

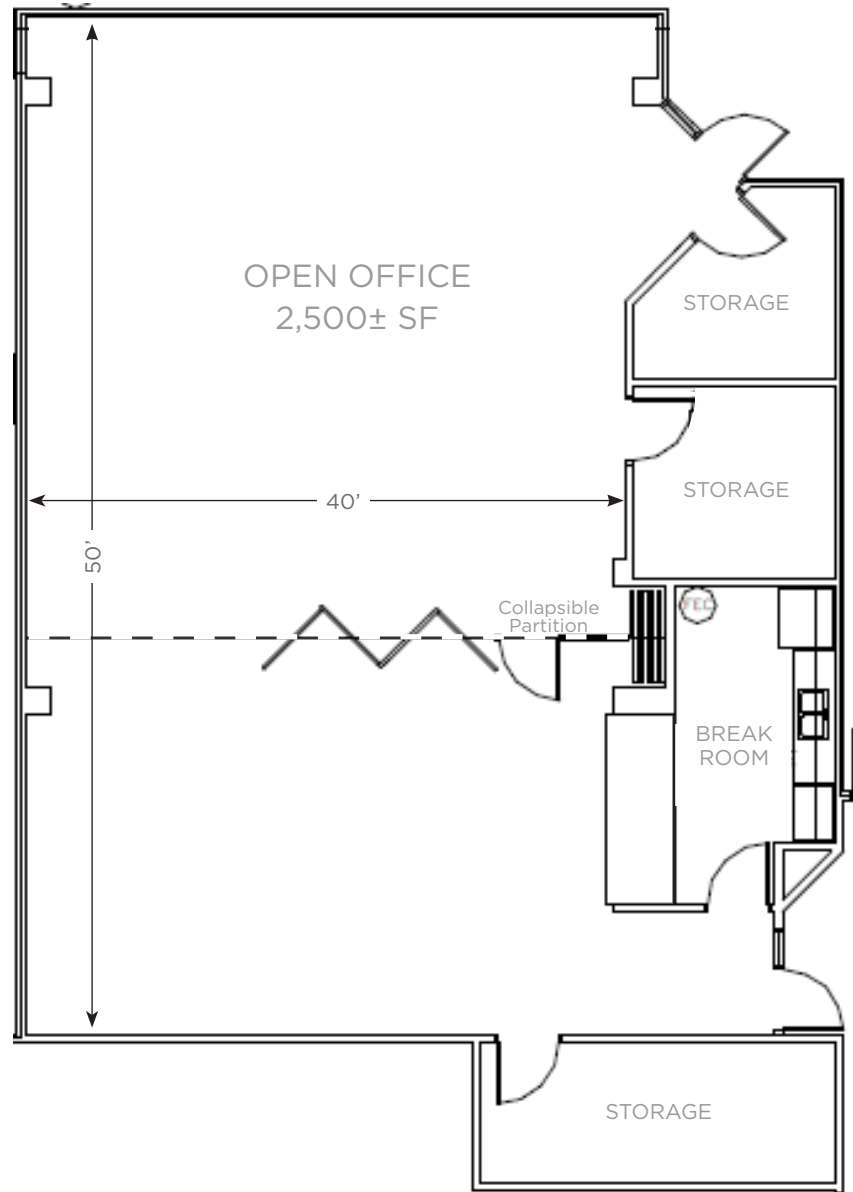
## MAIN LEVEL OFFICE SPACE

GREAT EXPOSURE AND VIEWS

2,500± SF

### SUITE HIGHLIGHTS

- 2,500± SF Office Space Available
- Open floor plan
- Former conference room space with kitchenette
- Other Tenants Include Construction Company, Pediatric Care, Physical Therapy, Marketing Firm and Primary Care
- Surface Parking Lot Offering up to 7.0/1,000 SF Ratio
- 678,000 Residents Within a 20 Minute Drive
- Sportsplex Membership Opportunities Available
- Signage Available



## 3RD FLOOR TOWER SPACE (AS-IS SHELL SPACE)

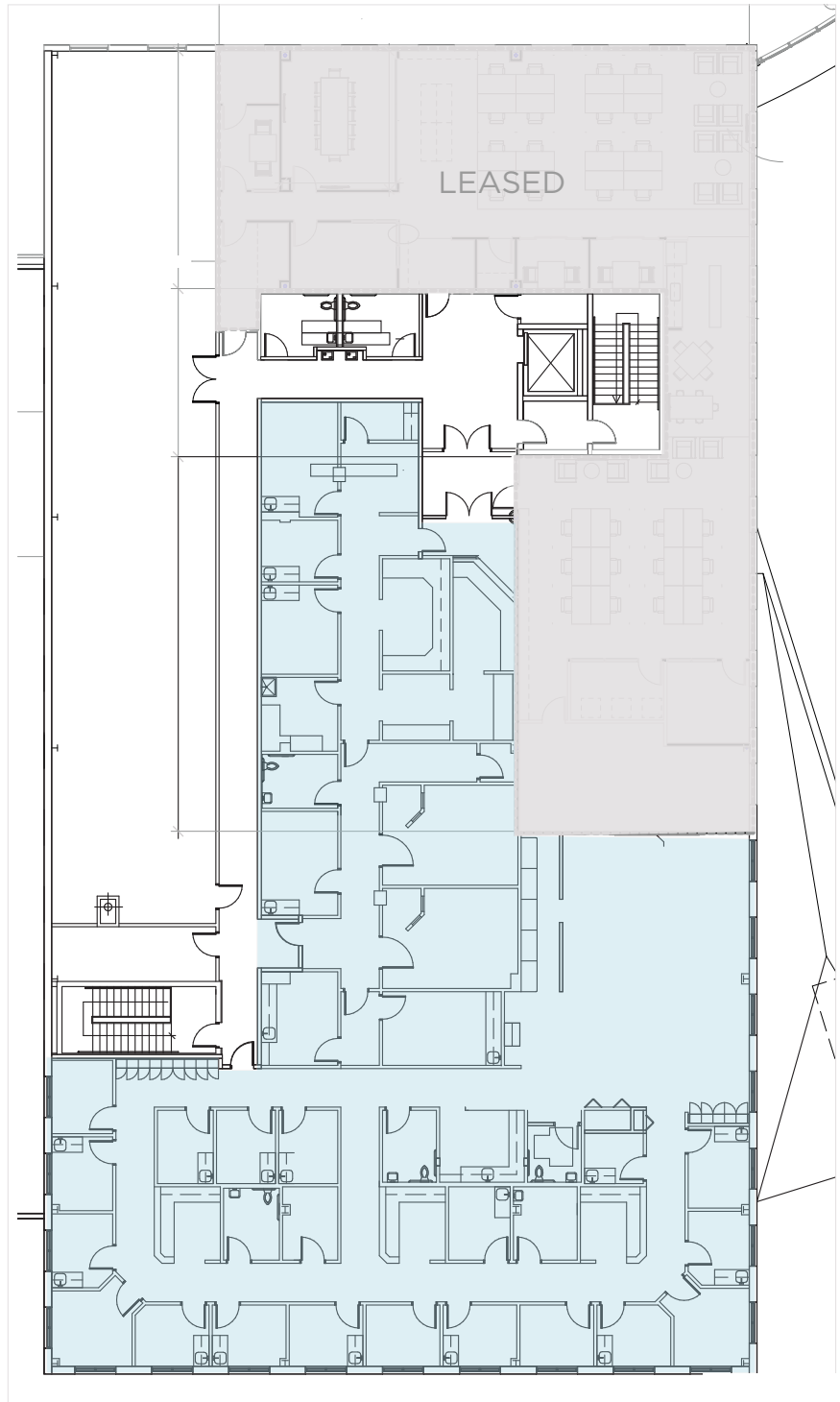
8,000± SF

LEASED

CONCEPT FLOOR PLAN

### SUITE HIGHLIGHTS

- 8,000± SF Office Space Available
- Partially built-out (gray shell with HVAC and dropped ceiling in place)
- Former medical space with imaging room and exam rooms - numerous rooms have plumbing
- In-Suite Restrooms
- Other Tenants Include Construction Company, Pediatric Care, Physical Therapy, Marketing Firm and Primary Care
- Surface Parking Lot Offering up to 7.0/1,000 SF Ratio
- 678,000 Residents Within a 20 Minute Drive
- Sportsplex Membership Opportunities Available
- Signage Available



# ORLANDO SPORTSPLEX

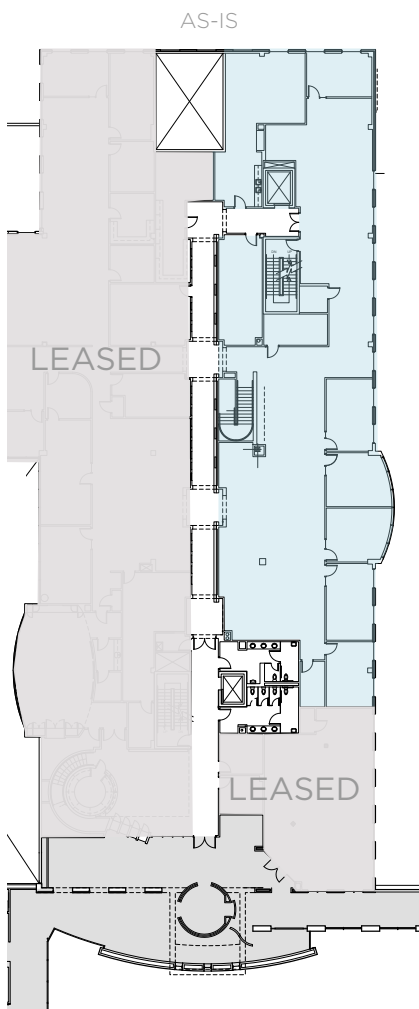
## SINGLE TENANT (AS-IS)

LEVELS CONNECTED BY STAIRCASES

8,330± - 26,165± SF

### MAIN LEVEL 2ND FLOOR

8,330± SF

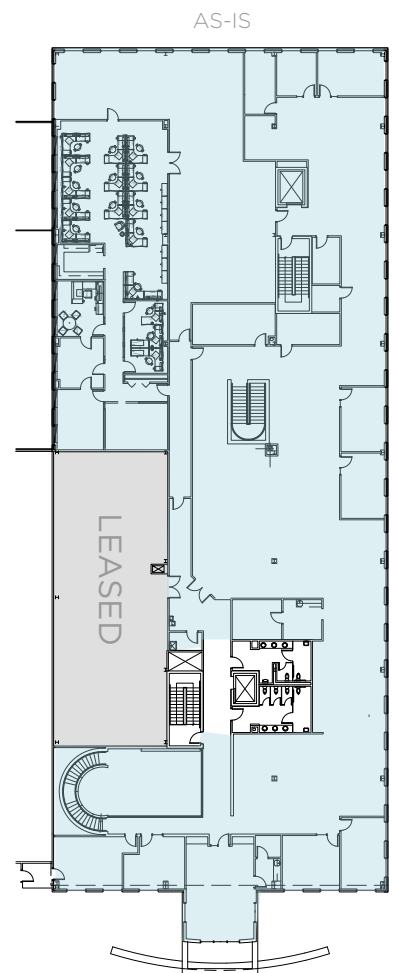


### SUITE HIGHLIGHTS

- 26,165± SF Office Space Available
- Partially built-out (gray shell with HVAC and dropped ceiling in place)
- Former Orlando Magic Corporate Offices
- Existing conference and break rooms
- View of Ice Hockey Rink
- Internal stairs and elevators connect the two floors
- Parking up to 7.0/1,000 SF ratio
- 678,000 Residents Within a 20 Minute Drive
- Sportsplex Membership Opportunities Available
- Signage Available

### UPPER LEVEL 3RD FLOOR

17,835± SF



# ORLANDO SPORTSPLEX

## SINGLE TENANT (CONCEPT FLOOR PLANS)

LEVELS CONNECTED BY STAIRCASE

8,330± - 26,165± SF

### MAIN LEVEL 2ND FLOOR

8,330± SF

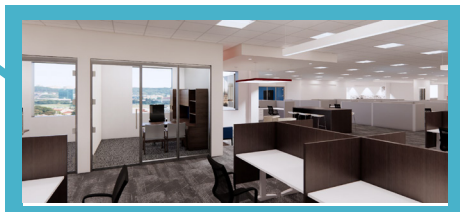
CONCEPT



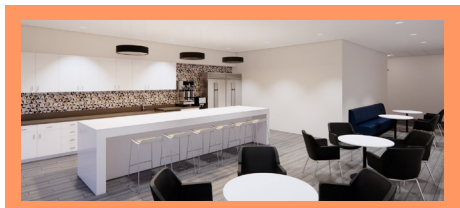
COMPUTER LAB, PRESENTATION ROOM,  
TOUCH DOWN PODS AND  
EMPLOYEE LOUNGE



DRAMATIC STAIRWELL, SECONDARY  
RECEPTION, OPEN COLLABORATION



WORKSTATIONS, DIRECTOR'S OFFICES,  
MARKETING LOUNGE AND CONFERENCE  
ROOMS



EMPLOYEE CAFE, DINING, LOUNGE,  
OPEN COLLABORATION PERCH  
AND TRAINING ROOM

### UPPER LEVEL 3RD FLOOR

17,835± SF

CONCEPT

