

BENDERSON
DEVELOPMENT

utc



THE OFFICES AT UNIVERSITY TOWN CENTER

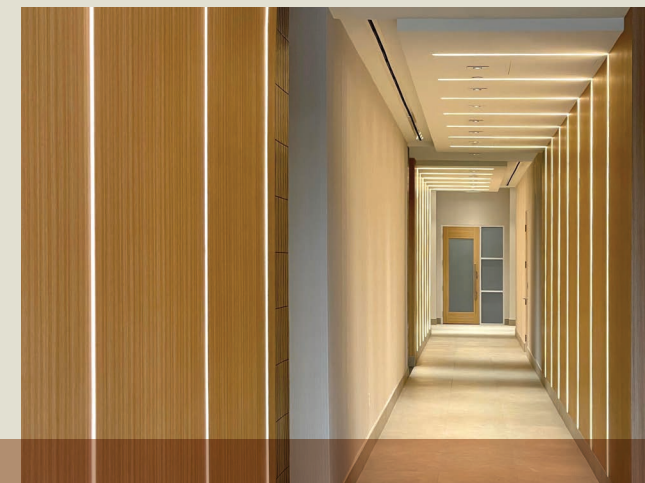
SARASOTA :: FLORIDA

A NEW WAY TO WORK

Ideally located off I-75 and University Parkway, **THE OFFICES AT UTC** consist of **THREE CLASS-A BUILDINGS** that form a creative workplace **WITH PRIME HIGHWAY FRONTAGE**. The offices **APPEAL TO A VARIETY OF USERS**, offering modern construction, private entrances, tenant controlled HVAC/electric, high ceilings, ample parking, high-profile signage and a well-maintained campus.

THE LOCATION WITHIN UTC offers unparalleled brand exposure and puts **YOUR BUSINESS WHERE PEOPLE WANT TO BE** – close to premier retail, dining and entertainment experiences, and the fast-growing master-planned community of Lakewood Ranch.

**A VIBRANT ENVIRONMENT
THAT WILL ENHANCE
THE POTENTIAL OF YOUR
WORKPLACE.**



WORK IN THE CENTER OF IT ALL



MOTE AQUARIUM
\$130M, expected to draw 700K visitors annually

THE MALL AT UTC
860,000 SF
137 Stores, 95 Unique To Market Tenants

THE WEST DISTRICT AT UTC

THE SQUARE AT UTC

THE MARKET AT UTC

University Pkwy: 61,500 AADT

Exit 213

THE SHOPPES AT UTC

PHASE 3
3 STORY - 93,000 SF
NOW AVAILABLE

THE OFFICES AT UTC

PHASE 2
2 STORY - 62,000 SF
NOW AVAILABLE

145,000 AADT

4+ MILLION
SQUARE FEET

250+
SPECIALTY RETAILERS

80+
RESTAURANTS

550+
HOTEL ROOMS

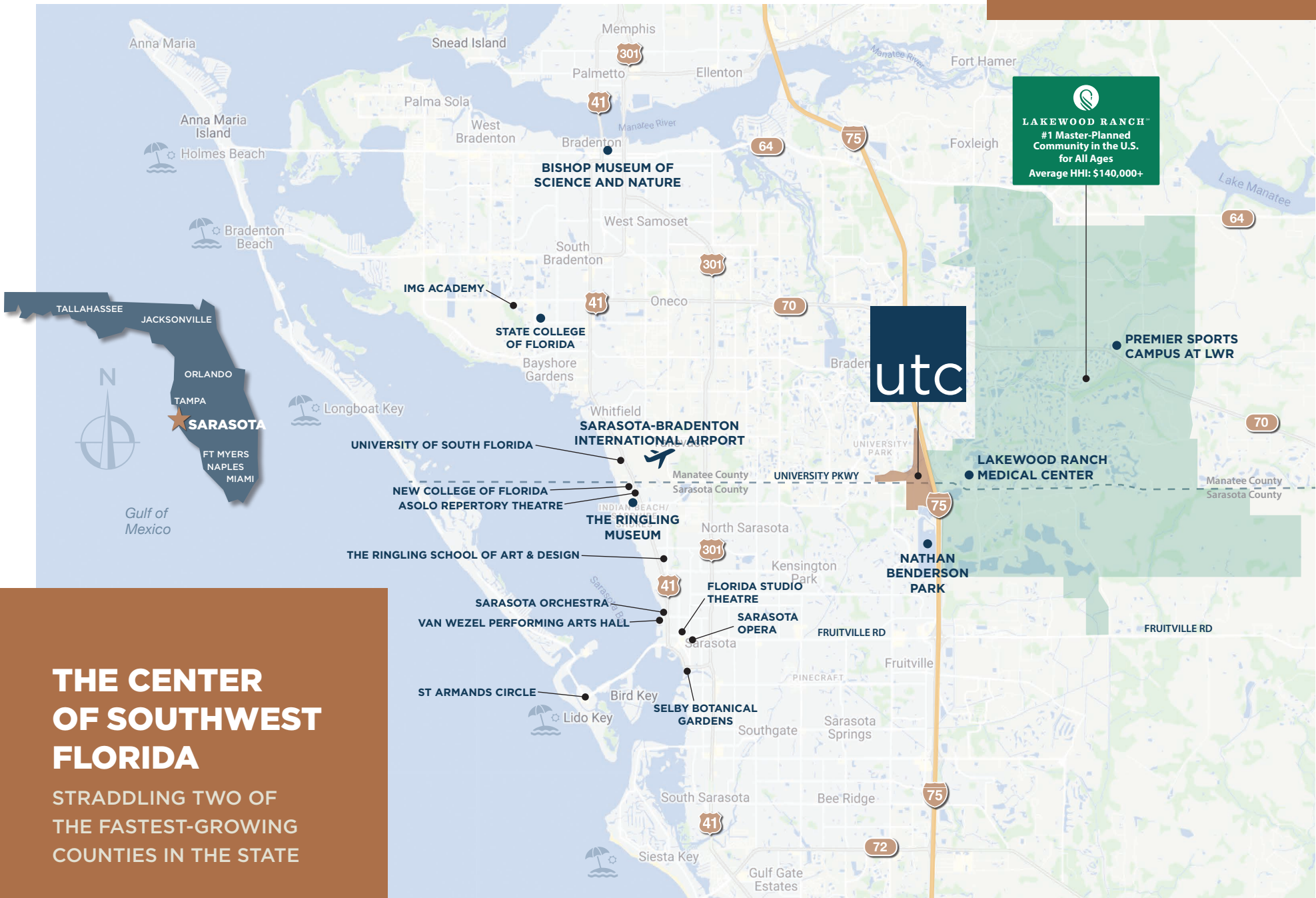
850,000 SF
PREMIER OFFICE SPACE

33,255
BUSINESSES
WITHIN 15 MILES

284,771
EMPLOYEES
WITHIN 15 MILES

THE CENTER OF SOUTHWEST FLORIDA

STRADDLING TWO OF THE FASTEST-GROWING COUNTIES IN THE STATE



LAKEWOOD RANCH™
#1 Master-Planned
Community in the U.S.
for All Ages
Average HHI: \$140,000+

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**LAKEWOOD RANCH
MEDICAL CENTER**

**PREMIER SPORTS
CAMPUS AT LWR**

**SARASOTA-BRADENTON
INTERNATIONAL AIRPORT**

**THE RINGLING
MUSEUM**

**SARASOTA ORCHESTRA
VAN WEZEL PERFORMING ARTS HALL**

ST ARMANDS CIRCLE

**SELBY BOTANICAL
GARDENS**

**FLORIDA STUDIO
THEATRE**

**SARASOTA
OPERA**

**NATHAN
BENDERSON
PARK**

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ASOLO REPERTORY THEATRE**

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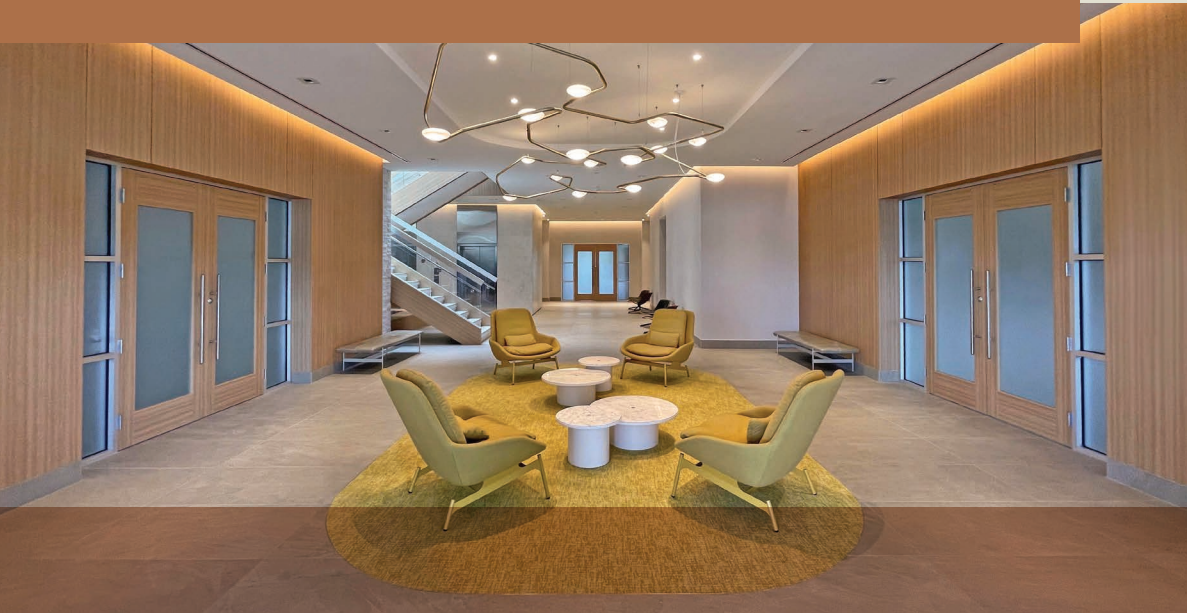
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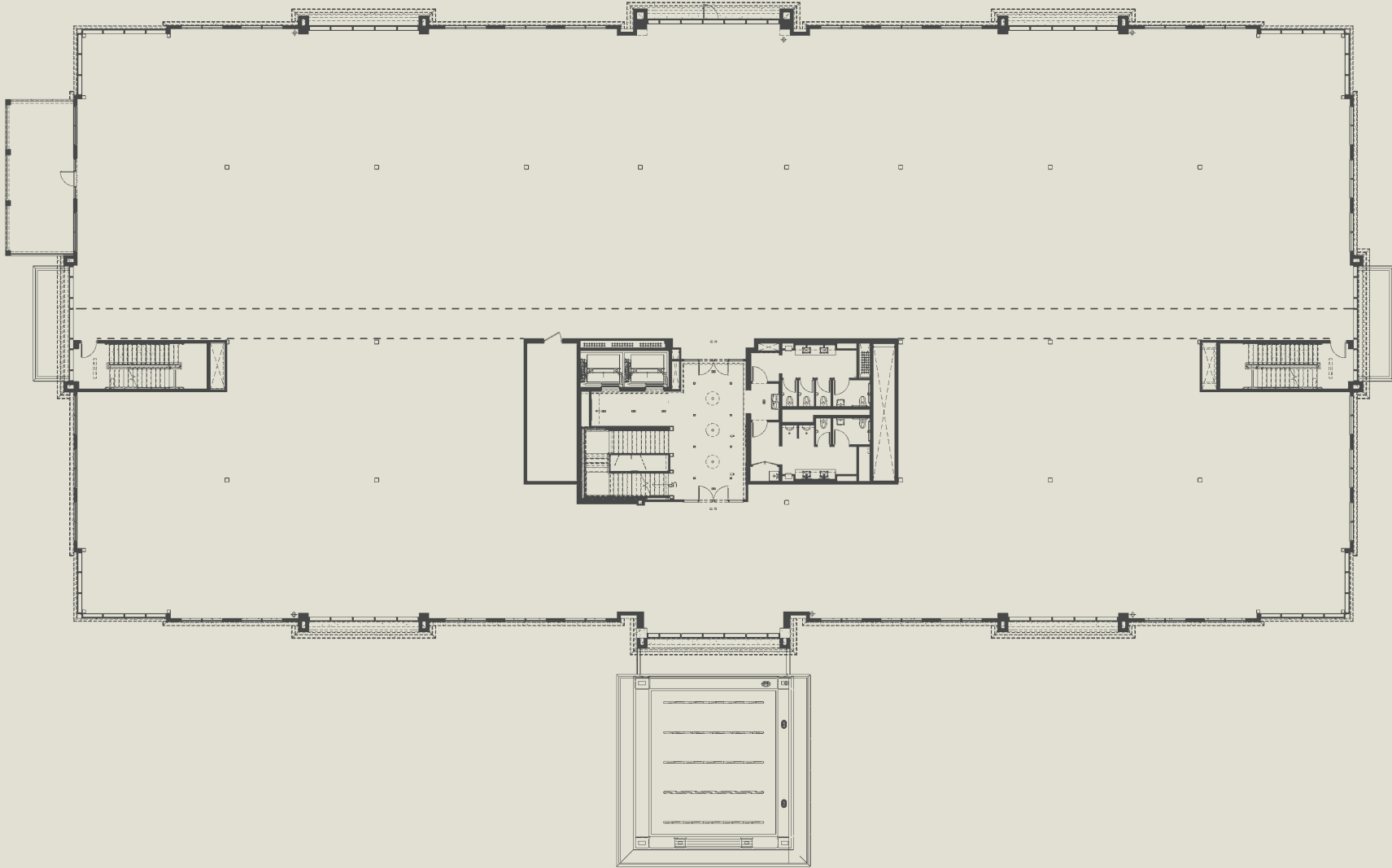
DISTINCTIVE OFFICE LIFESTYLE

INVITING INTERIORS THAT PROVIDE THE
PERFECT PLACE TO MEET AND COLLABORATE



TYPICAL FLOOR PLATE

FLEXIBLE 31,000-SQUARE-FOOT FLOOR PLATES
THAT CAN BE DIVIDED TO SUIT



ON-SITE ATTRACTIONS



THE CENTER OF FUN

1 MOTE AQUARIUM

\$130 MILLION, 110,000 SQ FT Aquarium with **1 MILLION** gallons of marine life exhibits. Opening **LATE 2024** and expected to draw **750,000** visitors annually

2 NATHAN BENDERSON PARK

600-ACRE community park and multi-sport venue. Named **#1 ROWING VENUE** in North America two years in a row by Rowing News

3 POPSTROKE

TIGER WOODS - designed **2 X 18-HOLE** courses. **#1 PERFORMING** location across the portfolio

BUSINESS AND PLEASURE

**3 HOTELS AND GROWING
550+ HOTEL ROOMS**



EXTRA, EXTRA, EXTRA!



UTC hosts over **300 EVENTS** each year. At the heart of the center is **"THE GREEN,"** which has become **A COMMUNITY HUB** for outdoor fitness, live music and family-friendly fun. Reoccurring favorites like UTC Night Market, Barks & Brews and Cars & Coffee, encourage visitors to return again and again.

There's always **SOMETHING EXTRA HAPPENING** here, especially **AROUND THE HOLIDAYS**. UTC presents Sarasota-Bradenton's **BIGGEST AND BRIGHTEST** outdoor holiday experience that draws more than **3 MILLION** people during the two-month season.

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FOR MORE INFORMATION

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Benderson Development is one of America's largest privately held real estate development companies. Founded in 1949 in Buffalo, New York, by Nathan Benderson, the Benderson portfolio consists of more than 54 million square feet in 41 states. Benderson owns and self manages its properties, with a diverse portfolio of retail, office, medical, industrial/warehouse, hotel and residential properties.

CORPORATE HEADQUARTERS

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