and community programming to accommodate and encourage outdoor activity.

40% RESERVED
FOR OPEN
GREEN SPACE

FOSTERING COMMUNITY

Sidewalks connect pocket parks, neighborhoods, and community gardens to bring people together.



A Living Lab

Lake Nona is a “living lab” community that provides a real-world test bed for companies looking to test and deploy innovative solutions at scale. Current projects include autonomous mobility solutions, 5G deployment, a longitudinal health study, and WHIT, Lake Nona’s Wellness Home built on Innovation and Technology.



The Lake Nona Life Project is a long-term health study that investigates lifestyle behaviors that optimize wellbeing. The research study is designed to examine patterns, predictors, and strategies for improving human health and wellness. The Life Project aims to be the longitudinal study that cracks the code to lifelong health, answering the question, “what keeps someone well?” With the support of the Lake Nona community, we are already finding interesting insights into factors that impact wellbeing.



Lake Nona *Impact Forum*

The annual invite-only Lake Nona Impact Forum is committed to building the Wellbeing Ecosystem of the Future. Convenes more than 750 global thought leaders to exchange ideas that directly impact individuals, companies and communities across the world. Explores the intersections of health, wellness, medical and scientific innovation.



Lake Nona Town Center Has It *All*

The Vibrant Epicenter
Of Lake Nona

Lake Nona Town Center is the region's defining mixed-use experience with six million square feet of premium office, retail, dining and entertainment venues, including Boxi Park, Orlando's first container park, as well as a variety of hotel options, iconic art installations and more. Combining a mix of local and national shops, eateries, hotels and unique experiences, Lake Nona Town Center is the vibrant epicenter of this wonderful community of the future.

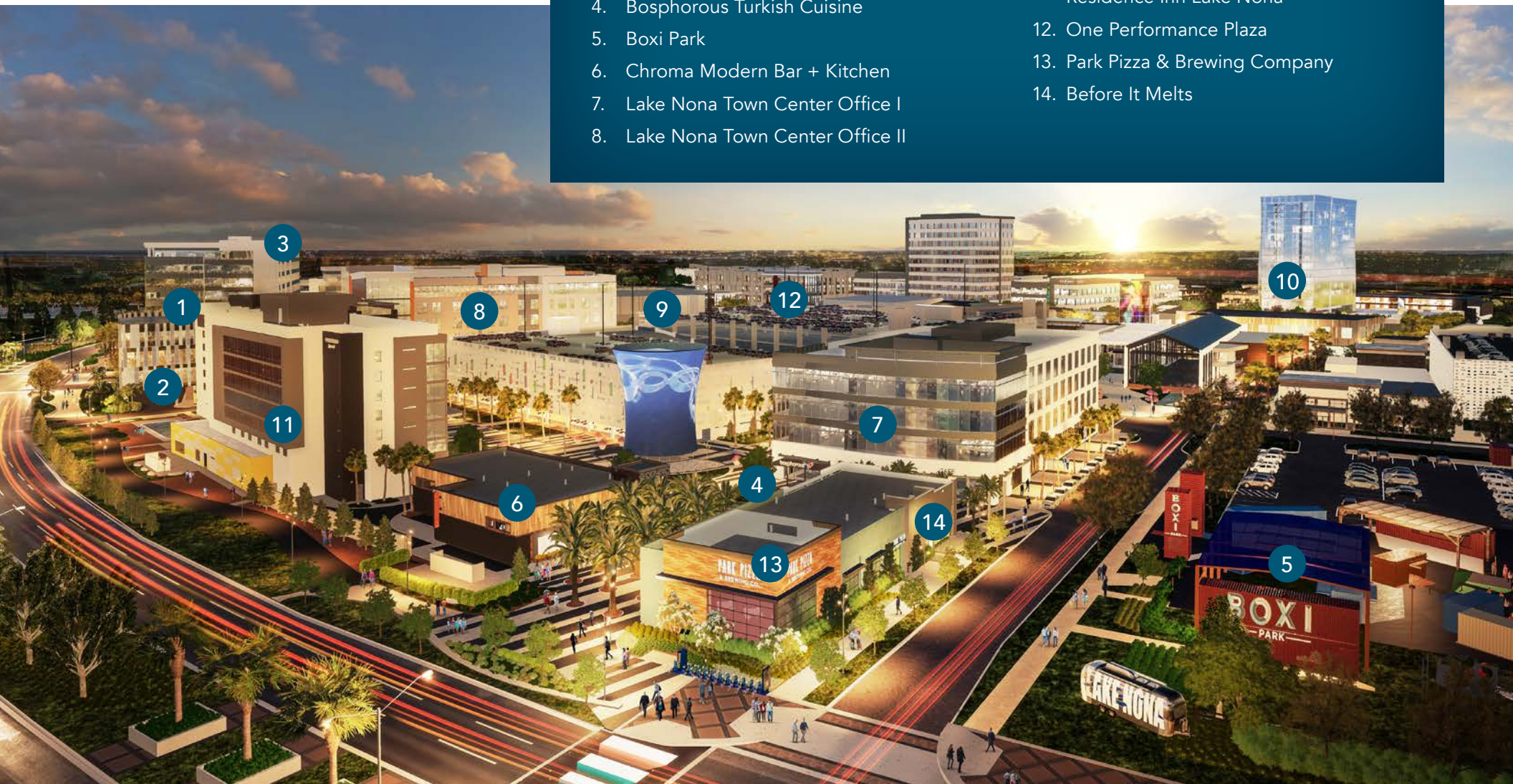


Lake Nona *Town Center*

A masterfully planned neo-urban community like no other

Lake Nona's Town Center features a thoughtful collection of office, medical, fitness, retail, restaurant, hotel, and entertainment venues.

1. 13410 Veterans Way Office
2. 13495 Veterans Way Office
3. 6820 Marwick Lane Office
4. Bosphorous Turkish Cuisine
5. Boxi Park
6. Chroma Modern Bar + Kitchen
7. Lake Nona Town Center Office I
8. Lake Nona Town Center Office II
9. Lake Nona Performance Club
10. Lake Nona Wave Hotel
11. Marriott Courtyard & Residence Inn Lake Nona
12. One Performance Plaza
13. Park Pizza & Brewing Company
14. Before It Melts



Meetings & Events *Destination*

Intimate meetings, large-scale events, or a well-earned rest – it's all a scenic stroll away

Wave Hotel

- 234 Guest Rooms & Suites
- 5,400± square feet of meeting and event space accommodating up to 300 guests
- Luxury experience powered by thoughtful technology while grounded in guest wellbeing
- Michelin One Key Hotel
- Michelin-recommended dining

Aloft

- 205 Guest Rooms & Suites
- 10,000 square feet of meeting and event space accommodating up to 600 guests

Additionally, there are 5 auditoriums, including a theatre-in-the-round, that may be used for events and meetings.

Marriott Courtyard & Residence Inn

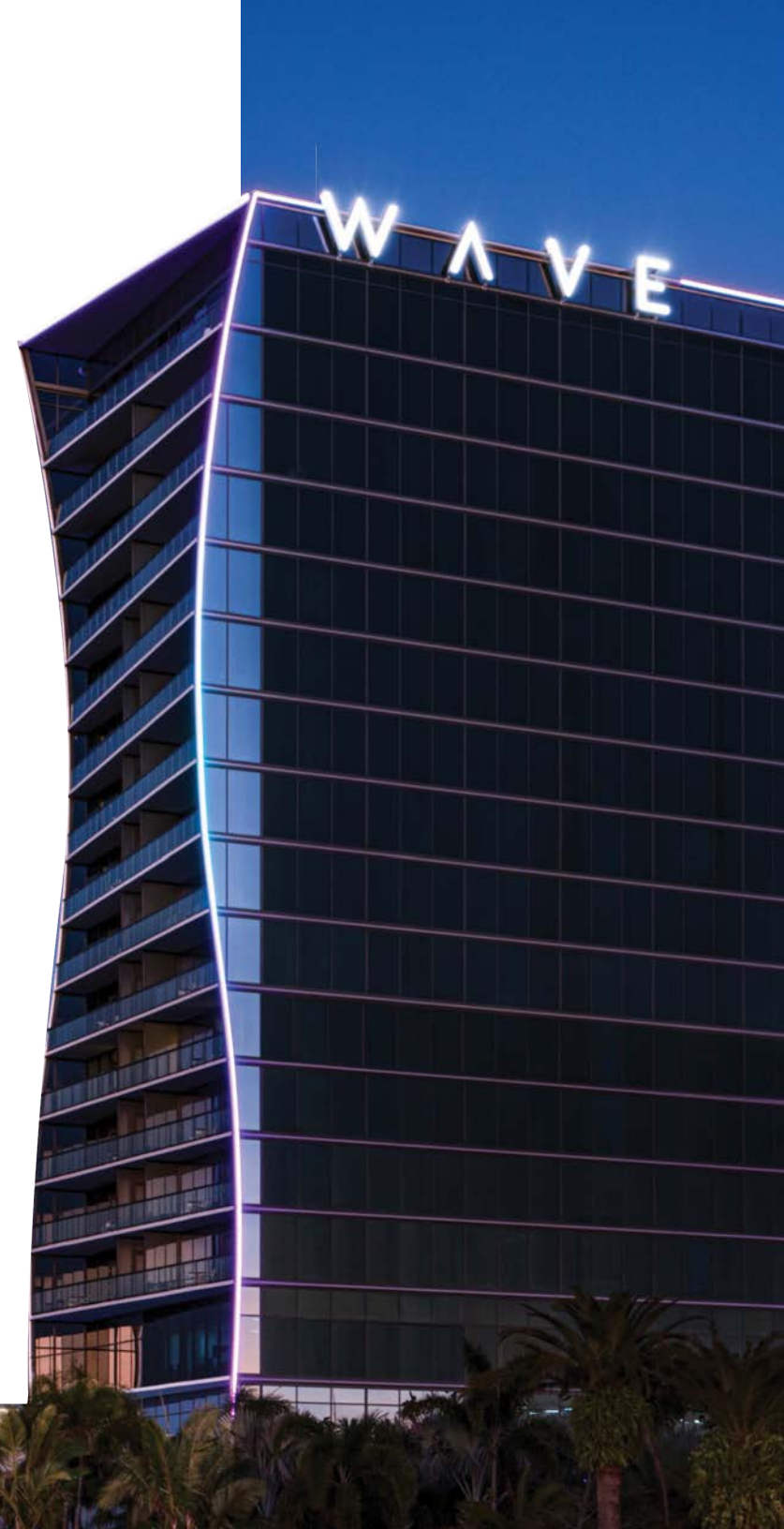
- 204 Guest Rooms & Suites
- 1,437± square feet of meeting and event space accommodating up to 30 guests

Marriott Springhill Suites

- 153 Guest Rooms & Suites
- 1,350± square feet of meeting and event space accommodating up to 50 guests

Lake Nona Town Center

- Indoor/outdoor event spaces to accommodate groups in excess of 5,000 guests





GINGER VETTER

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LAKENONA.COM

Floor Plan Retail

SUITE 121

4,471 \pm RSF

SUITE 122

2,360 \pm RSF

SUITE 123

3,025 \pm RSF

SUITE 125

2,958 \pm RSF

BUILDING TOTALS

12,814 \pm RSF

