



13495 VETERANS WAY

21ST CENTURY MIXED-USE OFFICE

LAKENONA.COM

LAKE NONA®




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.

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

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



A map of Central Florida showing a network of greenways and water bodies. The greenways are represented by a light gray color, while water bodies are shown in blue. A prominent greenway corridor runs diagonally across the map, labeled 'CENTRAL FLORIDA GREENWAY' in a large, bold, black font. The map also features several labels for water bodies: 'Lake W' and 'H' on the right side, 'VIA BLVD' at the bottom, and 'W' on the far left. A small pink line is also visible on the right side of the map.

A map of the Lake Nona area in Orlando, Florida. The map shows several buildings and facilities: the Guidewell Innovation Center (a green building with a grey roof), the UF Research & Academic Center (a grey building with a grey roof), the Lake Nona Cancer Center (a grey building with a grey roof), and the UCF Lake Nona Hospital (a grey building with a grey roof). The map is color-coded with green, blue, and grey areas, and features a winding river and a bridge. The text "LAKE NONA BLVD" is written in pink along the top edge of the map area.

- Dining, Shopping & Office
- Parks & Rec
- Education
- Storage & Retail
- Health & Wellbeing
- Simulation

The map provides a comprehensive overview of the Lake Nona community, highlighting its urban planning and green spaces. It includes a legend for Green Space, Trails, and Planned Roads. Key features include:

- Neighborhoods:** Village Park Elementary, WaterMark Apartments, Aloft Hotel (Fall 2023), LandonHouse Apartments, Pixon Apartments, Gatherings of Lake Nona, Laureate Park Village Center, Laureate Park Elementary School, Heroes Community Park, Nona Adventure Park, Laurel Pointe, and Concorde Apartments.
- Schools:** Nemours Children's Hospital, Valencia College Lake Nona Campus, Lake Nona High School, and Lake Nona Middle School.
- Healthcare:** UCF Health Sciences Campus, Orlando VA Medical Center, and Nemours Children's Hospital.
- Parks and Recreation:** Laureate Park, Laureate Park Tennis Courts, Laureate Park Dog Park, Canopy Park, Nemours Park, and Laureate Park Community Garden.
- Commercial and Residential:** Lake Nona Landing, The Preserve at Laureate Park, XL Soccer, Nemours PKWY, LAUREATE BLVD, LAKE NONA BLVD, and the Central Florida Greenway.
- Transportation:** Major roads like NARCOOSSEE RD, SELLER WAY, and TAVISTOCK LAKES BLVD.

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

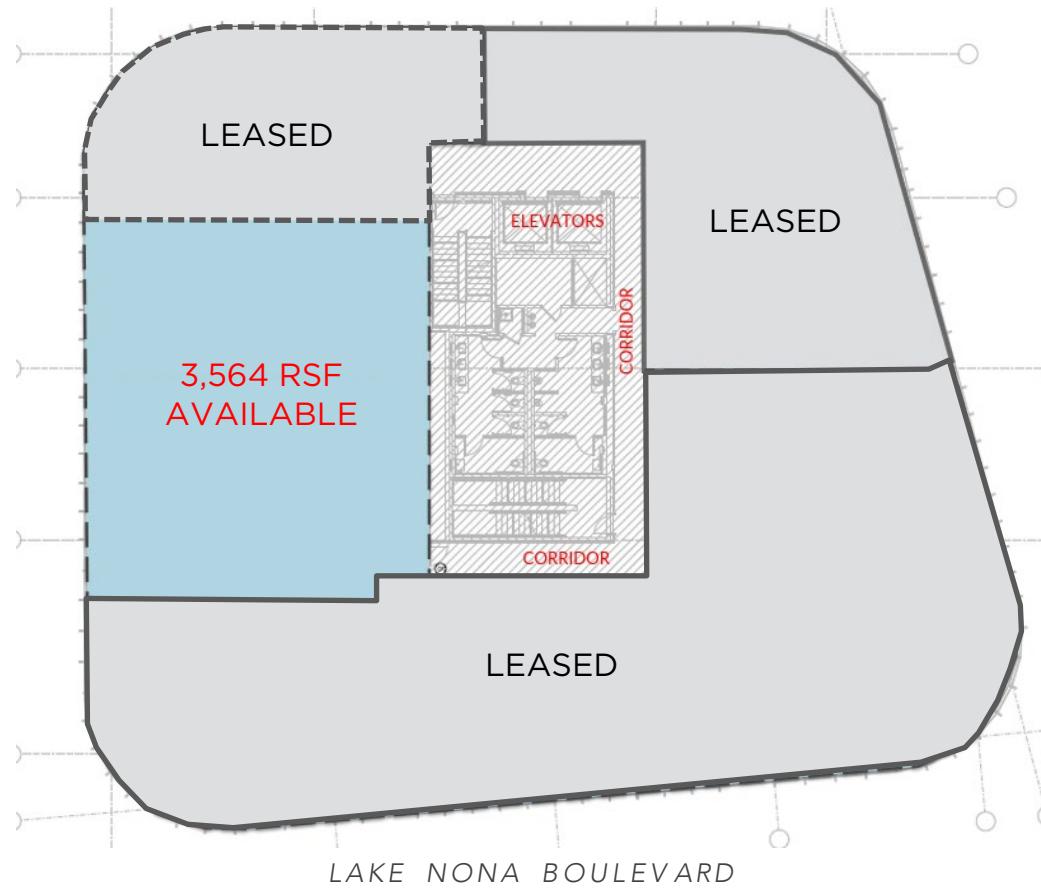
LOBBY & ENTRANCE



LEVEL 4 OFFICE

- Level 2 – 16,080 RSF - LEASED
- Level 3 – 16,080 RSF - LEASED
- **Level 4 – 1,800 to 3,564 RSF Available**
- Level 5 – 16,080 - LEASED

VETERANS WAY
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MARRIOTT COURTYARD & RESIDENCE INN



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