



# 13495 VETERANS WAY

21ST CENTURY MIXED-USE OFFICE

LAKENONA.COM

LAKE NONA®  




“How to Build a Great American City.”  
- FORTUNE



# LAKE NONA

**THE EPICENTER OF OPPORTUNITY**

Lake Nona, located in Orlando, Fla., is a 17-square mile community designed and built from scratch and anchored by clusters of excellence in wellbeing, sports and performance, education and technology. Thoughtfully designed with a long-term vision, this fast-growing, neo-urban community is inspiring institutions, businesses and people to thrive.



Located in the heart of Lake Nona, the 100-acre Lake Nona Town Center will serve as a defining regional destination.



LOCATION

# LAKE NONA TOWN CENTER

Lake Nona Town Center is fast becoming the region's defining mixed-use experience with six million square feet of premium shopping, dining, entertainment, residential and Class "A" office. Phase I is open, and includes more than one million square feet of office, retail, dining, hospitality, hotel and residential, including Boxi Park, Orlando's first container park, a 200-room, dual-branded Courtyard by Marriott and Residence Inn, iconic art installations and more. Town Center's newest addition, the 17-story Lake Nona Wave Hotel, is the region's newest and smartest lifestyle hotel.

Phase II will see Town Center expand to a 100-acre, open-air social setting featuring a mix of local and national shops, eateries, hotels, meeting and conference space and outdoor event venues.



# 13495 VETERANS WAY



<span style="color: red;">●</span> Dining, Shopping & Office	<span style="color: green;">●</span> Parks & Recreation	<span style="color: lightgreen;">●</span> Green Space
<span style="color: orange;">●</span> Education	<span style="color: grey;">●</span> Storage & Distribution	<span style="color: purple;">●</span> Trails
<span style="color: teal;">●</span> Health & Wellbeing	<span style="color: darkpurple;">●</span> Simulation & Training	<span style="color: grey;">—</span> Planned Roads

OSCEOLA PARKWAY EXTENSION

LOCATION

NARCOSSEE RD

SELBY WAY

LAUREATE BLVD

CENTRAL FLORIDA GREENWAY

CENTRAL FLORIDA GREENWAY

417

LAKE NONA BLVD

LAUREATE BLVD

TAVISTOCK LAKES BLVD

LAUREATE BLVD

LAKE NONA BLVD

NEMOURS PKWY

NEMOURS PKWY

NEMOURS PKWY

SELBY WAY

LAUREL POINT

Village Park Elementary

WaterMark Apartments

Aloft Hotel (Fall 2023)

Nemours Children's Hospital

Lake Nona Wave Hotel

LandonHouse Apartments

Pixon Apartments

Gatherings of Lake Nona

Laureate Park Village Center

Guidewell Innovation Center

UCF Lake Nona Hospital

Future UCF School of Nursing

UCF Health Sciences Campus

VA SimLEARN Center

Orlando VA Medical Center

Laureate Park Elementary School

Heroes Community Park

Nona Adventure Park

Laureate Park

Lake Nona High School

Gateway Medical Office Building

Lake Nona Middle School

Lake Nona Plaza

Concorde Apartments

Lake Nona Landing

The Preserve at Laureate Park

Valencia College Lake Nona Campus

XL Soccer

Primco School of Lake Nona

Lake Nona Green



# 13495 VETERANS WAY

13495 Veterans Way is a 69,143 square foot mixed-used, five-story building located in Lake Nona, an innovative 17-square-mile community in the City of Orlando. Nestled in Lake Nona Town Center and adjacent to the Marriott Courtyard and Residence Inn, 13495 Veterans Way features ground floor retail with four upper levels of devoted Class-A office space.

The building is Lake Nona's newest mixed-used addition and has been designed to complement and showcase the surrounding architecture while having its own unique identity.

Starbucks and a national bank tenant occupy the ground floor, while the top floor is home to the U.S. headquarters of the dnata company, a leading global air and travel services provider.

Construction was completed in September 2022.



16,080 ± RSF  
OFFICE  
FLOOR PLATES

# A BUILDING FOR THE 21ST CENTURY AND BEYOND

## VIEW GLASS



The building is wrapped in View Smart Windows, which predictively tint in response to outdoor conditions, eliminating the need for blinds, while also offering health and wellness benefits for building occupants and the environment.

- Patented tinting technology improves a building's energy efficiency by up to 20 percent.
- Allows efficient perimeter space utilization, with 8 – 10% more usable square feet.
- Studies show higher cognitive test results by occupants of View Glass conditions compared with traditional window conditions.

view

## WIRED FOR THE FUTURE



Tenants will have access to reliable, best-in-class technology assets, high-speed connectivity and multiple redundancies that are critical for businesses to operate.

Tenants can anticipate the following:

- Resilient and redundant communications systems to prevent internet outages.
- Future-proofed digital infrastructure to keep up with ever-advancing technology needs.
- Access to multiple high-speed fiber optic internet service providers.

## CHILLER PLANT



The building has a fully-dedicated, on-site chiller plant. This centralized cooling system provides efficient and sustainable cooling and air conditioning for the entire building, with growth capacity to support future office development.

# 13495 VETERANS WAY

## BUILDING FAST FACTS

- 69,143 square foot mixed-used, five-story building with ground floor retail and four upper levels of boutique office space
- 16,080 SF RSF floor plates
- Four levels of Class A office space over ground floor retail
- A national bank tenant and Starbucks with outside seating, occupy the ground floor.
- Garage parking for tenants and visitors
- Lake Nona Town Center location provides restaurants, retail, fitness, hotels, meeting space, and entertainment venues within walking distance
- The building is located adjacent to Lake Nona's Medical City, a globally-recognized cluster of health and life sciences institutions, including the Orlando VA Medical Center, UCF College of Medicine, HCA/UCF Adult Teaching Hospital (UCF Lake Nona Hospital), UF Academic Research Center, and GuideWell Innovation Center, among others.
- The building is wrapped in View Smart Windows glass - a patented tinting technology that improves a building's energy efficiency by up to 20 percent and enables efficient perimeter space utilization.

### FLOOR LEVEL

#### 1st Level (Retail)

2,300 ± RSF

#### 2nd Level - 5th Level

16,080 ± RSF

#### BUILDING TOTALS

69,143 ± RSF



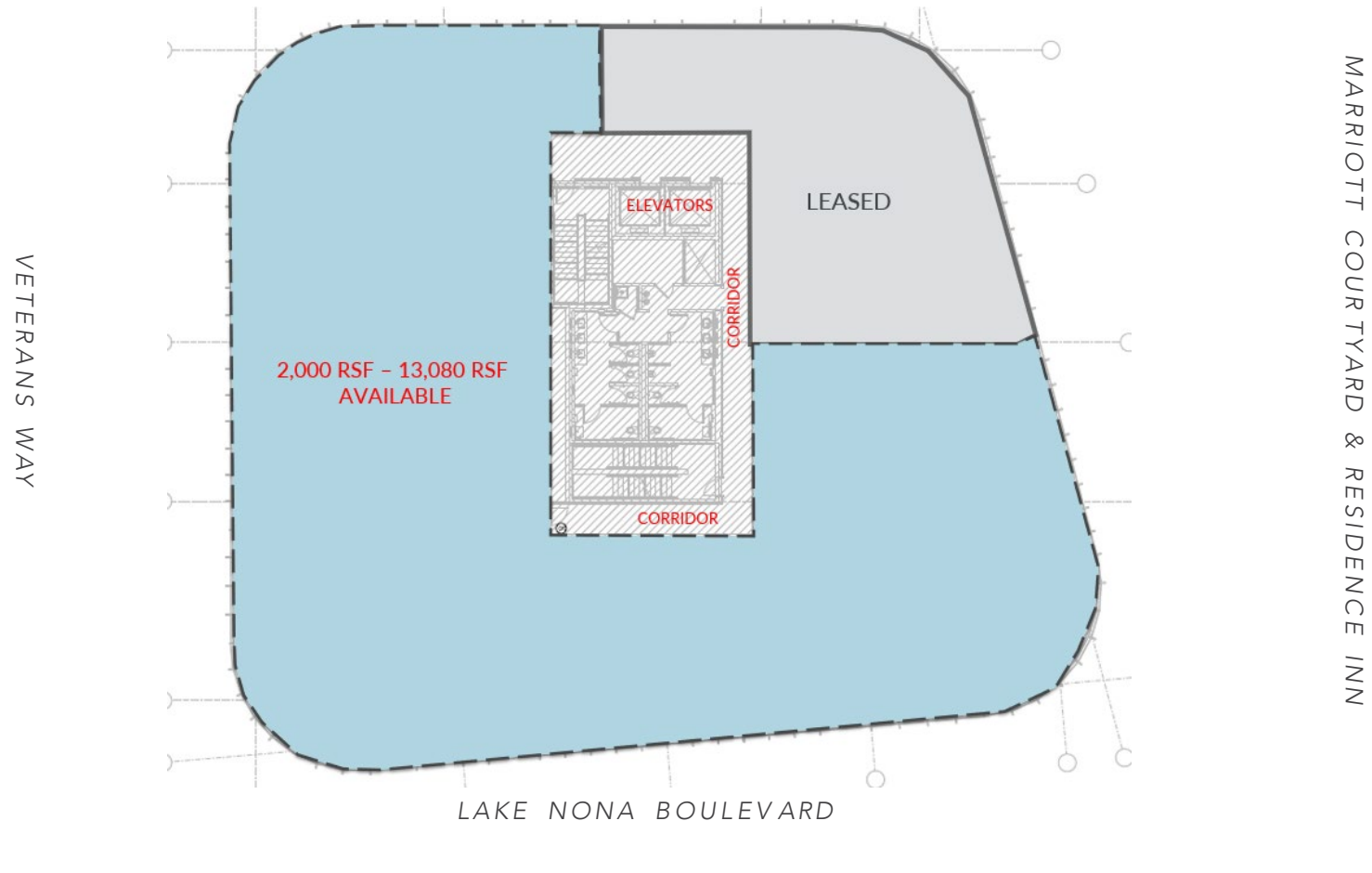
# LOBBY & ENTRANCE





# LEVEL 4 OFFICE

- Level 2 – 16,080 RSF - LEASED
- Level 3 – 16,080 RSF - LEASED
- **Level 4 – 2,000 to 13,080 RSF Available**
- Level 5 – 16,080 - LEASED





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TEAM & CONTACT