

WESTWOOD

ORLANDO, FL



PROPERTY OVERVIEW



WESTWOOD is a 343,331 SF corporate campus made up of 2 five-story and 3 single story/flex Class A office buildings. Westwood is located just South of the Beachline Expressway and I-4 interchange. **Visibility is outstanding with a quarter mile of I-4 frontage.**

All of Metro Orlando is easily accessible with Orlando International Airport and Downtown Orlando within a short drive. The Orange County Convention Center, the second largest convention center in the US, is less than 1 mile away.

MOVE-IN READY SPEC SUITES WITH MODERN FINISHES RANGING 1,712 SF - 3,365 SF DELIVERING Q4 2024



6649 WESTWOOD BLVD.



6675 WESTWOOD BLVD.



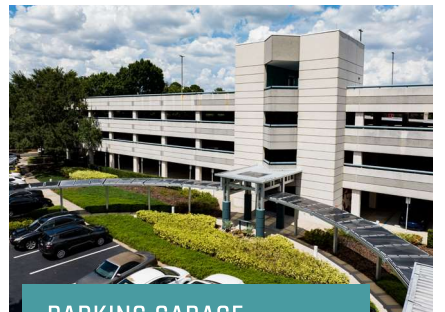
6700 FORUM DRIVE



6751 FORUM DRIVE



6750 FORUM DRIVE



PARKING GARAGE

 ENERGY STAR RATED

 PICTURESQUE 21-ACRE GROUNDS

 4 / 1,000 SF

 ON-SITE CAFE (NATURE'S TABLE)

 PROXIMITY TO ORANGE COUNTY CONVENTION CENTER

 NUMEROUS RESTAURANTS NEARBY

 CLOSE TO SHOPPING

 20+ HOTELS NEARBY

RECENT RENOVATIONS & NEW AMENITIES

Numerous upgrades to the exterior of Westwood and beautiful modern lobby renovations at 6649 and 6675 Westwood Boulevard have been completed. 6649's renovations also includes a brand new coffee bar and common training/conference center. Westwood features a variety of upgraded wayfinding signage throughout the entire park.



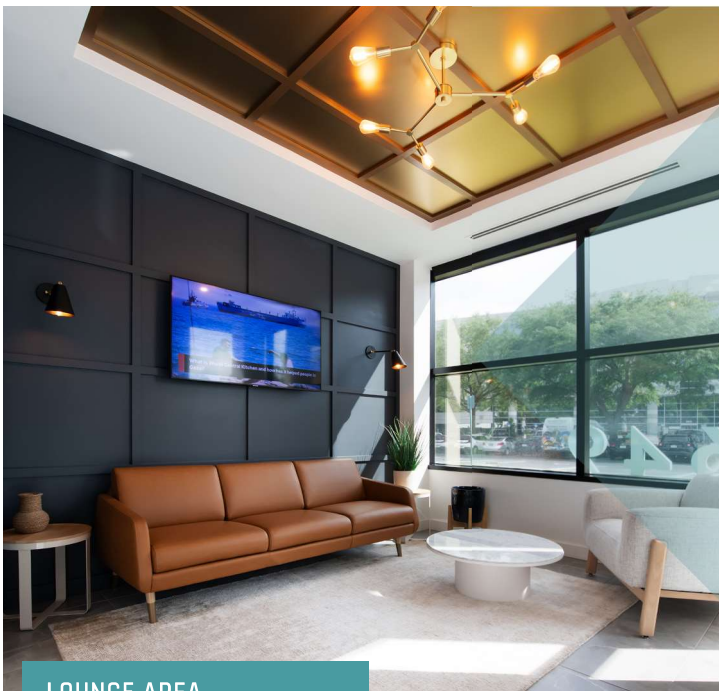
LOBBY COFFEE BAR



LOBBY MODERNIZATION



BUILDING SIGNAGE



LOUNGE AREA



OUTDOOR AMENITY AREA



MONUMENT SIGNAGE

AMENITIES

- Smart & Interactive Private Fitness Center with Locker Rooms
- Landscaping Upgrades
- On-site Security
- Dry Cleaning Services x2 week
- Car Detailing
- EV Charging Stations
- Nature's Table Cafe
- New Monument and

- Wayfinding Signage
- Food Trucks 2x Month
- Outdoor Area with Seating, Lifesize Chess Board, Ping Pong Table and More
- Upgraded Modern Lobby
- Lobby Coffee Bar
- New LED Lighting Throughout Park
- Tenant Banners Visible from Westwood Blvd.

- Wi-Fi Enabled Building
- Smart Conference Room
- Activated Lobby Area
- Expanded Outdoor Patio
- Touchless Entry
- Purified Air Systems in Lobby
- Real-Time Building Health Monitoring (Wynd Sensors)
- Energy Use Management (Verdigris Technology)



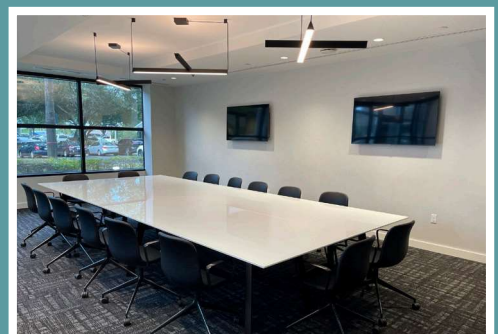
»» LOBBY UPGRADES / FURNISHINGS



»» DRY CLEANING SERVICES

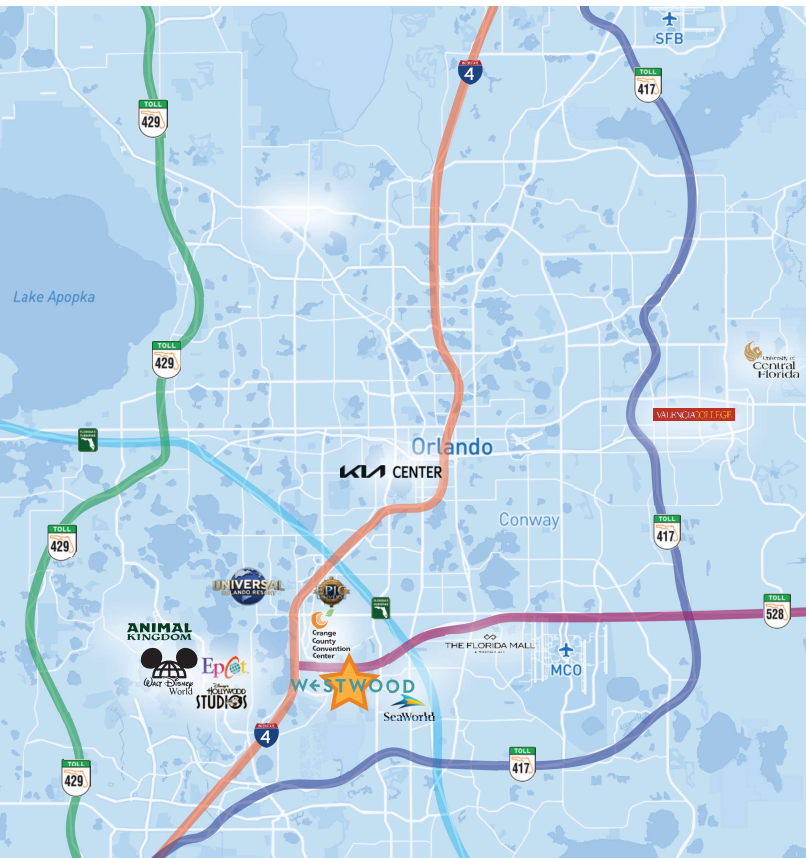


»» FOOD TRUCK GATHERING



»» CONFERENCE CENTER

LOCATION



OUTSTANDING LOCATION & VISIBILITY ALONG I-4



200K+ DAILY TRAFFIC COUNT

Westwood Center is located at I-4 and the Beachline Expressway. Westwood is in close proximity to the Orange County Convention Center, Orlando International Airport, Sea World and Downtown Orlando.

PRIME CENTRAL ORLANDO LOCATION

WWW.WESTWOODORLANDO.COM



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