



FOR LEASE | Up to 21,501 s.f. available contiguously

# PERIMETER PARK WEST PHASE II

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128,226 SF BRAND-NEW, CLASS A BUSINESS PARK  
LOCATED IN CLERMONT, FL

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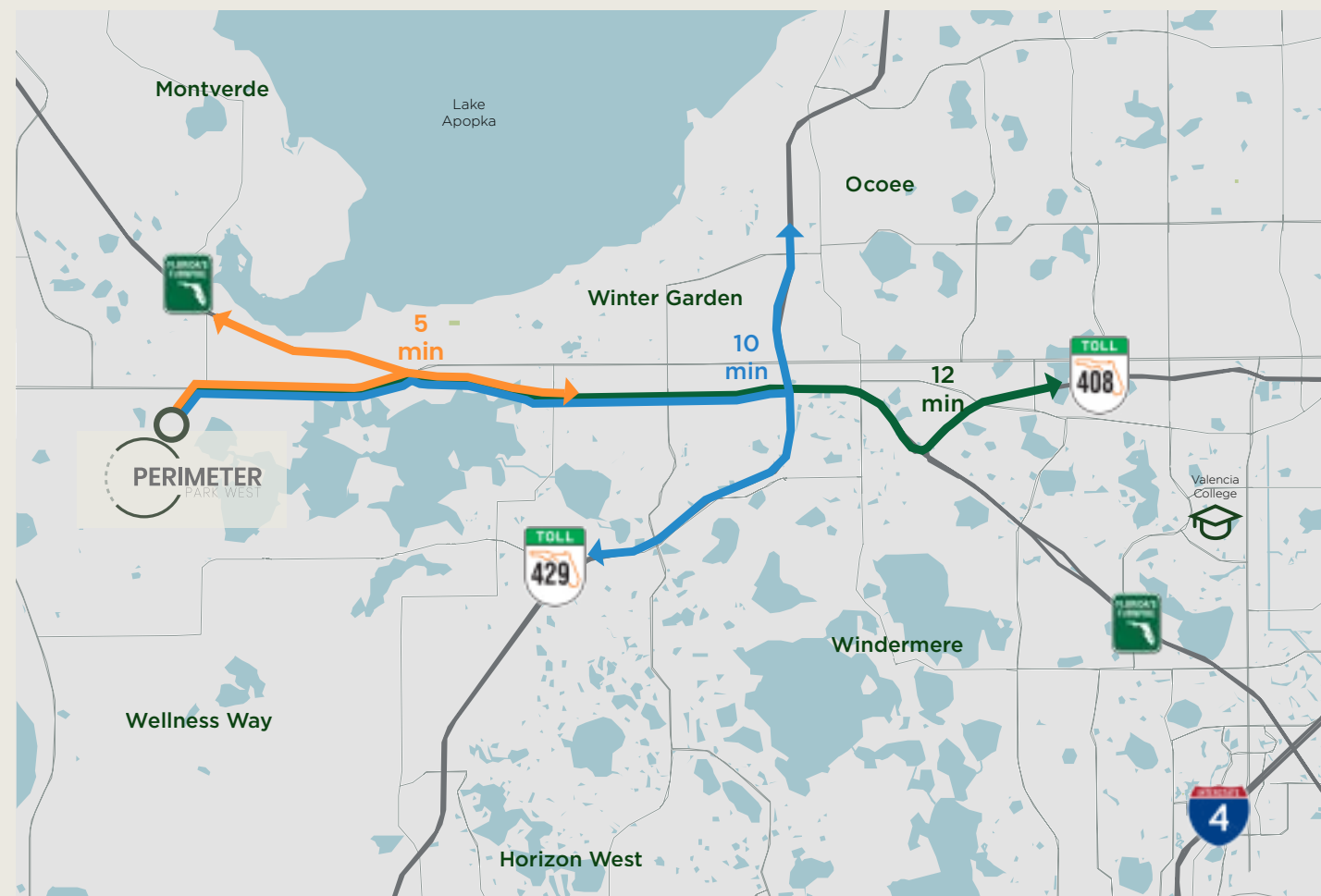


# SITE PLAN



# OVERALL PARK SPECIFICATIONS

- 128,226 s.f. total
  - Building 100 - 47,883 s.f.
  - Building 200 - 40,104 s.f.
  - Building 300 - 40,239 s.f.
- Spaces divisible to 9,756 s.f.
- Dock-high and grade level buildings
- Rear and front load configuration
- 20' - 30' clear heights
- ESFR sprinklers
- Tilt wall construction
- Five minutes to Florida's Turnpike
- 3+ million people within 60 minutes
- 1.42/1,000 s.f. avg parking ratio
- Zoned MP, Lake County
- Within minutes of numerous car dealerships, Lake Sumter State College, Rooms-To-Go, Home Depot, Wal-Mart Supercenter, and Clermont Landing, which includes JC Penney, Michaels, Ross, and retailers and restaurants

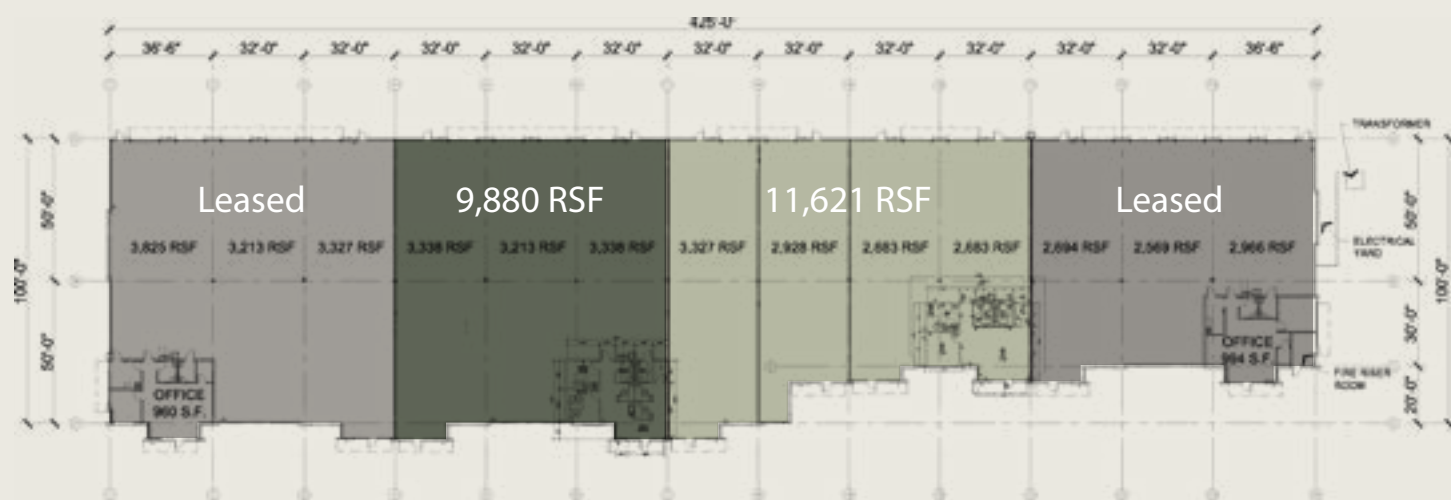


# BUILDING SPECS

## BUILDING 200 2171 RAY GOODGAME PKWY



Bldg size	40,104 s.f.
Available	21,501 s.f.
Divisible to	9,880 s.f.
Office	994 s.f.
Clear height	20'
Grade doors	8 - 10' x 12'
Loading	Rear
Building depth	80' - 100'
Column spacing	32' x 50'
Parking spaces	91
Parking ratio	2.27/1,000 s.f.
Truck court	140' (shared)

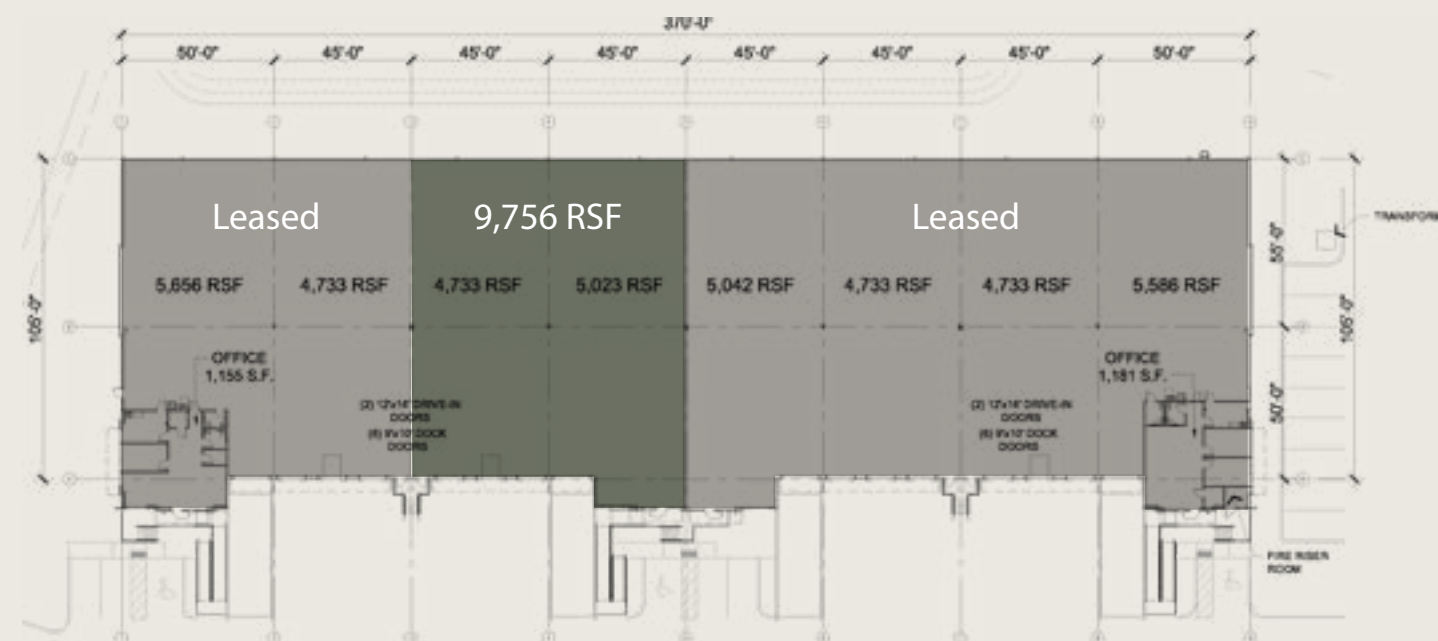


# BUILDING SPECS

## BUILDING 300 2165 RAY GOODGAME PKWY







Bldg size	40,239 s.f.
Available	9,756 s.f.
Office	1,155 s.f. spec
Clear height	24'
Dock doors	3- 9' x 10'
Ramps	1 - 12' x 14'
Loading	Front
Building depth	105'
Column spacing	45' x 55'
Parking spaces	28
Parking ratio	0.7/1,000 s.f.
Truck court	140' (shared)








# DRIVE TIMES AND ACCESS






... major cities

-  1 hour, 30 minutes to Tampa
-  2 hours, 30 minutes to Jacksonville
-  3 hours, 45 minutes to Miami
-  6 hours to Atlanta, GA

... major amenities






-  30 minutes to Orlando Int'l Airport
-  27 minutes to Universal
-  24 minutes to Disney
-  31 minutes to Orange County Convention Center
-  27 minutes to Downtown Orlando

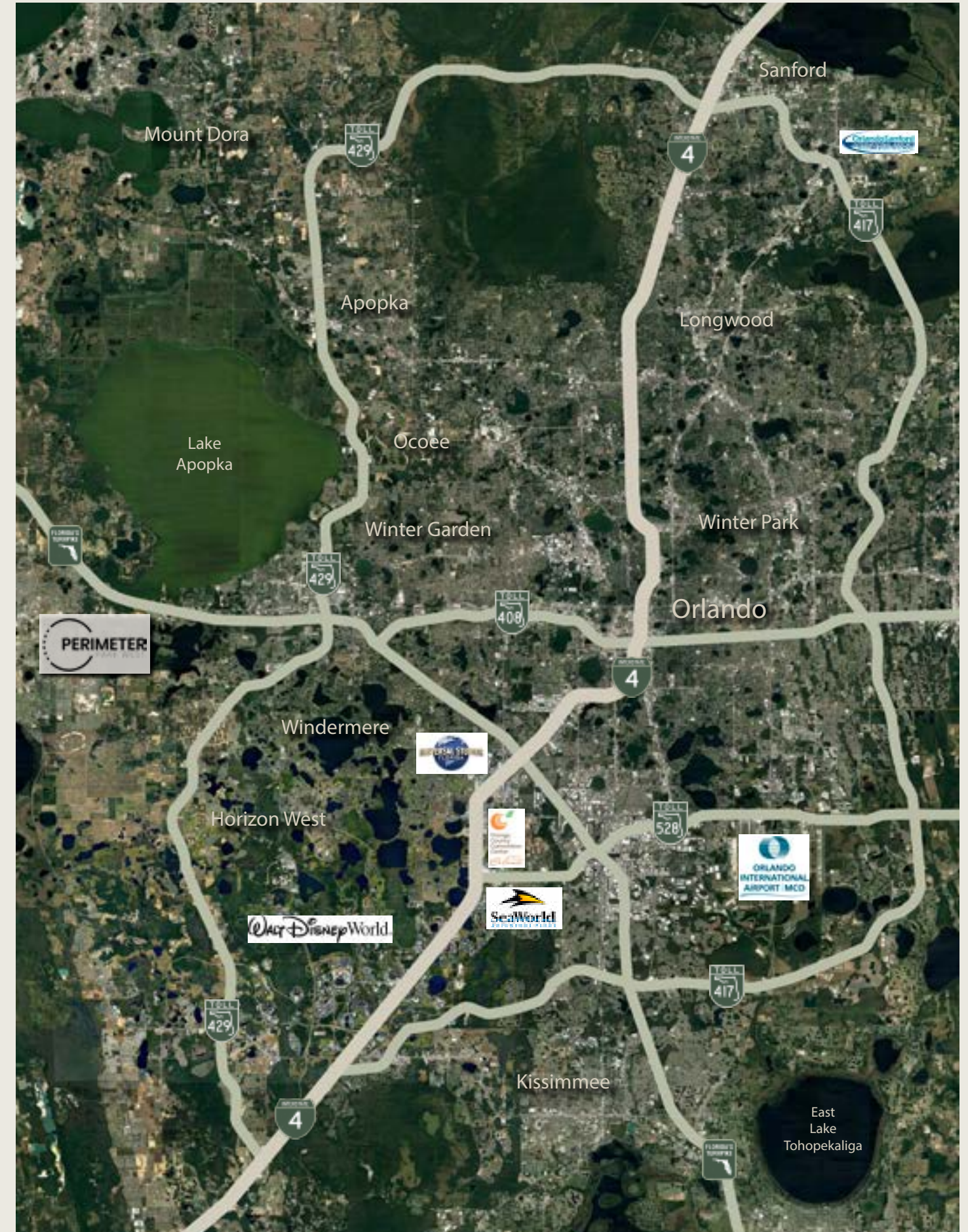
... major arteries

-  5 minutes to Florida's Turnpike
-  20 minutes to I-4
-  10 minutes to State Road 429
-  12 minutes to State Road 408
-  40 minutes to I-75

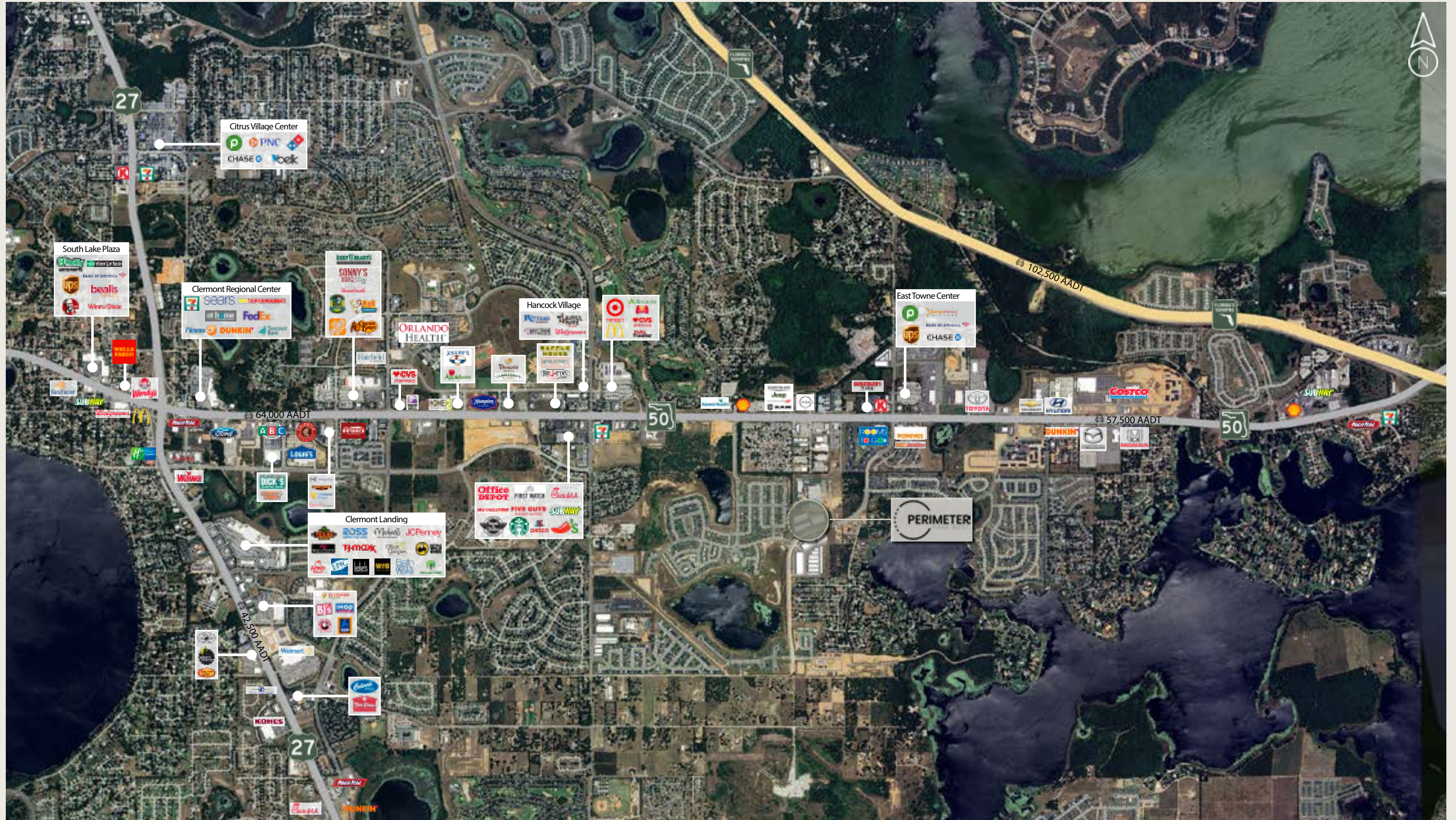


# DEMOGRAPHICS

	30 min	60 min	120 min
 Population	968,587	3,477,012	9,652,006
 Households	359,809	1,315,187	3,859,694
 Average Household income	\$98,136	\$95,353	\$92,206
 Businesses	49,576	137,268	380,884
 Employees	547,861	1,439,127	3,877,602



# AREA AMENITIES





Leasing Company

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