



CONTENT





PROPERTY OVERVIEW

- A 13± acre redevelopment opportunity strategically located at the intersection of International Drive and West Sand Lake Road in Orlando making it a prime investment opportunity for entertainment, hospitality, or retail projects, benefiting from its location in a high-traffic tourist area.
- The opportunity consist of six parcels in the I-Drive Entertainment sub-district.

ADDRESS	PARCEL #	ACRE(S)
6813 Sand Lake Rd	#25-23-28-0000-00-021	1.83±
7679 International Dr	#25-23-28-0000-00-035	0.42±
7667 International Dr	#25-23-28-0000-00-056	1.70±
6739 Sand Lake Rd/Int'l Dr	#25-23-28-0000-00-008	3.75±
7500 Canada Ave	#25-23-28-3853-00-060	3.75±
7401 Canada Ave	#25-23-28-3853-00-131	1.50±



- The Orlando region has a favorable economic climate contributing from its significant tourism and globally traveled attractions, drawing over 70 million tourists annually year-round, in addition to the Orlando metro population of over 2.5 million.
- This site benefits from high visibility and accessibility, making it ideal for attracting visitors and customers given its proximity to major attractions and a busy highway.
- Epic Universe, Orlando's highly anticipated fourth theme park, is now open and located less than 2 miles from the site. Spanning 750 acres, Epic Universe represents one of the largest new construction investments in the U.S.
- Additional nearby attractions and well-traveled destinations include Universal Studios and Resorts, ICON Park, the Orlando Convention Center, SeaWorld, Disney World and Resorts, Fun Spot America, Madame Tussauds, Ripley's Believe It or Not!, TopGolf, Andretti Karting & Games, WonderWorks, Main Event, and countless more.
- The International Drive District features over 125 hotels and resorts, more than 300 restaurants and over 55 nightlife venues, making it a vibrant destination for visitors.
- A planned \$30 million pedestrian bridge is set to be constructed to enhance safety and walkability at the intersection of International Drive (26,000 AADT) and West Sand Lake Road (45,000 AADT), connecting all four corners for improved accessibility for hospitality and entertainment visitors.





NEIGHBORING AMENITIES AND GROWTH OF SURROUNDING AREA

- The subject redevelopment opportunity is surrounded by 150+ hotels, consisting of 45,500 rooms (40% of the tri-county inventory).
- World-famous theme parks including, Universal Studios, SeaWorld, Aquatica, Walt Disney World, and Epic Universe are within a 3-mile radius
- Orange County Convention Center, the second largest convention center in the US and commands ~1.4 million attendees is a slightly over 1.5 miles from the subject property.
- Brightline opened the first leg of a \$1.75 billion investment in the region, connecting high-speed rail between Miami and Orlando International Airport.
- Brightline is planning two future phases, a second leg directly from the airport into the International Drive Resort Area with a route continuing to Tampa.
- Hundreds of millions of dollars to be invested in the expansion of Orange County's 7 million-square-foot convention center, already the second-largest in the nation.
- An additional \$5 billion in new and expanding hotels, attractions, restaurants, convention space, entertainment venues and roadwork enhancements. In total, 65 projects are planned with the majority to be complete by the yearend of 2024 through 2025.









THE WORLD'S PREMIER GLOBAL DESTINATION

I-Drive is set for over \$5 billion in developments between 2024 and 2025, focused on enhancing its status as a top global tourism destination in Orlando. I-Drive's entertainment district currently offers a diverse catalog of hospitality, dining, shopping, and attractions. It is currently undergoing numerous redevelopment projects that integrate commercial and residential developments.



DEVELOPMENTS AT A GLIMPSE

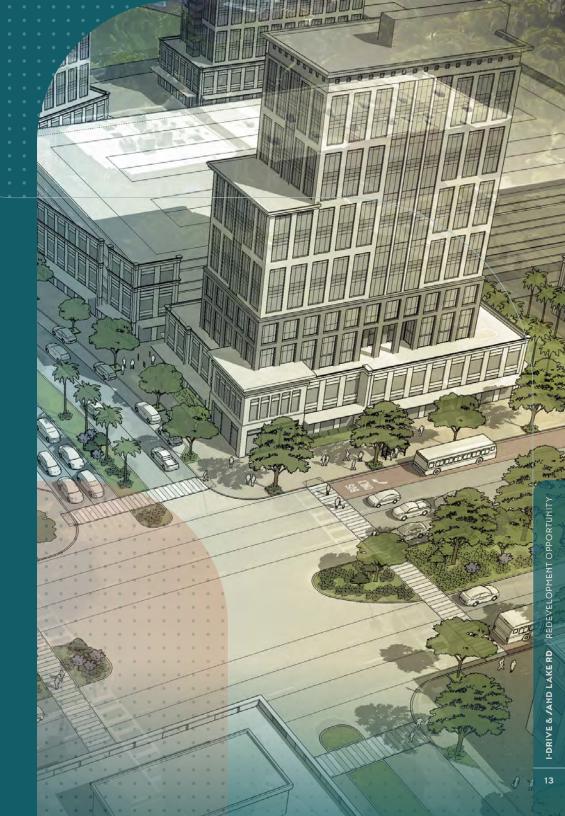
- Over \$5 billion in new developments expected, not including Epic Universe
- Over 40 projects in the works since 2023, eight of which broke ground in 2024
- Improved Traffic plans including I-Drive Dedicated
 Transit Lanes and Kirkman Road expansion
- Approved I-Drive / Sand Lake Pedestrian Overpass
- Proposed Brightline / Sunshine Corridor Station

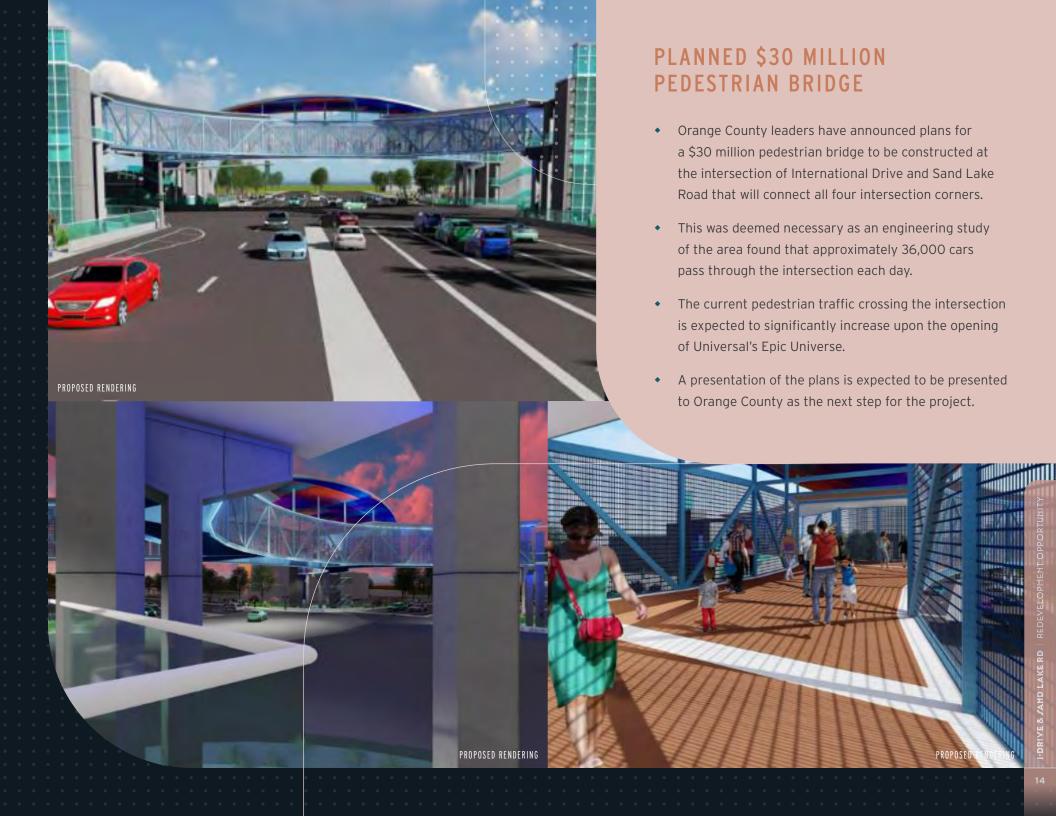
LINKS TO VISIT 🔆

THE FUTURE OF I-DRIVE

THE WORLD'S PREMIER GLOBAL DESTINATION

- The I-Drive District focuses on mixed-use developments, enhanced connectivity through safe pedestrian pathways and bike lanes, prioritized public transit access, and creating inviting open spaces that encourage community interaction.
- Mixed-use development concepts typically permitted include:
 - Residential Units: Apartments or condos above retail or office space
 - Commercial Space: Shops, restaurants, and services integrated within the development
 - Office Space: Workspaces that can coexist with residential and commercial areas
 - Public Amenities: Parks, plazas, and community facilities
 - Parking Facilities: Integrated or separate parking solutions for residents and visitors
 - Amusement Attractions
 - Permitted concepts may vary based on local zoning laws and regulations
- The I-Drive District permits high-intensity development with no height restrictions, promoting skyscrapers and dense construction.
- For more information and a full review, please visit:









- International Drive is comprised of a total land parcel count of 10,387 encompassing 6,000+ acres
- Nearly 13 million overnight and day visitors annually
- The district represents \$12.6 billion in gross taxable value on the 2023 tax roll according to the Orange County property appraisers report
- Centrally located in the International Drive market are 6 of the world's best theme parks that includes SeaWorld, Discovery Cove, Aquatica, SeaWorld's Water Park, Universal Studios, Islands of Adventure, and Universal's Volcano Bay

- 35+ additional attractions
- 125+ hotels and resorts
- 5 entertainment complexes
- 55+ music, comedy, and nightlife venues
- 3 movie theaters
- 600+ designer, brand name, and outlet stores
- 300+ restaurants
- The 2nd largest convention center in the U.S.
- Convenient I-RIDE trolley service



Major Traffic Generators

RECORD THEME PARK ATTENDANCE

Anchored by the Walt Disney World Resort, Universal Orlando and SeaWorld Parks, the region gains 20% of its jobs from the tourism sector. Each of these parks are engaged in massive expansions, helping to draw more visitors to the region.

TOP MEETING PLACE IN THE U.J.

The 7M+ sq. ft. Orange County Convention Center draws thousands of visitors per day thanks to its excellent facilities that play host to large corporate retreats, learning seminars, exhibits, trade shows, conferences, and much more. The center generates nearly \$2.0 billion in economic activity each year.



ORANGE COUNTY CONVENTION CENTER

- Located 1.6 miles south of International Drive
- 2nd largest convention center in the United States
- Hosts 230+ events & approximately
 1.4 million attendees annually
- 7 million total square feet of space:
 2+ million square feet of exhibit
 space and 479,000+ square feet
 of dedicated meeting space
- 74 meeting rooms & 232 breakout rooms
- 2018 estimated economic impact of \$2.1 billion to Central Florida's economy



UNIVERSAL ORLANDO RESORT

- Located 3 miles north of the subject property
- 10.7 million visitors in 2022
- Orlando's 3rd largest employer with 25,000 employees
- 444-acre resort
- 2 theme parks: Universal Studios Florida and Universal's Islands of Adventure
- ▶ 1 water park: Volcano Bay
- 7 hotels and resorts



HOME TO WORLD-CLASS RESORTS

Supporting the booming tourism industry is Orlando's lodging stock, which boasts some of the finest hotel/resort properties in the entire world. The local market consists of 120,000+ rooms and includes top names including Waldorf-Astoria, Ritz-Carlton, Hyatt Regency, Four Seasons, Loew's, Grand Bohemian, Hard Rock Hotel & Walt Disney World Resort/Universal signature resorts.





- Located ~6 miles southwest of International Drive
- 47 million visitors in 2022
- 40-square mile resort
- 4 theme parks: Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom
- 40 resort hotels, 4 golf courses,
 2 water parks
- Orlando's #1 largest employer with over 74.000 Cast Members



- Located ~5 miles south of International Drive
- 6 million visitors in 2022
- Consists of SeaWorld Orlando,
 Discovery Cove and
 Aquatica Water Park
- Ranked among the Top 15 amusement parks in the United States









ICON PARK

- Located a few city blocks from the subject property
- ICON Park is a 20-acre, global leader in locationbased entertainment in the most visited destination in the U.S., Orlando, Florida
- The park destination attracts ~5 million guests each year with its unique, world famous entertainment attractions, over a dozen immersive restaurants and bars, nightly live music, and an extensive shopping and outdoor marketplace - all anchored under the brilliant lights of The Orlando Eye by Merlin Entertainments

EPIC UNIVERSE | NOW OPEN

- Universal Orlando's much-anticipated fourth theme park is located less than 2 miles from the site
- Epic Universe Theme park with entertainment center, hotels, shops, restaurants and more
- Orlando's first park to open in 20 years
- 750-acre development, making the investment the largest construction site underway in the US
- Already the 2nd largest amusement park in Central Florida, Universal Studios will double in size with the addition of Epic Universe
- \$11 billion economic impact for Central Florida
 prior to opening
- 1,500 construction workers onsite currently, with 10,000 workers poised to be onsite prior to the 2025 grand opening
- An estimated 14,000 jobs will be created for the new theme park

BLUE MAN GROUP FLAGSHIP AT ICON PARK OPENING APRIL 2025

- Blue Man Group is set to build it's first flagship location at ICON Park with a estimated delivery of April 2025
- A Globally known entertainment phenomenon, Blue Man Group has reached over 50 million people since their debut in 1991
- A 500-seat theater, to be built and open for business by late year-end and the begining of 2025

ORLANDO ATTRACTION ATTENDANCE & TOURIST CORRIDORS



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION	1 WILL	3 MILLS	J MILLS
2024 Population	6,617	60,217	195,243
2029 Population - Projection	7,601	67,523	207,795
2020-2024 Annual Population	16.35%	2.68%	1.55%
GENERATIONS			
Generation Alpha	6.3%	7.8%	8.8%
Generation Z	20.0%	22.3%	23.7%
Millennials	26.4%	28.1%	30.3%
Generation X	21.2%	20.3%	20.2%
Baby Boomers	20.1%	17.8%	14.4%
Greatest Generations	5.9%	3.7%	2.7%
HOUSEHOLD INCOME			
Average Household Income	\$152,949	\$129,802	\$107,350
Median Household Income	\$88,839	\$81,836	\$68,855
HOUSING VALUE			
Median Home Price	\$595,196	\$508,747	\$441,619
Average Home Price	\$700,805	\$601,352	\$565,449
HOUSING UNITS			
Owner-Occupied Housing	25.3%	41.2%	33.0%
Renter-Occupied Housing	47.2%	44.4%	55.3%



PRIMARY TRADE AREA



The primary trade area is derived by calculating the ratio between the visitor's home locations and the base population. This penetration percentage along with a distance decay analysis determines a market baseline. Each census tract is compared to the baseline and the highest indexes are selected until our trade area totals between 60-70% of the visitors home locations.

Primary Trade Area Demographics

5.1M Population 2.0M

Employees

41.4 Median Age \$75K

Median HH Income

Tapestry Segmentation

18%

12B Traditional Living

Residents live primarily in low-density, settled neighborhoods. This is a younger market-beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

7C Urban Edge Families

Located throughout the South These communities are home and West, most of-the residents own their own homes, primarily single-family housing is more affordable. The majority of households include younger marriedcouple families with children. ers.

8C Bright Young Professionals

to young, educated, working professionals. More than one out of three householders are housing-out of the city, where under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeown-

Tapestry Segmentation is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.

VISITOR ORIGIN

Origin Breakdown

49%

Local Visitors

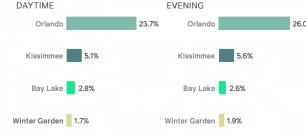
51% Regional/U.S. **Tourists**

International Tourists

>1%

Local Visitors includes visitors living within 75 miles of the analyzed location. Regional/U.S. tourists includes visitors originating within the U.S., 75 miles or more from the analyzed location. International tourists includes visitors originating outside U.S. borders.

Common Location



Jacksonville 1.4% Windermere 1.4% Tracking customers to home and day locations allows us to identify the top originating neighborhoods/cities for

Visitor Type





A 'worker' is defined by a device whose common daytime location is within a half-mile of the study area, Workers can also be shoppers; however, we filter these devices as they are typically within the study area for other reasons other than shopping.

VISITOR COUNTS

Count Breakdown

1.4M

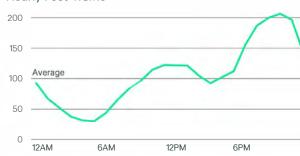
Extrapolated Visitor Estimate 15 Minutes of Linger Time 24% Repeat Visitors

Extrapolated Visitor Estimate uses a straightforward extrapolation model to estimate the number of 'real-world' visitors/visits to a location. This report is an estimate only.

Linger Time is the average time spent at the site by each visitor

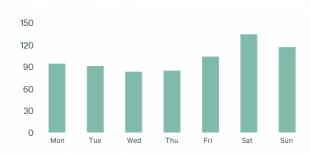
Repeat Visitors were observed within the geofence more than once during the study period.

Hourly Foot Traffic



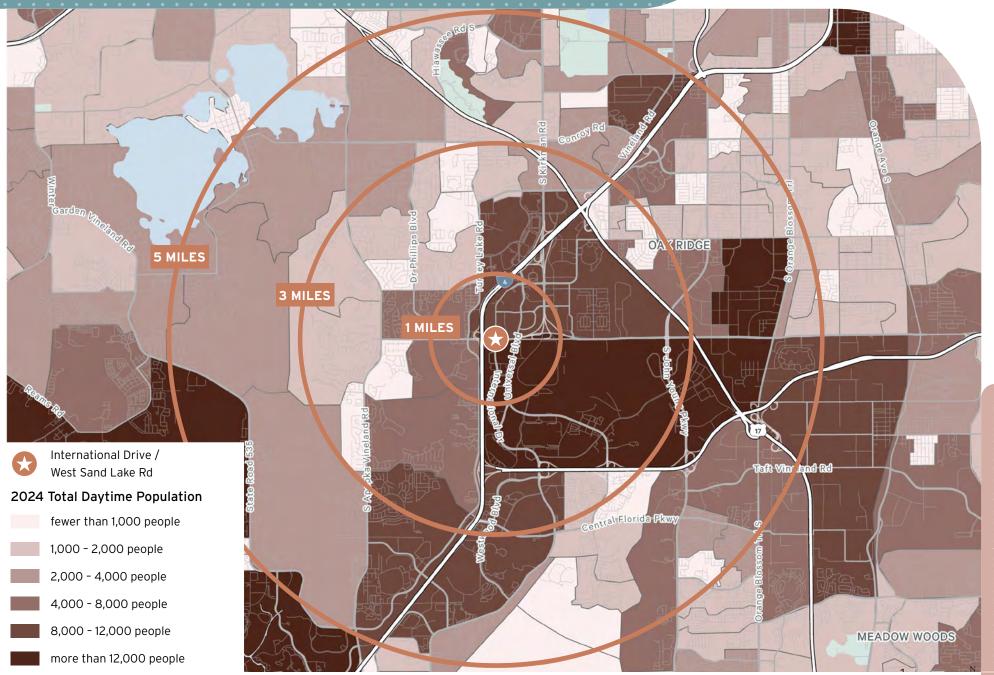
The sum of all devices seen within the geofenced area broken down by specific days of the week. Unique devices may be counted on different days but not twice in the same day

Weekly Foot Traffic



I-DRIVE & /AND LAKE RD | REDEVELOPMENT OPPORTUNITY

DAYTIME POPULATION



PEDESTRIAN FOOT TRAFFIC



HOTELS AND ACCOMMODATIONS



I-Drive Resort Area Accommodations Total: 145 Hotels/Resorts • 55,953 Rooms

1 Wingate by Wyndham Convention Ctr - Close to Universal - 101 rooms

Quality Inn & Suites near the Theme Parks - 103 rooms

3 Hampton Inn Closest to Universal Orlando - 120 rooms

Extended Stav America Orlando Theme Parks – Vineland Road - 84 rooms

Holiday Inn Express & Suites Nearest to Universal Orlando - 180 rooms Residence Inn near Universal Studios - 195 rooms

Fairfield Inn & Suites Orlando near Universal Orlando - 116 rooms

Best Western PLUS Universal Inn - 70 rooms

In Town Suites-Extended Stay Orlando Universal Resort - 151 rooms

Comfort Suites near Universal Orlando - 101 rooms

11 La Quinta & Suites Universal Area - 135 rooms

Extended Stay America Orl Theme Parks - Major Blvd. - 122 rooms

Clarion Inn & Suites Across from Universal Orlando Resort - 192 rooms

DoubleTree by Hilton at Entrance to Universal Orlando - 742 rooms Loews Portofino Bay Hotel at Universal Orlando - 750 rooms

18 Hard Rock Hotel - 650 rooms

Loews Royal Pacific Resort at Universal Orlando - 1.000 rooms

B Loews Sapphire Falls Resort at Universal Orlando - 1,000 rooms

19 Universal's Cabana Bay Beach Resort - 1,800 rooms

Universal's Aventura Hotel - 600 rooms

Holiday Inn & Suites across from Universal Orlando - 390 rooms

22 Hyatt House across from Universal Orlando - 168 rooms

A Hyatt Place across from Universal Orlando - 150 rooms

TownePlace Suites Orlando Southwest near Universal - 153 rooms

Club Wyndham Orlando International - 63 rooms

Bluegreen Vacation Sunshine Resort - 84 rooms

Ampton Inn Orlando near Universal Blvd/Intl. Drive - 169 rooms

20 Quality Inn - 250 rooms La Quinta Inn by Wyndham Intl, Drive North - 156 rooms

Mvndham Garden Orlando Universal/Intl. Drive - 136 rooms

SureStay PLUS Hotel by Best Western Intl. Drive - 192 rooms

32 Hilton Garden Inn Orlando Intl. Drive North - 158 rooms

Homewood Suites by Hilton nearest Universal Studios - 122 rooms

Super 8 by Wyndham Intl. Drive - 109 rooms

Motel 6 Intl. Drive - 148 rooms

Home2 Suites by Hilton Orlando near Universal Studios - 122 rooms

Tour Points by Sheraton Intl. Drive - 301 rooms

Universal's Endless Summer Resort – Dockside Inn & Suites - 2,050 rooms Universal's Endless Summer Resort – Surfside Inn & Suites - 750 rooms

Cambria Hotel & Suites - 120 rooms

4 Hotel Monreale Express International Drive - 190 rooms

Monumental Movieland Hotel - 190 rooms

Floridian Express Hotel - 218 rooms

45 Avanti Palms Resort & Conference Center - 652 rooms

Ramada Plaza by Wyndham Resort & Suites I- Drive - 295 rooms

Best Western Orlando Gateway Hotel - 298 rooms

The Point Hotel & Suites - 220 rooms

Westgate Palace Resort - 408 rooms

50 The Enclave Suites Orlando - 321 rooms

Travelodge by Wyndham Orlando/Heart of I-Drive - 120 rooms Econo Lodge Orlando Intl. Drive - 118 rooms

Moliday Inn Express & Suites Orlando Intl. Drive - 156 rooms

CoCo Key Hotel & Water Resort - 392 rooms

B DASKK by Choice - 154 rooms

60 Comfort Inn & Suites near Universal Orl Resort - 200 rooms 57 Floridian Hotel & Suites - 130 rooms

staySKY Suites Intl. Drive - 153 rooms

69 Country Inn & Suites by Radisson - 170 rooms

60 Hotel Kinetic Orlando Universal Blvd. - 400 rooms

6 Grand Hotel Orlando at Universal Blvd. - 332 rooms @ Hampton Inn & Suites Orlando Intl. Drive - 108 rooms

Rosen Inn International - 728 rooms

Drury Inn & Suites near Universal Orlando Resort - 238 rooms

Comfort Inn International Drive - 112 rooms

66 Wyndam Orlando Resort Intl. Drive - 613 rooms

Fairfield Inn & Suites by Marriott I-Drive/Conv Ctr. - 160 rooms

Element Orlando Universal Blvd. - 165 rooms

Best Western Intl. Drive - 125 rooms

Embassy Suites by Hilton Intl. Drive/ICON Park - 246 rooms

n Quality Inn at Intl. Drive - 200 rooms

Red Roof PLUS+ Orlando Conv. Center/Intl. Drive - 134 rooms

Holiday Inn Orlando Intl. Drive Convention Ctr. - 233 rooms

Clarion Inn International Drive - 297 rooms

Sonesta ES Suites Orlando - 146 rooms

Courtyard by Marriott Orlando I-Drive/Conv Ctr. - 150 rooms La Quinta Inn & Suites by Wyndham I-Drive/Conv Ctr. - 184 rooms

78 Castle Hotel, Autograph Collection - 213 rooms

Extended Stay America - Conv Center/I- Drive Area - 137 rooms

Myatt Place Orlando Intl. Drive/Conv Ctr. - 150 rooms

1 Homewood Suites by Hilton Intl. Drive/Conv Ctr. - 252 rooms

Residence Inn Orlando Convention Center - 124 rooms

SpringHill Suites Conv Ctr./Intl. Drive - 167 rooms

Mampton Inn Orlando Intl. Drive/Conv Ctr. - 173 rooms

85 Avanti International Resort - 652 rooms

65 Embassy Suites Orlando Intl. Drive/Conv Ctr. - 244 rooms

MoodSpring Suites Orlando - 122 rooms

MiCASA Hotel - 215 rooms

Westgate Lakes Resort & Spa - 1,986 rooms

Rosen Inn at Pointe Orlando - 1,020 rooms

Rosen Plaza Hotel - 800 rooms

92 Hyatt Regency Orlando - 1,641 rooms

Hilton Grand Vacation Club Las Palmeras Orlando - 290 rooms

Rosen Centre Hotel - 1,334 rooms

55 Days Inn Convention Center/Intl. Drive - 219 rooms

B Hilton Orlando - 1,425 rooms Rosen Shingle Creek - 1.501 rooms

DoubleTree by Hilton Orlando at SeaWorld - 1,042 rooms

Best Western Orlando Theme Parks - 93 rooms

Four Points by Sheraton Orlando Conv Ctr. - 150 rooms Extended Stay America Conv Ctr/Sports Complex - 117 rooms

Extended Stay America Orlando Conv Ctr. - 113 rooms

TRU by Hilton Orlando Conv Ctr. - 259 rooms Hilton Garden Inn at SeaWorld - 224 rooms

Renaissance Orlando at SeaWorld - 781 rooms

TownePlace Suites Orlando at SeaWorld - 188 rooms

Moliday Inn Express & Suites Orlando at SeaWorld - 181 rooms

SpringHill Suites Orlando at SeaWorld - 200 rooms

Fairfield Inn & Suites Orlando at SeaWorld - 200 rooms

Element Orlando Intl. Drive - 140 rooms Maria Aloft Orlando Intl. Drive - 144 rooms

Hilton Grand Vacation Club at SeaWorld Orlando- 787 rooms

3 Staybridge Suites Orlando at SeaWorld - 89 rooms

Hampton Inn & Suites Orlando at SeaWorld - 105 rooms Homewood Suites by Hilton Orlando Theme Parks - 133 rooms

Residence Inn Orlando at SeaWorld - 350 rooms

Marriott's Harbour Lake - 366 room

Marriott's Cypress Harbour Villas - 510 rooms

Westgate Leisure Resort - 162 rooms Parc Corniche Condominium Suite Hotel - 210 rooms

TRYP by Wyndham Orlando - 98 rooms

La Quinta Inn & Suites Orlando I-Drive Theme Parks - 101 rooms WoodSpring Suites Orlando International Drive - 138 rooms

WorldMark Orlando Kingstown Reef - 99 rooms

Monumental Hotel Orlando - 94 rooms

Bluegreen Vacations The Fountains - 842 rooms

28 Sheraton Vistana Villages Resort Villas - 1,156 rooms Floridays Resort Orlando - 432 rooms

Holiday Inn & Suites Orlando Intl. Drive South - 143 rooms

Home2 Suites by Hilton Orlando Intl. Drive South - 146 rooms

SPOT X Hotel Orlando - 154 rooms

Hilton Grand Vacation Club at Tuscany Village - 720 rooms

SpringHill Suites LBV in the Marriott Village - 335 rooms Fairfield Inn & Suites LBV in the Marriott Village - 388 rooms

Courtyard LBV in the Marriott Village - 340 rooms

Holiday Inn Resort Orlando Lake Buena Vista - 503 rooms

Blue Heron Beach Resort - 280 rooms

39 Grand Beach Resort - 216 rooms

Sheraton Vistana Resort Villas LBV - 1,682 rooms

Orlando World Center Marriott - 2.010 rooms

Moliday Inn Resort Suites & Water Park - 777 rooms World Quest Orlando Resort - 174 rooms

Buena Vista Suites Orlando - 279 rooms

Caribe Royale Resort - 1,335 rooms

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