



June 2019

RE: 725 West Central/724 West Washington Warehouse (43,193 SF Warehouse and 8,120 SF Office on 2.0 Acres AC-2/T Zoned Land) – Transmittal Letter

The Orlando based Smith Equities Real Estate Investment Advisors (SEREIA) has been appointed the exclusive marketing agent for the lease up and sale of the 43,193 SF Warehouse and 8,120 SF Office located at 725 West Central Blvd and 724 West Washington Street in the Parramore neighborhood in the heart of downtown Orlando Florida. This offering represents a unique opportunity to purchase 2.0 acres zoned AC-2/T that allows up to 200 units per acre with bonus.

Although the property is being marketed as income producing property, its highest and best use may be to redevelop the site to a mixed use residential due to its proximity to the City Soccer Stadium (across the street), The Orlando Magic Sports Entertainment District (2.5 blocks east-2019) and the new Downtown UCF/Valencia Campus (only 3 blocks north-2019).

The location has over 2,978 businesses and 74,000 employees within the immediate Central Business District Area. Exceptionally strong job and population growth in the Orlando Metro area combined with new Transportation Network that connects the site to both the new free LYMMO Grapefruit Route and SunRail, make this an excellent investment opportunity.

With over \$6.0 billion of new Public/Private investments in Downtown Orlando scheduled to come online over the next 3 years, Downtown Orlando will become one of the most robust “live-work” cities in the US.

A summary of what has been built and is coming by 2019 includes;

Parramore Private Developments:

- [MLS Soccer Stadium](#) (\$155M | 2016-2017) First Game was held March 5th 2017 [MLS All-Star Game](#) coming to Orlando 2019
- Orlando Magic Sports [Entertainment District](#) (\$250M – [Latest Plans 9-5-2018](#))
- [GreenTree](#) Development (\$300M West of Amway Arena)

Public/Private Investments:

- [Creative Village](#) Downtown [Valencia/UCF Campus](#) (2019) – Under Construction (Will bring 7,700 Students to New DT Campus by Aug 2019)
- [DR Phillips Center for the Performing Arts](#) (\$500M - Phase I 2014, [Phase II STEINMETZ HALL & THE GREEN ROOM](#) 2016-2020)
- [Amway Arena](#) (\$480M - 2010)
- [Camping World Stadium](#) Renovation (\$207M - 2015)

Transportation:

- SunRail ([Phase I 2014](#), Phase II 2018 to Osceola County)
- FREE [Lymmo](#) DT Grapefruit and Lime [Expansion](#) (2015-2016) and [Gertrudes Walk Expansion](#) to Urban Bike Trails.
- [Bridge District](#) under I-4 (Part of [I-4 Ultimate](#) \$2 Billion-2020 Completion)

[Free Lynx Bus Rides](#) for Valencia and UCF Students with Student ID and LimeBike Dockless Bikes Approved at UCF and DT Orlando

To gain access to the complete brochure, you will need to either sign and return the enclosed confidentiality agreement or you can download it electronically at <http://www.smitheq.com/725West>. By accepting the agreement online, you will then be able to download all files and supporting documents. You will also be able to submit your offer in the form of a Letter of Intent (LOI) directly from the website. Once you put in your offering price, dates and terms, it will then let you “Mail Merge” to a formal Letter of Intent that you can print the LOI on your letterhead, sign and fax back to (866) 206-5930.

We look forward to working with you on this opportunity. We are asking for all offers by August 31st, 2019 and Owner reserves the right to accept a pre-emptive offer. Please feel free to call us with any questions or to schedule a site tour.

Very truly yours,

SMITH EQUITIES REAL ESTATE INVESTMENT ADVISORS (SEREIA)

Robert E. Smith, CCIM
SEREIA President/Broker
rsmith@smithequitiescorp.com
(407) 807-0216 Cell: (407) 496-8575

Summer Smith
SEREIA Listing Agent
Summer@smithequitiescorp.com
(407) 807-0578

Broker Notice: SEREIA is offering Buyer Brokers up to 2% commission in the event the Broker brings in an acceptable offer and the deal closes. Leasing Brokers may receive a Tenant Rep Fee from the Owner based on separate agreement. All tours must be set up through Smith Equities Real Estate Investment Advisors. All offers to lease or purchase shall be submitted through Smith Equities Real Estate Investment Advisors.

725 WEST CENTRAL/724 WEST WASHINGTON STREET

Confidentiality Agreement

Smith Equities Corporation ("SEC") has been retained by Owners, (the "Owner") with respect to the offering for sale the 2.0 Acre Re-Development/Adaptive Reuse Site marketed as 725 West Central Blvd Warehouse (Existing) consisting of 43,193 square feet of Warehouse and 8,120 sf office on 2.0 acres zoned AC-3A/T.

The Owner has indicated that all inquiries and communications with respect to the contemplated sale or lease of this property be directed to SEC. All fees due SEC in connection with the sale of the Properties shall be paid per separate agreement. Potential Purchaser agrees that neither SEC nor Owner shall be responsible for paying any fees to agents representing Potential Purchaser except that SEC is offering a 2% fee to licensed brokers who bring in an offer and the deal closes. SEC has available for review certain information concerning the Properties which includes brochures and other materials (collectively "Informational Materials"). SEC will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement (or the electric agreement on line under www.smitheq.com/725west). Upon SEC's receipt of the executed agreement, SEC is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase or lease of the Property subject to the following conditions.

1. All Informational Materials pertaining to the Properties, which may be furnished to the Potential Purchaser by SEC, shall continue to be the Property of the Owner and SEC. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without SEC written consent and must be returned to SEC immediately upon SEC's request or when the Potential Purchaser terminates negotiations with respect to the Properties.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that SEC and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to SEC by others and has not been independently verified by SEC and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless SEC and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement including, without limitation, claims for brokerage commissions.
5. The Potential Purchaser acknowledges that the Properties have been offered for sale subject to withdrawal from the market, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Properties are being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner or SEC against Potential Purchaser prior thereto.
6. Permitted Disclosure. Provision of Service to SEC. If Recipient is offering information to a qualified third party pursuant to written cooperation agreement with SEC, then Recipient may reveal to a third party only the Confidential Information that is reasonably necessary for Recipient to reveal in connection with the performance of Recipient's obligations to SEC and only so long as Recipient has first obtained from the third party an oral agreement to abide by the terms of this Agreement in the same manner, and to the same extent, that Recipient is bound hereunder.
7. Recipient as Partnership or Corporation. In the event that Recipient is a partnership or corporation, the provision of this Agreement relating to access to, and disclosure of, Confidential Information shall apply to all partners, officers, directors, employees and agents of Recipient, as applicable, and Recipient shall be responsible for ensuring the compliance of all such parties with the terms hereof.
8. Applicable Law: Jurisdiction. This Agreement shall be governed by federal law, and to the extent that state law would apply under applicable federal law, the laws of the state of Florida. Recipient consents to venue and personal jurisdiction in the United States District Court in the State of Florida.
9. Attorney's Fees. If any legal action or other proceeding of any kind is brought for the enforcement of this Agreement or because of any alleged breach, default or any other dispute in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover all reasonably attorneys' fees and other costs incurred in such action or proceedings, in addition to any relief to which it may be entitled.
10. Internet Passwords - Prospective Purchaser understands and agrees not to share his/her log-in password to www.amecs.com/www.smitheq.com with the other party. In the event Prospective Purchaser requires assistance from third party sources working for Prospective Purchaser, then third party shall obtain the confidential information by creating a new user account and logging on under the new account number. Listing Broker reserves right to change account settings and properties shown at it's sole discretion.
11. Communications/Property Tours: Purchaser shall not contact directly any persons concerning the Property other than Broker without Broker's or Owner's written permission. Such persons include without limitation, Owner's employees, suppliers, and tenants.
12. Entire Agreement. This Agreement embodies the entire agreement between the parties in relation to the subject matter herein and supersedes all prior understandings or agreements, oral or written, between the parties hereto.

REGISTERED

Contact Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Signature: _____

PURCHASER:

Telephone: _____
Fax: _____
Email: _____
Title: _____

Preferred method of delivery: Electronic ([www.smitheq.com/725 west](http://www.smitheq.com/725west)) Email

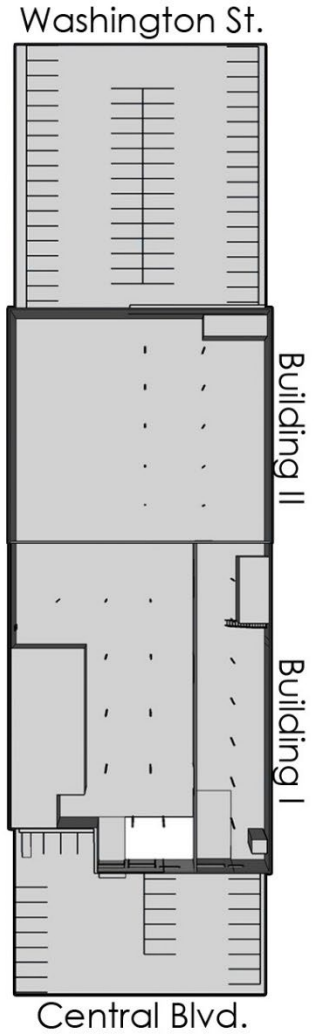
IF IN AGREEMENT WITH THE FOREGOING, PLEASE RETURN ONE SIGNED COPY OF THIS AGREEMENT TO:
SMITH EQUITIES REAL ESTATE INVESTMENT ADVISORS ATTENTION: Robert E. Smith, CCIM, E-FAX (866) 206-5930



725 West Central Blvd



724 West Washington Street



Warehouse | Redevelopment Site

(Up to 400 Apartments/Hotel Rooms)

Downtown Orlando

Parramore - Next to New [Orlando City Soccer Stadium](#)

FOR SALE | LEASE

725 West Central Blvd.
Orlando, Florida 32805

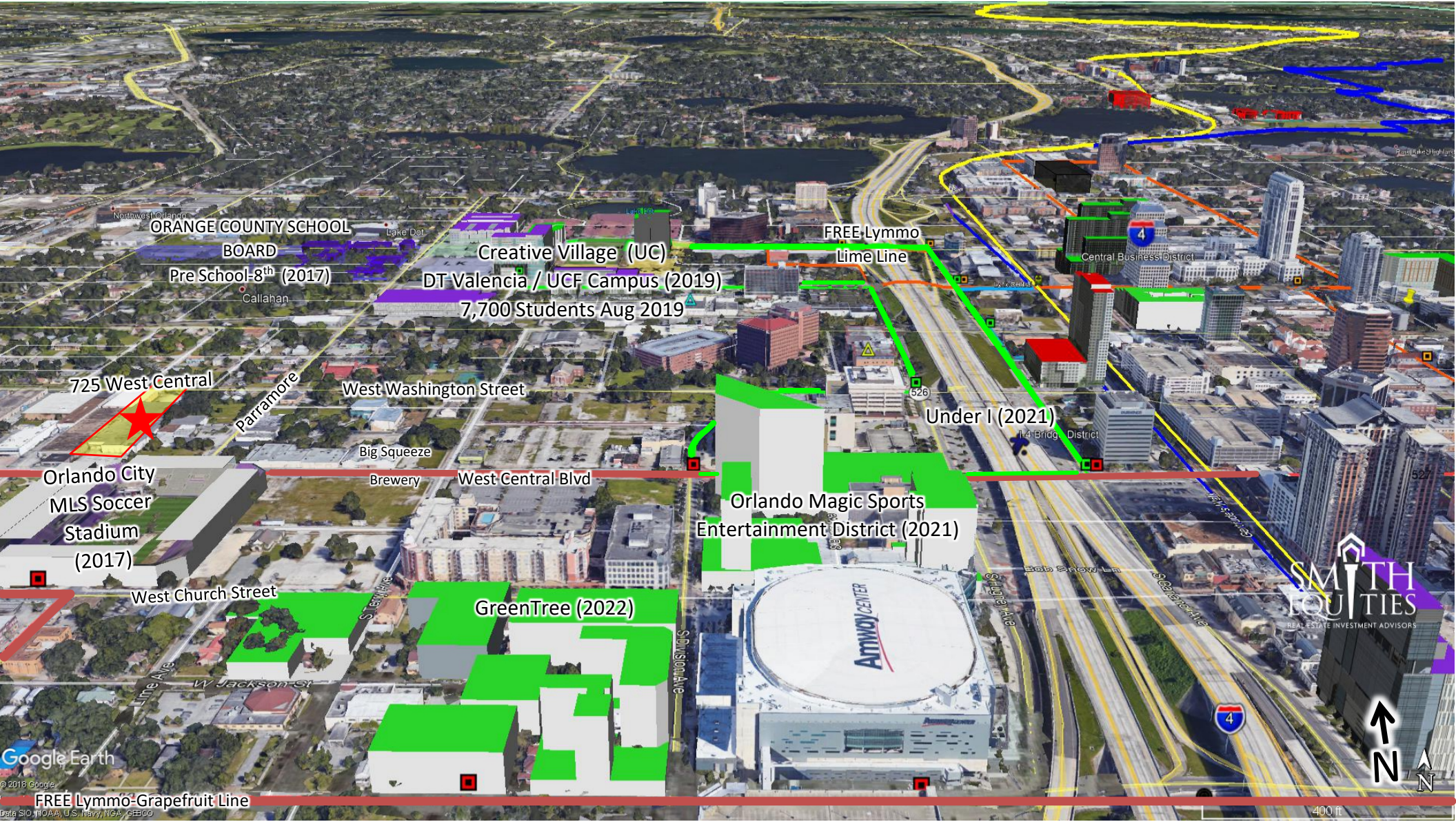
43,193 SF Warehouse
8,120 SF Office (2 Floors)

Site: 87,215 SF | 2 Acres
AC-2/T/PH Zoning

Robert E. Smith, CCIM
Broker/President
RSmith@SmithEquitiesCorp.com
www.SmithEq.com
(407) 807-0216
Cell: (407) 496-8575

Summer Smith
Investment Advisor
Summer@SmithEquitiesCorp.com
(407) 807-0578







EXECUTIVE SUMMARY

Smith Equities Real Estate Investment Advisors is pleased to announce the exclusive offering of a 2.0-acre Development Site / 51,313 SF Office Warehouse Building in the heart of Downtown Orlando. The property is located across the street from the new Orlando City Soccer Stadium, is just over 2 blocks west of the new Magic Sports Entertainment District and is only 3 Blocks south of Creative Village.

As of June 2019, there will be approximately 12,171 SF of Warehouse and 8,120 SF of office that will be available for lease in Building I. Due to the potential sale of this property, all new leases will have a clause that allows a new owner to terminate the lease with a 6 month notice in the event the property sells. This will allow a new owner to redevelop the property into either a hybrid of conventional/affordable apartments, student housing, neighborhood grocery store, and or a boutique hotel (with the max density allowed of 200 units per acre). The Site is positioned only minutes from major roadways, including Interstate 4, SR 408, 441 and the Florida Turnpike. Nearby points of interest are summarized on the Location page. There are two adjoining warehouse buildings on the site;

🏠 Building 1 is located at 725 West Central Blvd and was built in 1963. It has a 2 story 8,120 SF air-conditioned office. The remainder of the space is separated into 2 bays with a load bearing block wall separating the larger contiguous space with the smaller 8,000 SF (40FT X 200FT) space on the East side of the building. The larger bay is a L shaped configuration with 15,171 SF and wraps around the 2-story office. The total SF in Building 1 is 8,120 SF



Office and 23,171 SF Warehouse totaling 31,291 total SF. The entire building is available to rent and the existing space occupied by Orlando City Soccer has a cancellation clause in the event the building sells or someone needs to rent the entire building. The building is sprinklered and the ceiling height is approximately 18 ft. to the bottom of the I Beams with a clear height of approximately 17 ft. (Due to the existing Light Fixtures). The 8,000 SF bay is currently leased by Lime Bike who has a One (1) year lease with up to 4 one-year renewals. The 2-story office structure in the 8,000 SF Space is 16 X 40 ft has 4 offices on 1st floor and an office and conference room on second floor. The second floor is accessed from the metal stairs and a handicapped lift station.

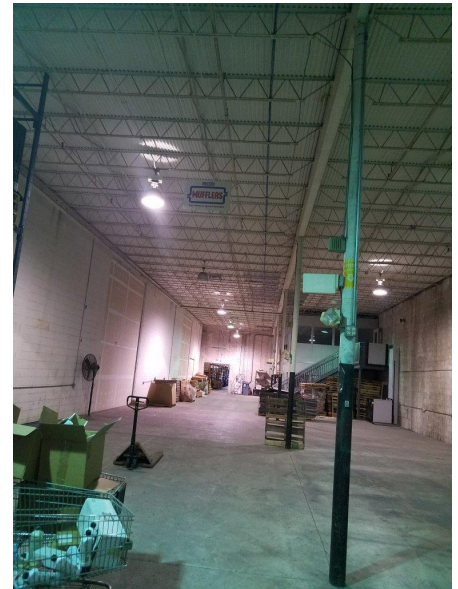
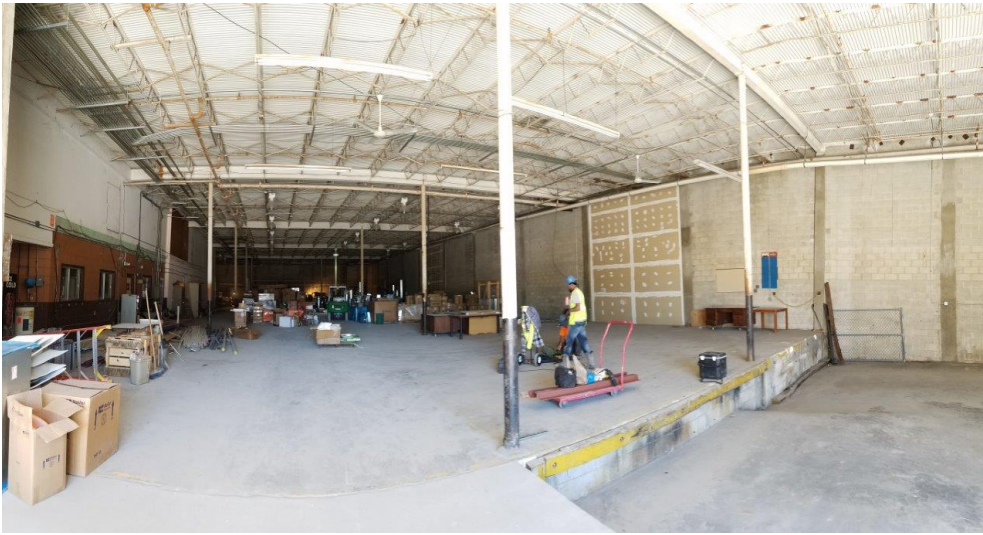
🏠 Building 2 was built in 1973 and is located at 724 West Washington Street. This building totals 20,022 SF and is currently occupied by Auto Plus. The Auto Plus lease expires May 31st, 2020. The owner reserves the right to lease the Washington parking lot after business hours and weekends. The current lease includes a cancellation clause in the event the building sells (or a user needs to lease the entire building). Building 2 is sprinklered and has 2 dock high, 3 half dock and one ramp door. All six roll up doors are 9ft W X 9ft H.





Site Description: The total site is 2.0 acres (141.81' X 616') and runs between Central Blvd to the South to Washington on the North. The 2-acre site is zoned AC-2/T/PH (North 103' is Zone AC-2/T/SP/PH). The future land use is U-AC which allows up to 100 units per acre. The AC-2 Urban Activity Center District is intended to provide for concentrated areas of residential, commercial, office, industrial, recreational and cultural facilities serving major sub regions of the Orlando urban area, and at intensities significantly higher than in surrounding neighborhoods. Although some Urban Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where arterials and four lane collectors and mass transit service are available, providing access between metropolitan sub regions and complementing the primary arterial transportation system.







Investment Summary	
Property Type (Existing)	Warehouse / Adaptive Reuse / Redevelopment
Property Type (Proposed)	Ground Floor Retail with Apartments/Student/Hotel Above
Asking Price	Please call for pricing or download at: www.smitheq.com/725west
Per SF Land	
Per SF Building	
Per Unit-Redevelopment (200 Units)	
Max units per acre (w/Bonus)	200/Acre
Location	725 W. Central Blvd. Orlando, Fl. 32805
Zoning (Parramore)	AC-2/T (up to 200 units Per Acre)
Future Land Use	U-AC (Urban Activity Center)
724 W Washington Warehouse	20,022 SF
725 W Central Warehouse	23,171 SF
Total Warehouse	43,193 SF
725 W Central Office (2 Floors)	8,120 SF
Total Building SF	51,313 SF
Minimum Office / W/H for lease	Negotiable
Land SF / Acres	87,215 SF / 2.0 Acres
Total Dock High Doors	2 Washington (9'X9') / 3 Central
Total Half Dock High Doors	3 Washington (9'X9') / 2 Central
Total Ramp Doors	1 Washington (9'X9') / 1 Central
Total Bays	6 Washington / 6 Central
Bay Width/Depth Central West (Est)	25' X 200'
Bay Width/Depth Central East	19' X 200'
Number Buildings / Stories	2 / 1
Built (Central / Washington)	1963 1973
Parking Spaces- 725 Central	36 (Valet Est)
Parking Spaces- 724 Washington	68 (Valet Est)
Total SF Available (12/1/18)	12,171 SF W/H 8,120 SF Office
Market Rent / SF (Modified Gross)	\$8.00-\$12.00
*Call for Offers	August 31 st , 2019



**Note: This 2.0-acre parcel is being sold as a Conventional Investment Property even though multiple Re-Development Opportunities exist. The owner reserves the right to accept a preemptive offer. Smith Equities will pay a Co-Brokerage fee on a Sale of up to 2% of the purchase price to the licensed Broker who brings in an offer to purchase and the deal closes. Any Tenant rep fees must be agreed to by Owner. We invite you to learn more about this offering by contacting either [Summer Smith](mailto:Summer.Smith@smitheq.com) at 407.807.0578 or [Robert E. Smith, CCIM](mailto:Robert.E.Smith@smitheq.com) at 407.807.0216 or download the latest information and/or submit a formal Letter of Intent on our website at: www.smitheq.com/725west. Once you hit View More Details, you will be required to accept the electronic confidentiality agreement before getting the confidential information.*



Location	Distance	Direction
1.) Airports/Transportation		
LYMMO - Grapefruit Station	479	Feet East
Gertrude/Dinky Urban Trail	0.5	Miles East
Lynx	0.9	Miles NE
Sunrail-Livingston Station	0.9	Miles NE
Sunrail-Church Street Station	0.7	Miles SE
Executive Airport	3.1	Miles East
Orlando International Airport	11.6	Miles SE
Sanford/Orlando Airport	20.3	Miles NE
All Aboard Florida	11.6	Miles SE
2.) Colleges/Universities		
FAMU Law	0.5	Miles NE
Valencia/UCF DT Campus	2	Blocks NE
Rollins	5.3	Miles NE
Rollins Via Sunrail	13	Minutes
Valencia West Campus	6.2	Miles West
Full Sail	8.2	Miles NE
Valencia East Campus	9.6	Miles East
UCF Main Campus	14.5	Miles East
3.) Private/Public Partnerships		
I-4 Renovations	0.5	Miles East
Magic Sports Entertainment District	2.5	Blocks East
Creative Village	3	Blocks NE
Amway Arena	0.3	Miles SE
OCSC Stadium	148	Feet South
Dr. Phillips Center for the Performing Arts	1	Mile SE
Citrus Bowl	1	Mile West
4. Regional Hospitals		
Orlando Health VIA Sunrail-Church St	3	Minutes
Florida Hospital VIA Sunrail-Livingston St	5	Minutes
5.) Other Locations		
I-4 (Daily Traffic 146,500)	4	Blocks E
Federal Courthouse	3	Blocks East
Historic District/Entertainment	0.3	Miles East
The Plaza Movie Theaters	.7	Miles SE
Lake Eola Park	.9	Miles E
County Courthouse	1.2	Miles NE
Publix	1	Miles E
Park Avenue, Winter Park-VIA Sunrail	13	Minutes





725 West Central Blvd (Rent Roll Recap as of 6/1/2019)

Tenant	Current Lease		Lease Renewal		Current Leases (With 90-180 Day Cancellation)			Market NNN (As Warehouse)			Comments			
	Total SF	Rented SF (12/2018)	From	To	Y/N	*Term (Months)	/Mo	Annual	/SF/YR	/Mo		Annual	/SF/YR	
724 West Washington		Original:												
Auto Plus 1-Washington 1973 Bldg	20,022	20,022												Tenant Pays Insurance, Electric and Taxes (Modified Gross +/- \$.91/SF)
Subtotal 724 West Washington	20,022	20,022												
725 West Central														
LimeBike East Bay-Bldg 1 (40'x200')	8,000	8,000												LimeBike (Four one year Extensions with annual Rent Bumps)
Vacant Available (Was Coastal Mechanical)	5,000	-												
Orlando City Soccer	3,000	3,000												Includes Taxes, Insurance and Electric
Vacant-Warehouse	7,171	-												
Office 1st floor Available	4,060	-												Total 1st and 2nd Fl Office Approx 8,120 SF
Subtotal 725 West Central	27,231	11,000												
Total	47,253	31,022												
Office 2nd floor	4,060	-												
Total W/H & Office	51,313	31,022												
Total Vacant Space:		20,291												Includes 1st and 2nd floor office

* All new leases and renewals shall have clause that Owner reserves the right to terminate the lease on a 90 to 180 day written notice in the event the property sells. Owner reserves the right to rent out Parking spaces on both Washington and Central Parking lots during Soccer games and other events at the stadium provided it does not interfere with normal operations during business hours.

Potential Parking Revenue-City Soccer Home Games 2019 Season

Citi Soccer Event	City Soccer Event Parking							Comments
	Spaces Valet-Est	Season Start	Season End	\$/Space (Est)	Soccer Home Games	Total Per Game	Per Season	
Parking Revenues - City Soccer Men's Home Games	104	03/02/19	10/06/19	\$30.00	18	\$3,120	\$56,160	Includes MLS All Star Game July 31, 2019. Estimated parking for Valet (Not to Parking lot standards)
Parking Revenues - City Soccer Women's Home Games	104	3/24/2018	9/8/2018	\$30.00	15	\$3,120	\$46,800	Does not include the Orlando City "B" Soccer games or other events.
Total Parking Revenue (Est)							\$102,960	
Total Revenues-Market								

Prepared by: Robert E. Smith, CCIM, Smith Equities Real Estate Investment Advisors 6-13-2019

All information contained herein was obtained from sources deemed reliable, but no representation is made as to the accuracy thereof and is submitted subject to prior sale, change of price/terms, or withdrawal without notice. Submission is also subject to errors and omissions. Duplication of this material is not authorized without written consent of Smith Equities Real Estate Investment Advisors.

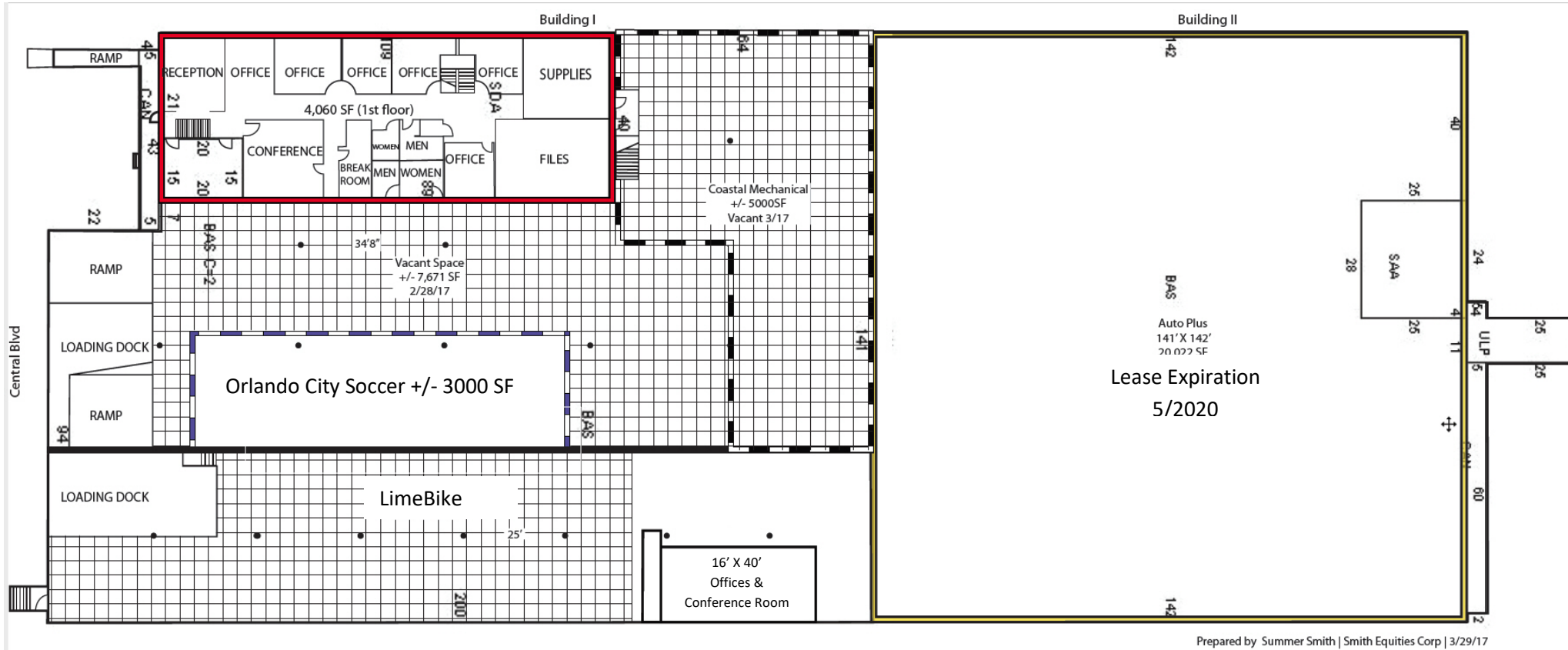


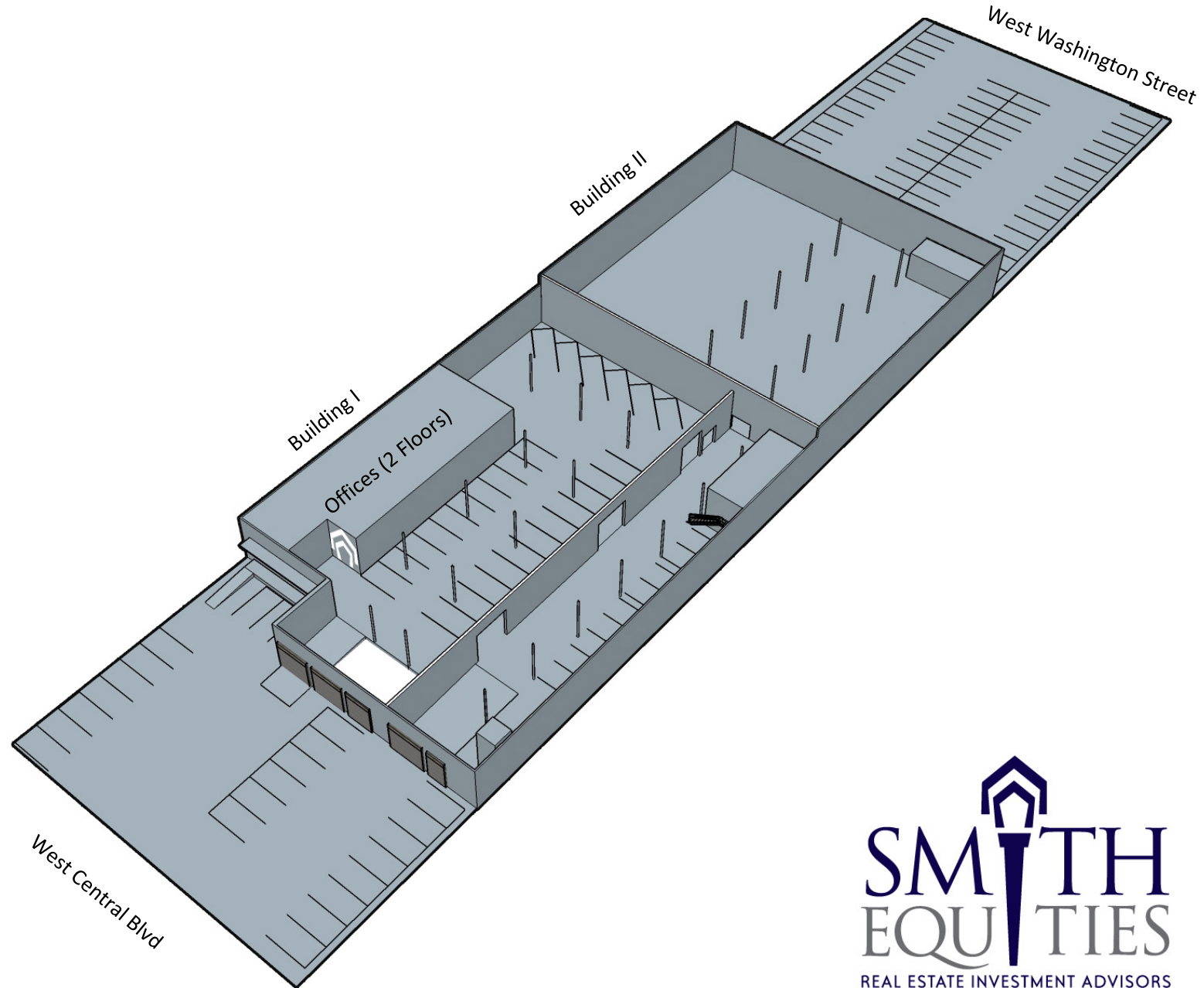
Click [Here](#) to open Interior Photos

Click [Here](#) to open 2015 Redevelopment Site Analysis

Click [Here](#) to open Orlando City Soccer Virtual Venue.

Click [Here](#) to open photo from Feb 2017 through Aug 2018.







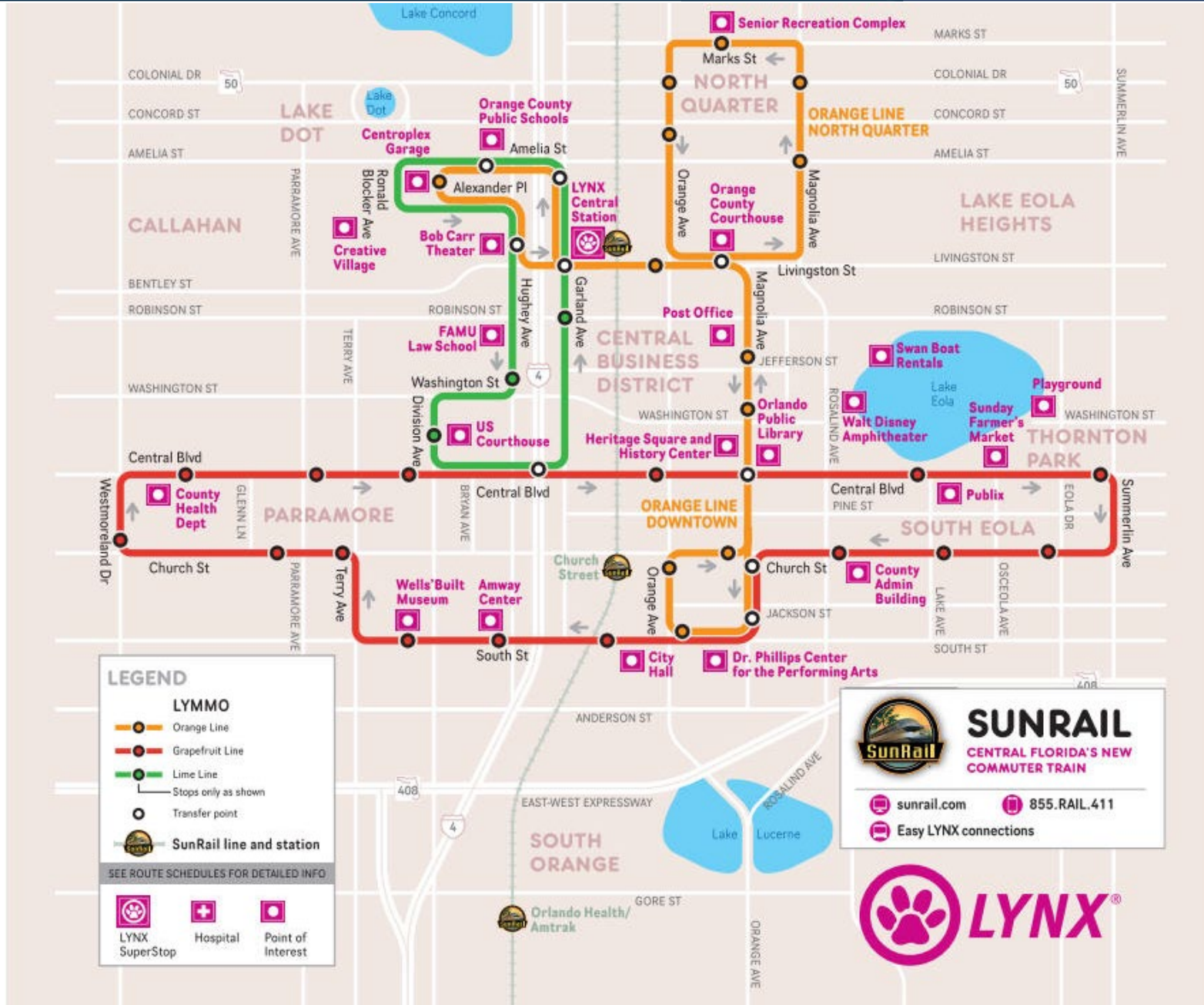
725 W. Central is near Gertrude's Walk that will give direct access to the Urban Trail known as Dinky Line Trail.

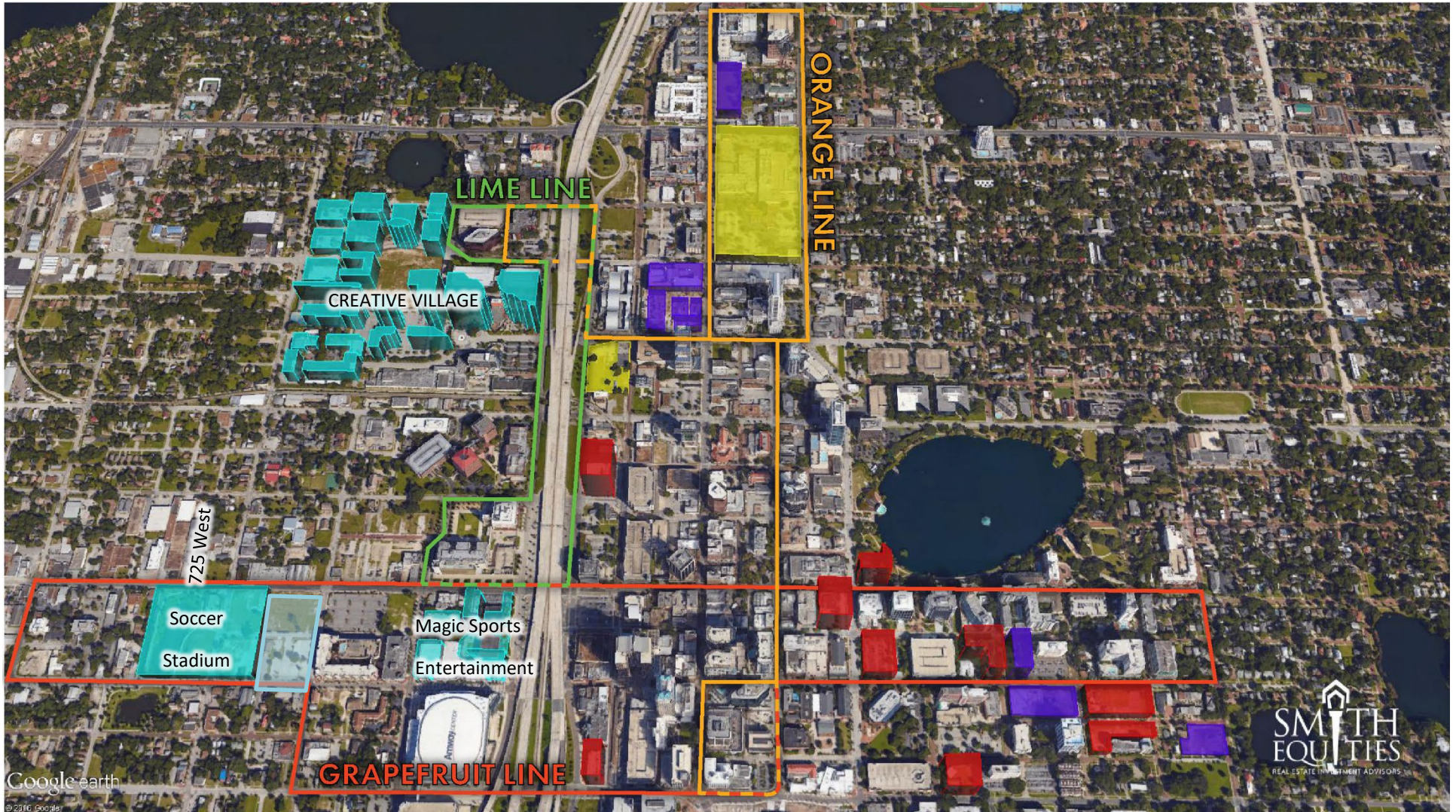




725 WEST CENTRAL
2 ACRES - DOWNTOWN ORLANDO

New FREE LYMMO LINES
Downtown Orlando







Acknowledgments / Additional Resources

Some of the data obtained herein was obtained from Orange County public records and both The City of Orlando and Downtown Development Board. Additional Links that are useful as an underwriting tool are:

- [Downtown Orlando](#)
- [Greater Orlando Apartment Association Online Market Survey / MyRentComps](#)
- [Orange County Property Appraisers Website](#)



- [Black Business Investment Fund](#)
- [Central Florida Sports Commission](#)
- [Central Florida Urban League](#)
- [Hispanic Business Initiative Fund](#)
- [Metro Orlando Economic Development Commission](#)
- [MyRegion.org](#)
- [National Center for Simulation](#)
- [National Entrepreneur Center](#)
- [Orlando, Inc.](#)
- [SCORE \(Counselors to America's Small Business\)](#)
- [UCF Incubator - Orlando](#)
- [UCF Small Business Development Center](#)
- [UCF Business Incubation Program](#)

Smith Equities Real Estate Investment Advisors

350 East Pine Street

Orlando, FL 32801

(407) 422-0704 eFax (866) 206-5930

www.SmithEq.com | www.MyRentComps.com