



LAKE NONA TOWN CENTER OFFICE I

BEST-IN-CLASS MIXED-USE OFFICE

LAKENONA.COM

LAKE NONA®



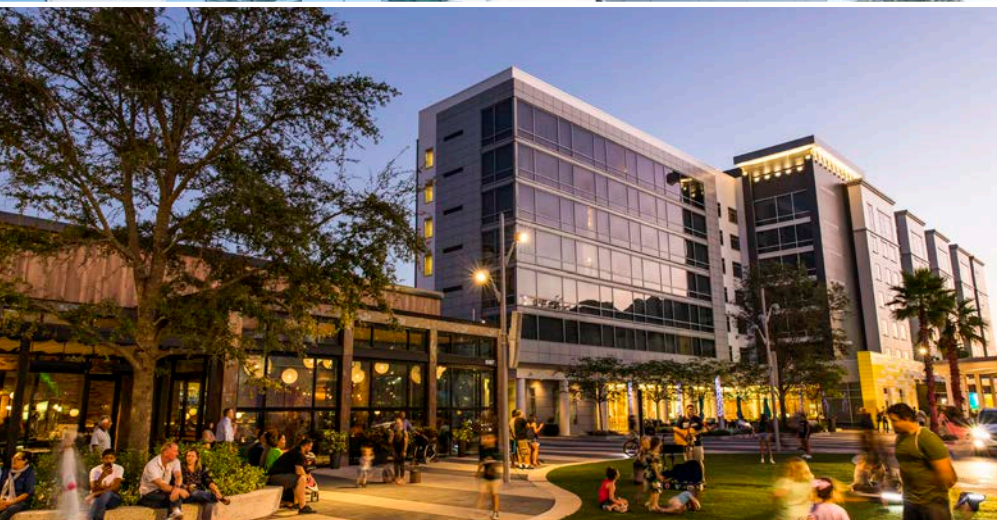

“How to Build a Great American City.”
- FORTUNE

OVERVIEW

LAKE NONA

THE EPICENTER OF OPPORTUNITY

Lake Nona 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 environment is inspiring institutions, businesses and people to thrive.



LAKE NONA®

BUILT FOR BUSINESS

Lake Nona provides a unique commercial climate where businesses make a lasting impact.

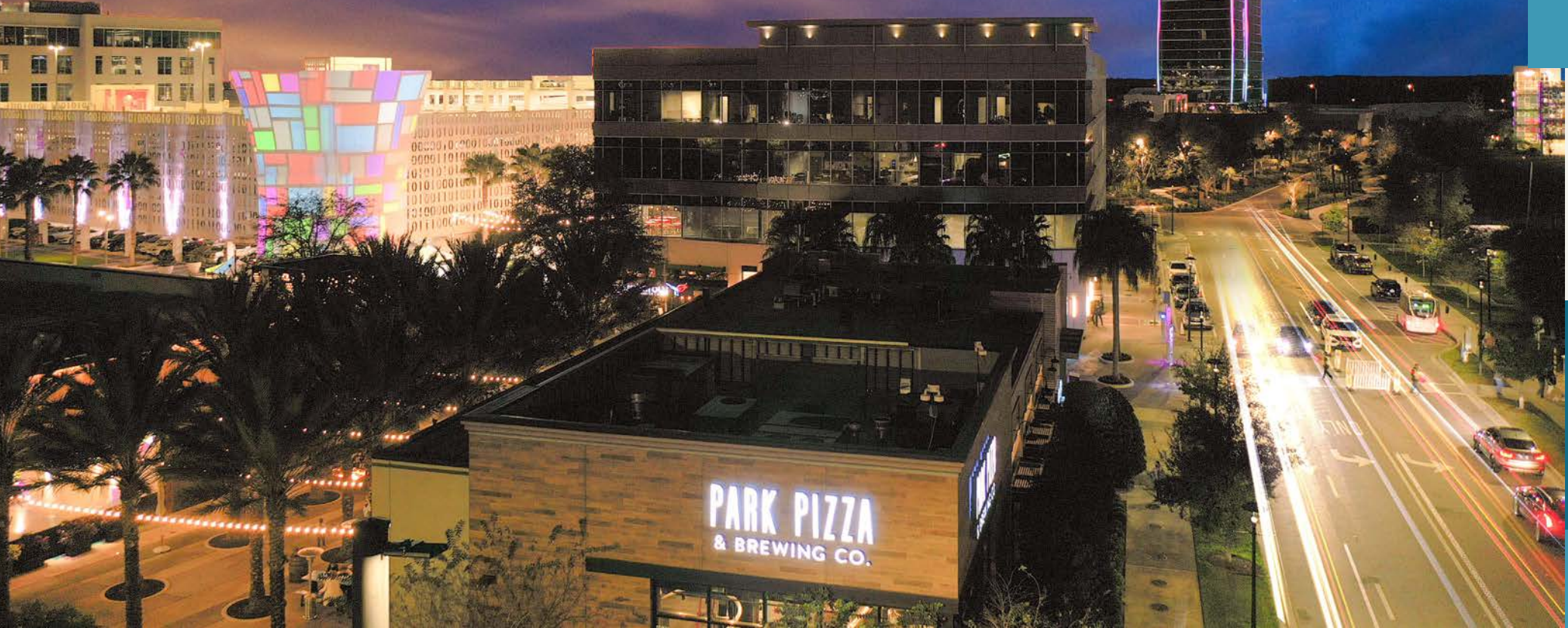
Lake Nona commercial office buildings come standard with Cisco networking gear and the latest in building controls and automation. In addition, all buildings are compliant with Lake Nona's new viral response standards (Covid-19, etc) with enhanced air filtration, circulation and sterilization techniques. Other features include:

- Four macro cell towers within the community with all major carriers represented
- Community-wide 5G connectivity in partnership with Verizon
- On-site data center with battery and generator backups in case of any downtime

FAST FACTS

- High-quality business environment
- Robust and growing labor market with more than 500,000 college students within a 100-mile radius
- 20-minute drive time population: 580,062
- Median age: 37
- 86% of residents have college degrees
- Located contiguous to Orlando International Airport
- Cisco Iconic Smart + Connected Community
- Gigabit fiber with internet speeds 200x faster than U.S. average
- Housing with multiple price-points and product types
- A rich programming calendar with more than 1,000 community events annually
- A-rated public schools

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

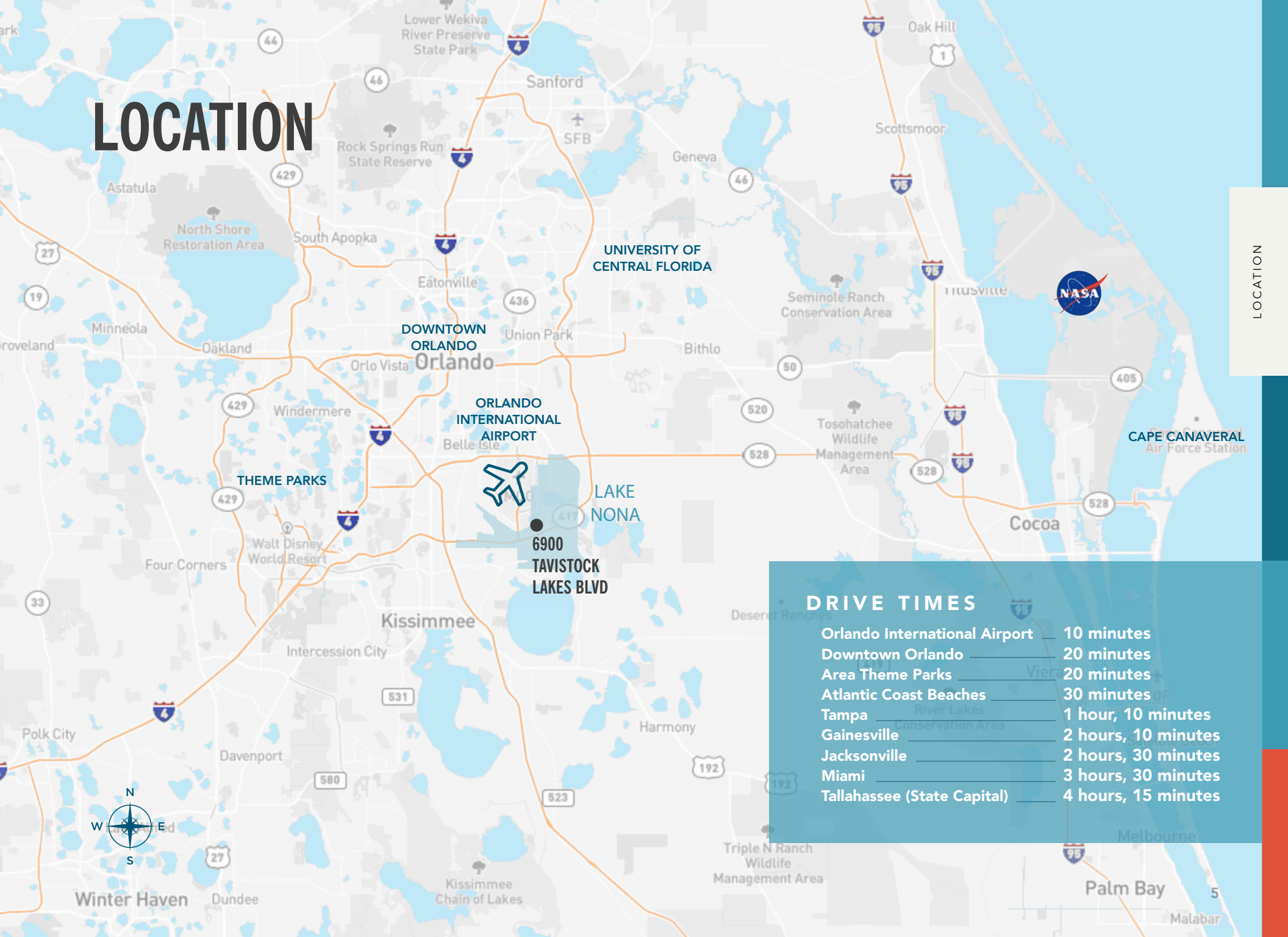


LAKE NONA TOWN CENTER

Lake Nona Town Center will be the region's defining mixed-use experience with six million square feet of premium shopping, dining, office and entertainment. Phase I is already open, and includes one million square feet of office, retail, restaurant 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.

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 and unique experiences.

LOCATION



LOCATION

DRIVE TIMES

Orlando International Airport	10 minutes
Downtown Orlando	20 minutes
Area Theme Parks	20 minutes
Atlantic Coast Beaches	30 minutes
Tampa	1 hour, 10 minutes
Gainesville	2 hours, 10 minutes
Jacksonville	2 hours, 30 minutes
Miami	3 hours, 30 minutes
Tallahassee (State Capital)	4 hours, 15 minutes

ORLANDO INTERNATIONAL AIRPORT

10

minutes
from
Lake Nona

#1

rank in
customer
service

#7

busiest
airport
in the World



AEROTROPOLIS: “Situated adjacent to the Orlando International Airport, Lake Nona will have the characteristics of an “Aerotropolis” with the ability to more easily connect workers, suppliers, executives and goods to the global marketplace.” - CISCO

ORLANDO INTERNATIONAL AIRPORT: A GLOBAL GATEWAY

- Located 10 minutes from Lake Nona
- Ranked #1 in customer service two years in a row (J.D. Power & Associates 2018)
- 50 million annual passengers
- #1 Busiest Airport in the world (2022 Airports Council International)
- “Best Large Airport” in the U.S. (2020 USA Today 10 Best Readers’ Choice travel awards)
- Terminal C, which is the cornerstone of the Greater Orlando
- Aviation Authority’s \$4.2 billion Capital Improvement Program, opened in 2022
 - Up to 20 aircraft at 15 gates, accommodating both domestic and international flights
- Corporate headquarters for Bags, Inc. – the only TSA approved, off-site ticketing and baggage handling service in the U.S.
- Home to a new super-regional intermodal transportation center with light and express railway integration, buses and APMs
 - Brightline commuter rail service express rail (Orlando to Miami)

"Lake Nona is a vibrant community where there is a commitment to the success and wellbeing of all. The culture is one of innovation and collaboration. We know when we work together to achieve what seems impossible we all succeed."

Deborah German, M.D.

Vice President for Health Affairs, University of Central Florida, and Founding Dean, University of Central Florida College of Medicine



DIRECT PIPELINE OF TALENT

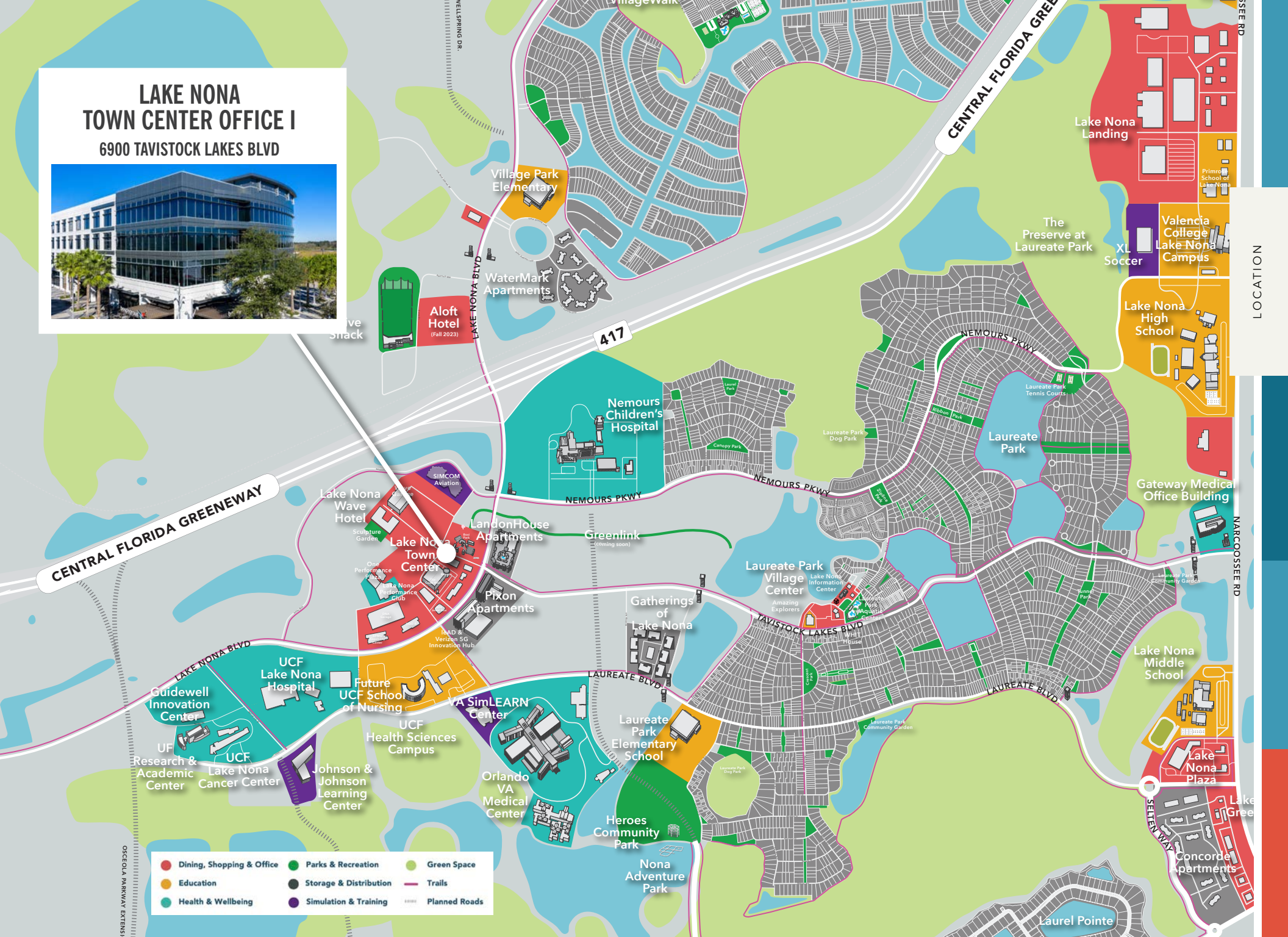
Lake Nona has created a culture of collaboration guaranteed to provide excellent learning experiences within a university education.

There are more than 500,000 college students within 100-mile radius from Lake Nona.



LAKE NONA TOWN CENTER OFFICE I

6900 TAVISTOCK LAKES BLVD



- Dining, Shopping & Office
- Education
- Health & Wellbeing
- Parks & Recreation
- Storage & Distribution
- Simulation & Training
- Green Space
- Trails
- Planned Roads

GOOD NEIGHBORS

Thriving, innovative businesses across all major industries have either partnered with or have already chosen to call Lake Nona home.





AMENITIES

LAKE NONA TOWN CENTER

Lake Nona's Town Center features a thoughtful collection of retail, restaurant, entertainment, office and hospitality amenities.



MEETING & EVENTS DESTINATION

One Performance Plaza's ideal location provides a multitude of event and meeting spaces perfect for intimate meetings to large-scale events - all within easy access.

DESTINATIONS:

Lake Nona Wave Hotel

- 17-story tower designed by Arquitectonica
- 234 Guest Rooms & Suites
- Meeting and event space can accommodate groups from 50 to 500+
- Luxury lifestyle experience powered by thoughtful technology yet grounded in the wellbeing of guests

Marriott Courtyard & Residence Inn:

- 204 Guest Rooms & Suites
- Meeting and event space can accommodate groups from 20 to 45

Marriott SpringHill Suites:

- 153 Guest Rooms & Suites
- Meeting and event space can accommodate groups from 20 to 40

Lake Nona Town Center:

- Indoor/outdoor event space event space to accommodate groups from 25 to 5,000+

Aloft Lake Nona

- 205 urban-inspired guestrooms and meeting and event space that can accommodate groups of 45 - 550+





LAKE NONA PERFORMANCE CLUB

Connected to One Performance Plaza, the 127,000 square-foot Lake Nona Performance Club is a unique blend of state-of-the-art fitness facility, cutting edge wellness programming, and seamless integration of medical professionals all working to help individuals and organizations achieve new levels of health, wellbeing and human performance.



 **chopra**
Mind-Body Zone & Spa

 **InClubGolf**
Where Your Practice Meets Play

 **LIMITLESS
MINDS**

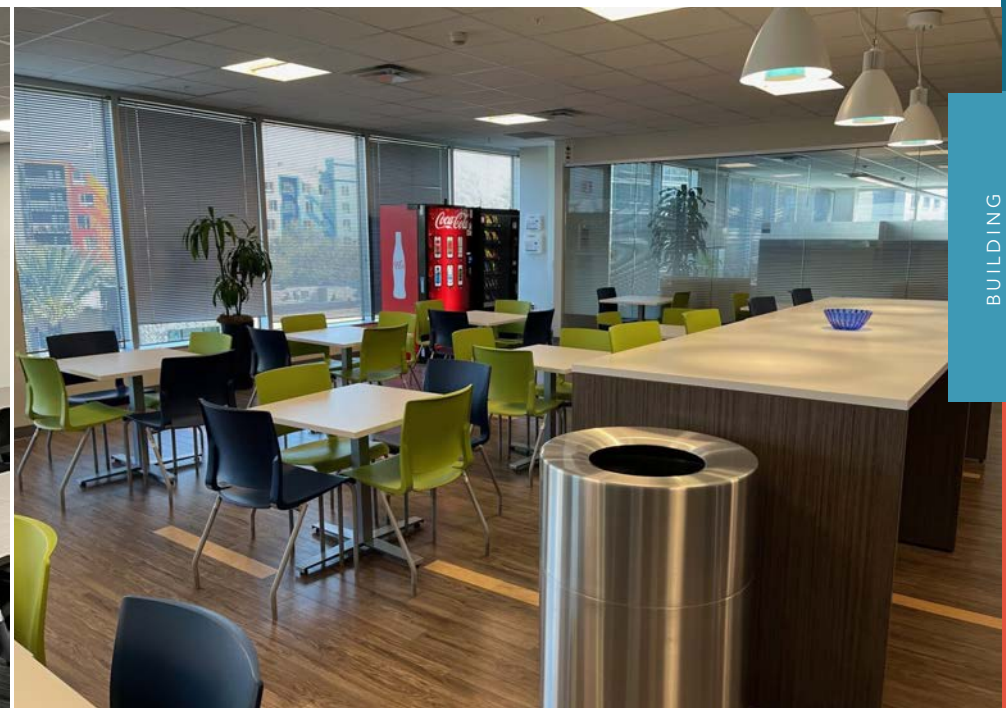
LAKE NONA TOWN CENTER I

BUILDING FAST FACTS

- 85,563 RSF, 4-story Class-A office building located in the heart of Lake Nona Town Center
- 22,699 RSF improved office space
- Private and secure (via card-key access) double-door entrance off main lobby
- Second generation space with upgraded finishes and FF&E throughout suite
- Adjacent to five-level Code Wall parking garage featuring a six-story digital art installation called The Beacon
- Available for immediate occupancy

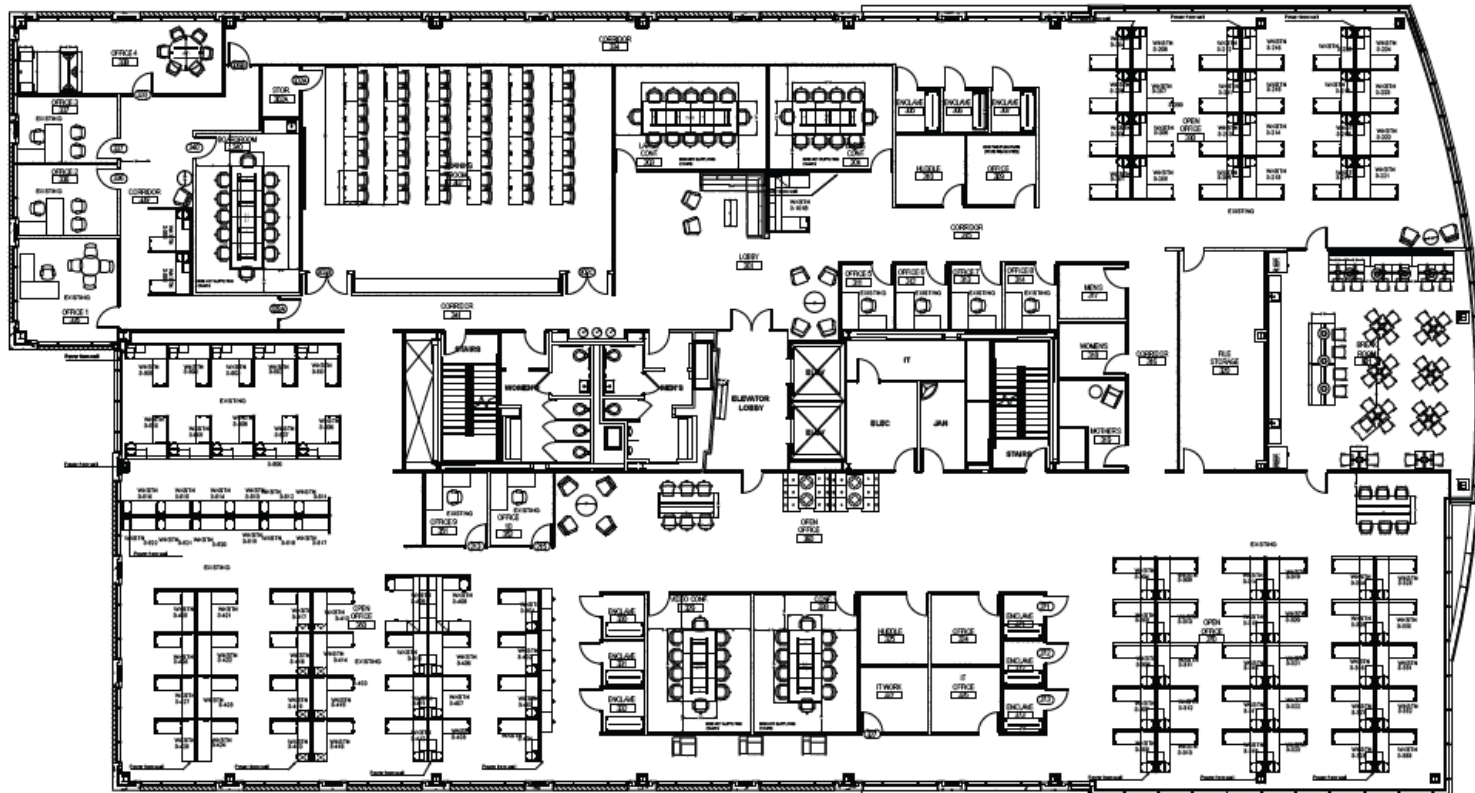


LAKE NONA TOWN CENTER I



LEVEL 3

CLASS-A, LAKE NONA OFFICE SPACE
AVAILABLE FOR IMMEDIATE OCCUPANCY



SUITE 300 - 22,699 RSF



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LAKE NONA®


TEAM & CONTACT