



ORLANDO, FL

Opportunistic 360K SF
Office/Covered Land
Play in High Performing
Sunbelt Market





TRAVEL+
LEISURE



Executive Summary





The Investment **Opportunity**

JLL is pleased to present Sea Harbor Office Center, a 359,514 square foot office asset/14.23 Acre prime development site, strategically located directly across from Sea World in Orlando, FL. The site includes a structured parking garage with 1,250 parking spaces. This well-maintained asset offers an owner/user or investor a unique chance to acquire a high quality building/development site in one of Orlando's most dynamic tourist driven submarkets.

The property is currently 94% occupied with 85% of the occupancy rolling in October of 2025. This presents a unique opportunity for investors by providing business plan optionality. The asset is of institutional quality offering an owner-user a plug and play office building or an investor with an attractive lease-up opportunity in a world-class location. Investors can reposition the asset for development, capitalizing on the area's strong tourism, residential growth and growing business ecosystem. Sea Harbor Office Center stands out as a compelling investment in Orlando's booming commercial real estate landscape.

Sea Harbor Office Center	
Building Address	6277 Sea Harbor Dr
Location	Orlando
Submarket	Tourist Corridor
Building Size (RSF)	359,514
Year Built / Renovated	1984 / 2012
Site Size (AC)	14.23
In-Place Occupancy	94.0%
Structured Parking Garage	1250 Parking Spaces
Unstructured Parking	380 Parking Spaces

359,514
Square Feet

14.23 Acres
Total Site Size

\$12M+
2012 Renovation

1250 Space
Structured Parking Garage

1630
Total Parking Spaces

4.53 / 1,000 SF
Parking Ratio



Orlando
Orange County Convention Center

36 NATIONALLY RECOGNIZED AWARDS SINCE 2020 INCLUDING:
 THE TRADE GROUP'S "#1 CONVENTION CENTER IN FLORIDA IN 2024"
 MEETINGS TODAY SAYS THE OCCC IS "ONE OF THE
 BEST CONVENTION CENTERS IN THE U.S."

CATCHLIGHT CROSSINGS

NEW 1,000 UNIT MIXED-USE AFFORDABLE SOLUTION UNDER CONSTRUCTION

HYATT REGENCY
 ORLANDO

ROSEN CENTRE
 ORLANDO

SEA HARBOR
 OFFICE CENTER

Hilton
 ORLANDO

DOWNTOWN ORLANDO

DOUBLE TREE
 by Hilton™



SeaWorld

Demand Drivers & Demographics	1-Mile	3-Mile	5-Mile
Total Hotel Keys	9,119	31,508	63,056
Hotel Keys Under Construction / Recently Built (Since 2019)	543	4,004	8,818
Total Residential Units	1,948	14,813	34,107
Residential Units Under Construction / Recently Built (Since 2019)	1,376	7,754	12,953
Population Growth Since 2010	106.3%	86.1%	34.5%
Projected Population Growth by 2029	16.9%	16.6%	9.5%
Average HHI	\$97,169	\$120,377	\$111,406
% of Population with Bachelor's Degree or Higher	47.1%	51.9%	45.9%

Investment **Highlights**



BUSINESS PLAN OPTIONALITY

Ability to occupy as an owner-user, lease-up as a value-add office, or redevelop into either hospitality or residential uses.



STRONG ORLANDO MARKET

Capitalize on Orlando's robust economic growth and thriving tourism industry.



ABUNDANT STRUCTURED PARKING

The property includes a 1250 space structured parking garage that brings the total parking spaces to 1630 parking spaces and a parking ratio of 4.53 per 1,000. The parking garage is estimated to have a replication cost of \$20K-\$25K per space, costing between \$25M-\$31.25M.



FLEXIBLE ZONING

Potential for both hotel and residential options.



EXCELLENT ACCESSIBILITY

Easy access to major highways and Orlando International Airport, enhancing appeal to future site use.



INSTITUTIONAL ASSET

Well-maintained building with modern amenities, including an on-site cafe and fitness center, reducing immediate capital expenditure needs.



BRANDING OPPORTUNITY

High-visibility location offers significant branding and signage potential for future tenants.



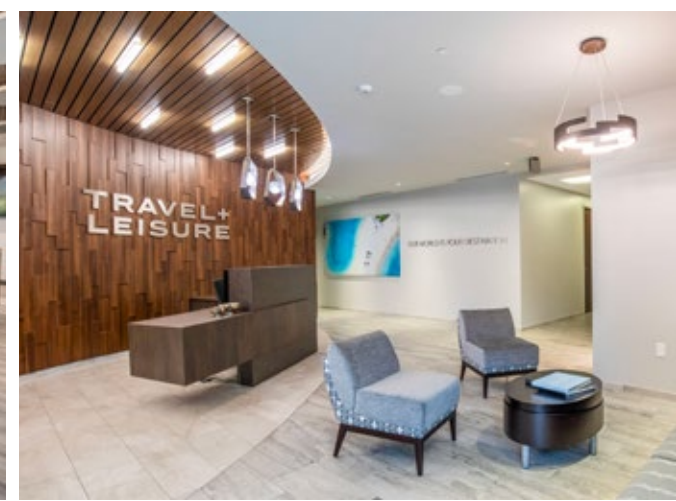
LONG-TERM GROWTH PROSPECTS

Benefit from Orlando's continued expansion and its position as a top business and leisure destination.



ATTRACTIVE COST BASIS

The Property will trade at a significant discount to replacement cost, which will only increase as construction costs continue to rise at record pace, providing an attractive basis to a future owner.



Modern Amenities - Full Service Cafeteria and Fitness Center



Main & Executives **Lobbies**

The building features two separate entry lobbies, the main entry lobby and a separate Executive entry lobby. Each entry lobby contains its own separate elevators providing secure and exclusive access and entry for a larger tenant or owner/user.

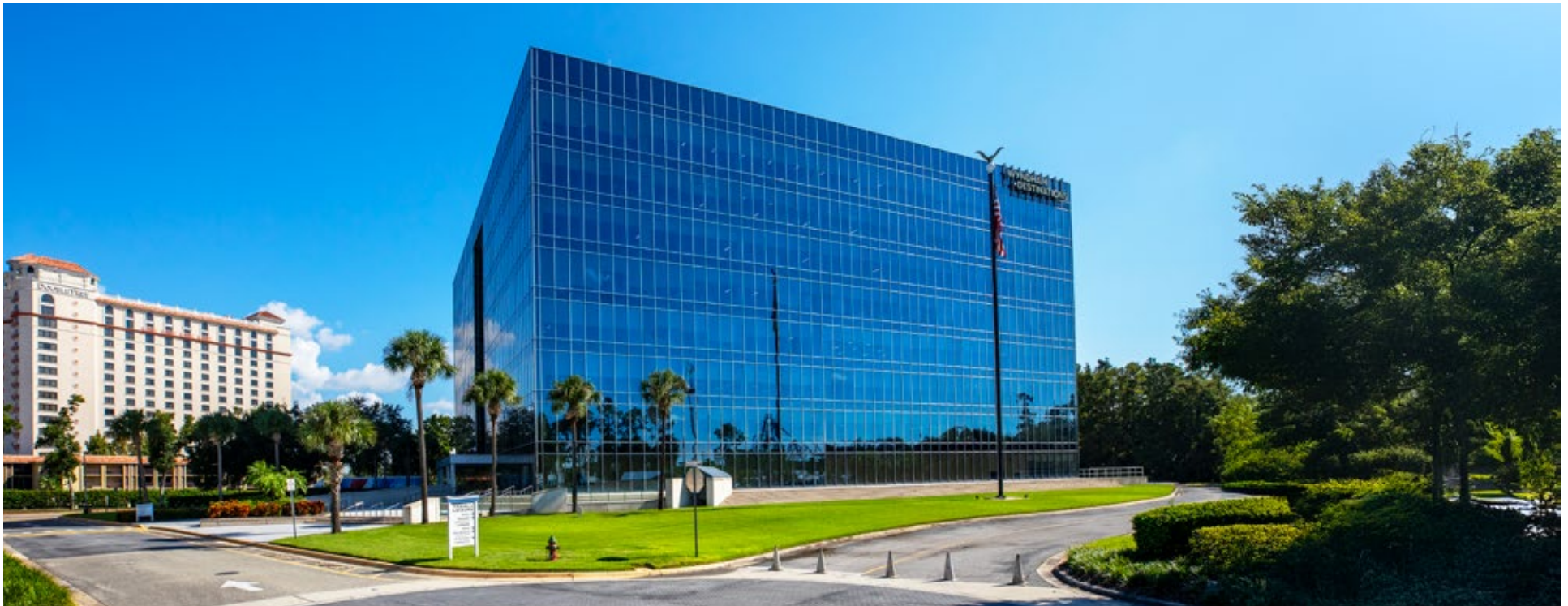


Offered At A Significant Discount To Replacement Cost

A recent surge in construction costs has significantly driven up the replacement cost of suburban office buildings in prime in-fill locations. Sea Harbor Office Center may be acquired at a tremendous discount to replacement cost, which may exceed \$400 PSF for the office building and \$25K per parking space for the structured parking garage, an approximate value of \$175M.

Estimated Replacement Costs - Office Building

Component	Replacement Cost	Cost PSF
Hard Costs	\$48,534,390	\$135
Land	\$21,570,840	\$60
Soft Costs	\$12,582,990	\$35
TI's Vanilla Shell	\$16,178,130	\$45
TI's	\$23,368,410	\$65
Carry Costs	\$7,190,280	\$20
LC's	\$5,392,710	\$15
Pre-development Costs	\$8,987,850	\$25
Total	\$143,805,600	\$400



Estimated Replacement Costs - Parking Garage

Component	Replacement Cost	Cost Per Parking Space
Hard Costs	\$23,437,500	\$18,750
Land	\$4,687,500	\$3,750
Soft Costs	\$781,250	\$625
Carry Costs	\$1,562,500	\$1,250
Pre-development Costs	\$781,250	\$625
Total	\$31,250,000	\$25,000



Overall Replication Cost Summary

Component	Replication Cost	Cost PSF
Office Building	\$143,805,600	\$400
Parking Garage	\$31,250,000	\$87
Total	\$175,055,600	\$487



SEA HARBOR

OFFICE CENTER

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