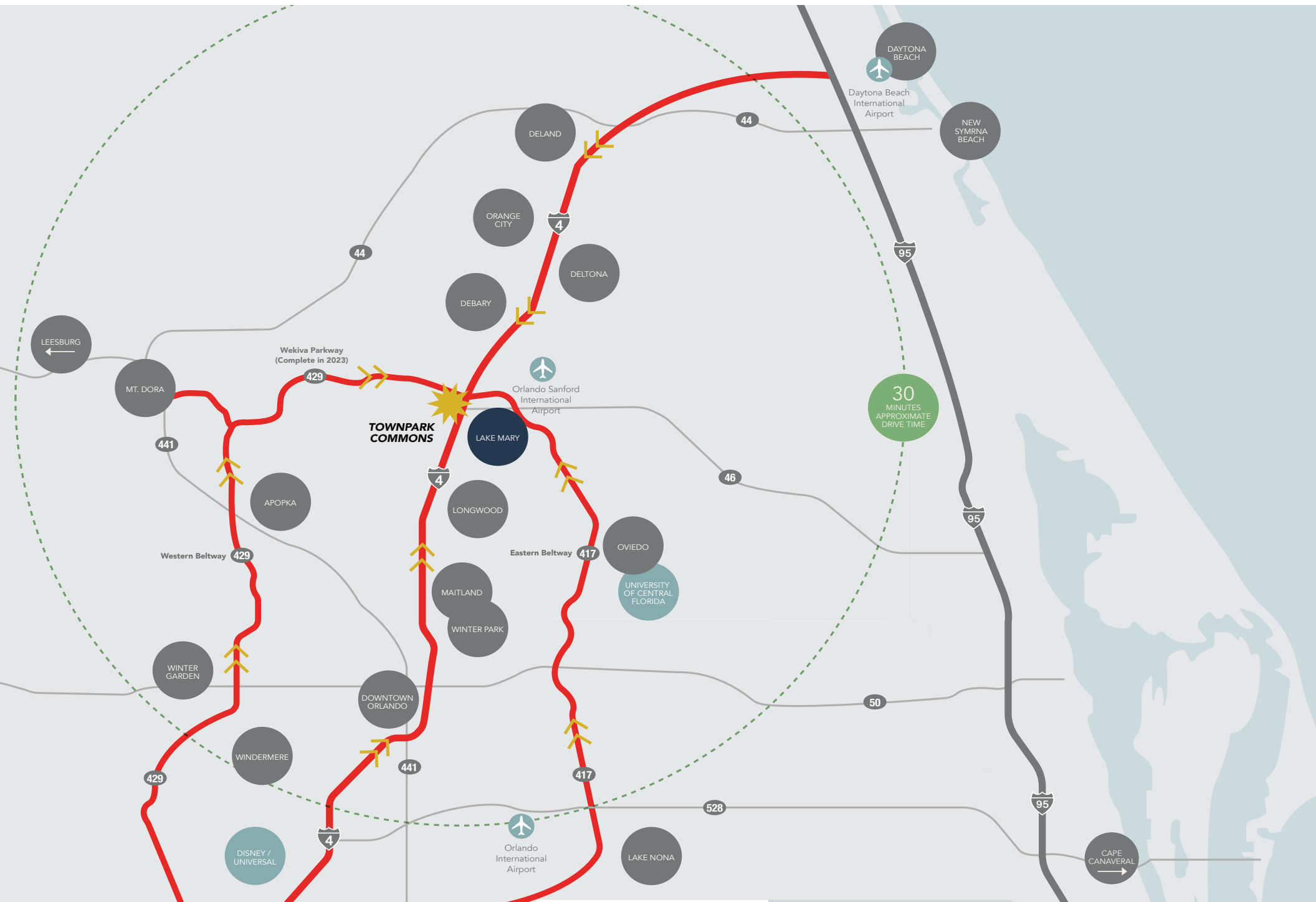




TOWNPARK COMMONS

TOWNPARK COMMONS

TOWNPARK COMMONS // REGIONAL CONNECTIVITY



TOWNPARK COMMONS // LOCATION OVERVIEW



/ WALKABLE AMENITIES /



TOWNPARK COMMONS

On-site (Proposed)



58,600 SF
Retail



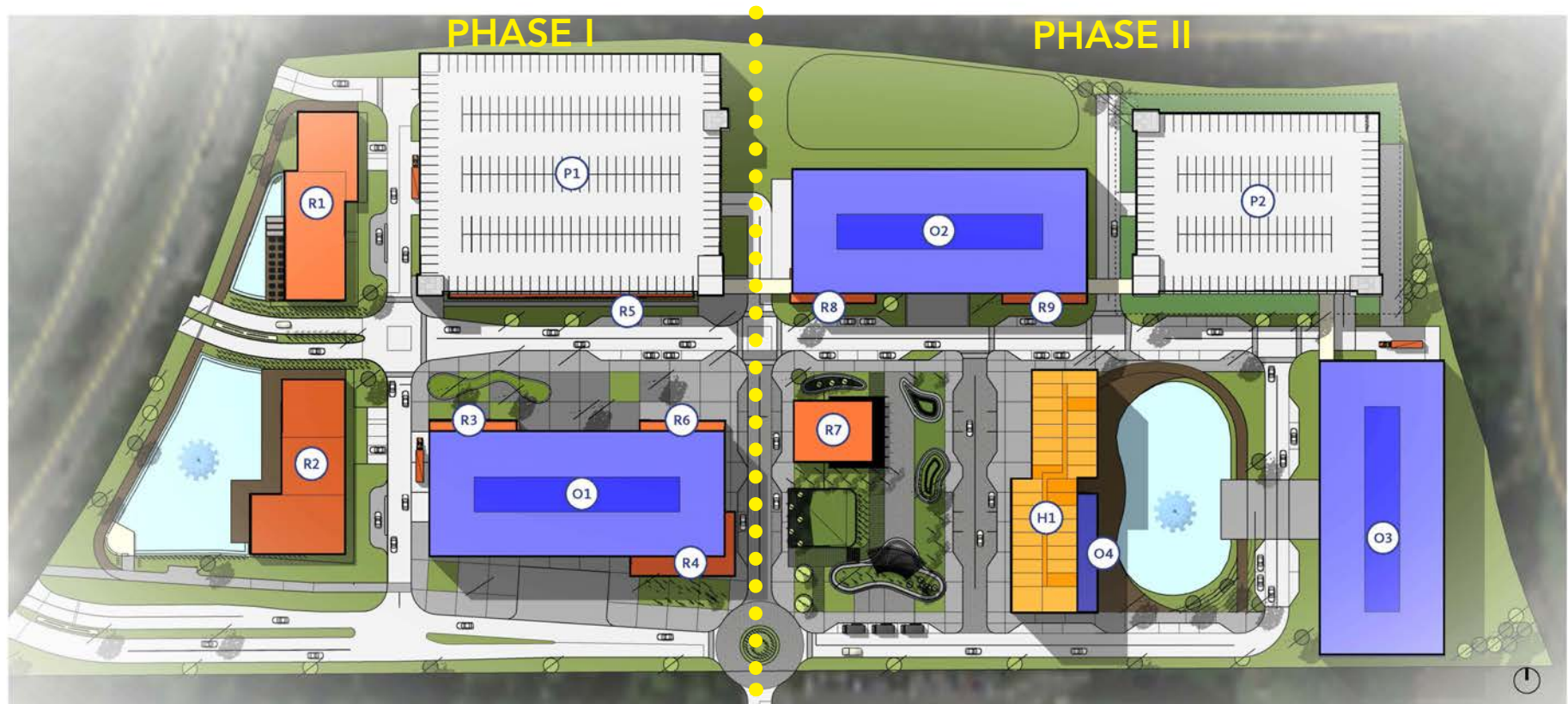
200+ Room
Hotel



Central Park &
Outdoor Plaza

TownPark
Commons

/ TOWNPARK COMMONS SITE PLAN /



PROGRAM

O1. OFFICE	169,600 RSF 33,900 RSF / FLOOR 5 LEVELS 125' x 295'	O3. OFFICE	169,600 RSF 33,900 RSF / FLOOR 5 LEVELS 125' x 295'	R1. RETAIL	11,720 SF	R6. RETAIL	3,000 SF	P1. STRUCTURED PARKING	6 LEVELS (5 covered + 1 open) 1,368 CARS ¹	TOTAL OFFICE: 514,800 RSF TOTAL HOTEL: UP TO 250 KEYS TOTAL RETAIL: 58,645 SF TOTAL PARKING: 2,465 CARS ¹
O2. OFFICE	169,600 RSF 33,900 RSF / FLOOR 5 LEVELS 125' x 295'	O4. CONFERENCE CENTER	6,000 SF	R2. RETAIL	13,000 SF	R7. RETAIL	4,750 SF	P2. STRUCTURED PARKING	7 LEVELS (6 covered + 1 open) 1,022 CARS ¹	
		H1. HOTEL	UP TO 250 KEYS	R3. RETAIL	3,000 SF	R8. RETAIL	3,000 SF	P3. SURFACE PARKING	75 CARS ¹	
				R4. RETAIL	6,375 SF	R9. RETAIL	3,000 SF			
				R5. RETAIL	10,800 SF					

TOWNPARK COMMONS

/ ENTITLED MASTER PLAN /



- 515,000 SF Office
- 58,600 SF Retail
- 200+ Room Hotel
- Structured Parking

/ MAIN ENTRANCE /



/ SOUTH ENTRANCE /



/ TOWNPARK COMMONS PLAZA /



/ BUILDING 700 LOBBY ENTRANCE /



TOWNPARK COMMONS

/ BUILDING 700 SE CORNER /



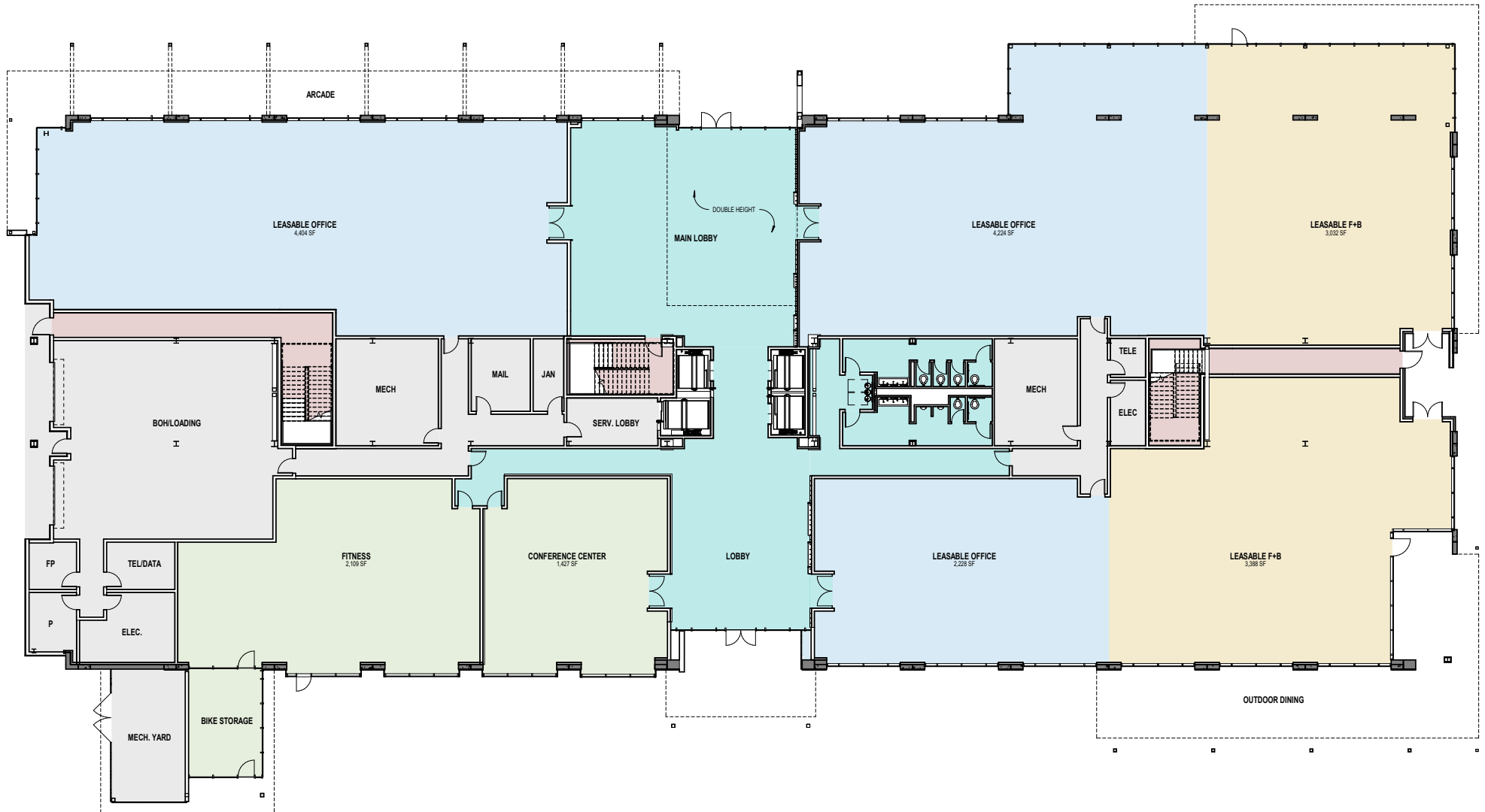
TOWNPARK COMMONS

/ BUILDING 700 GROUND FLOOR /



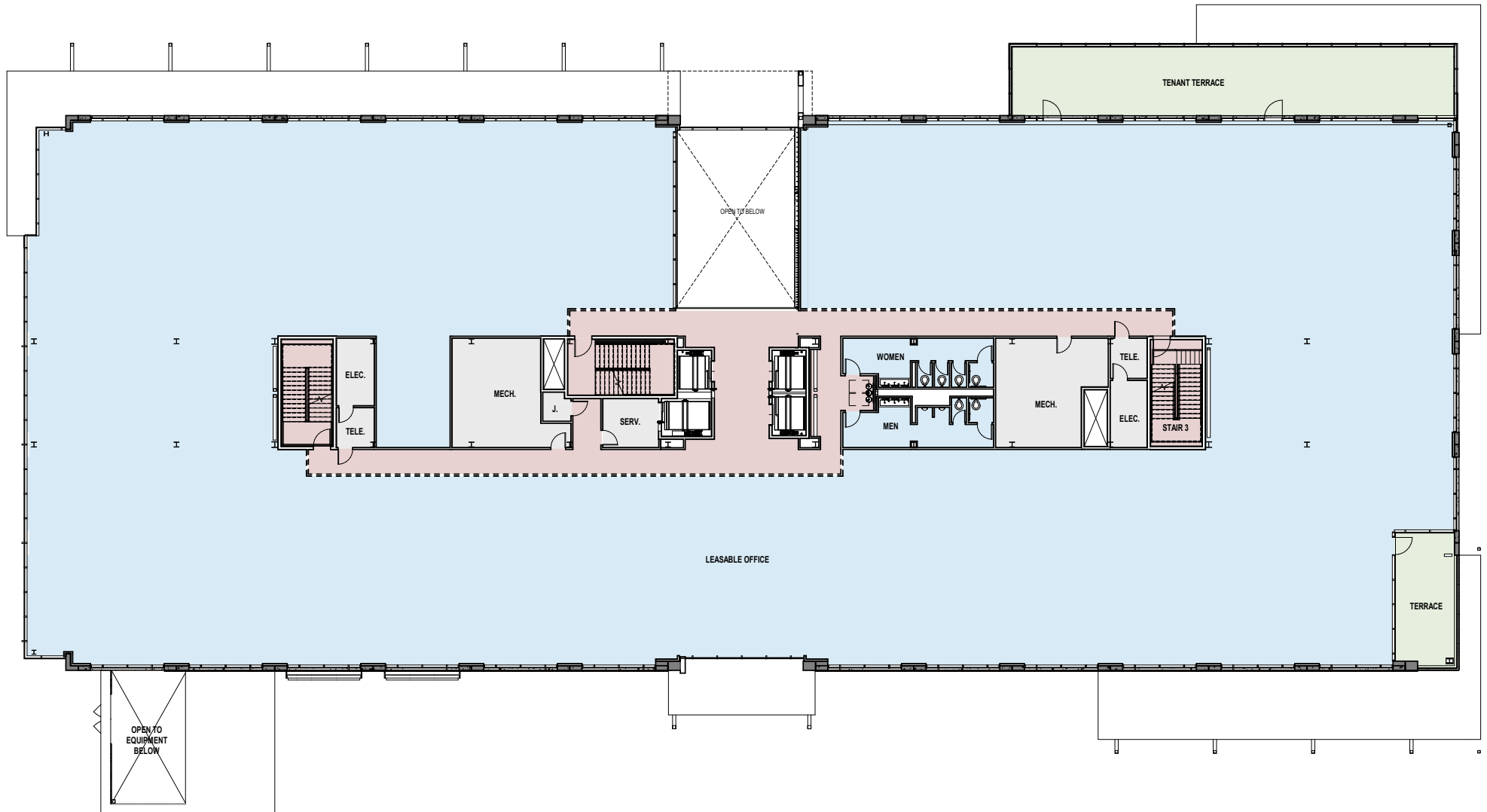
TOWNPARK COMMONS

/ BUILDING 700 FLOOR PLAN - 1ST FLOOR /



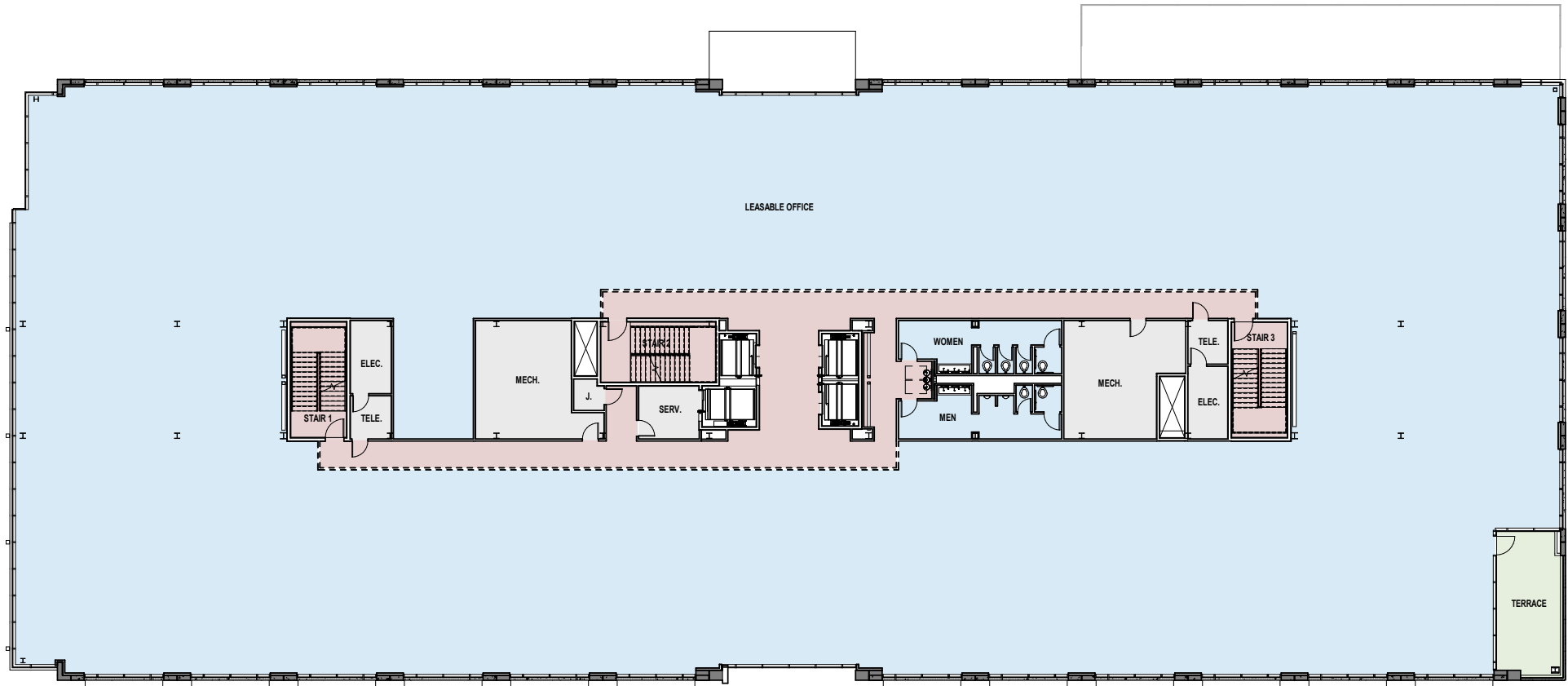
TOWNPARK COMMONS

/ BUILDING 700 FLOOR PLAN - FLOOR 2 /



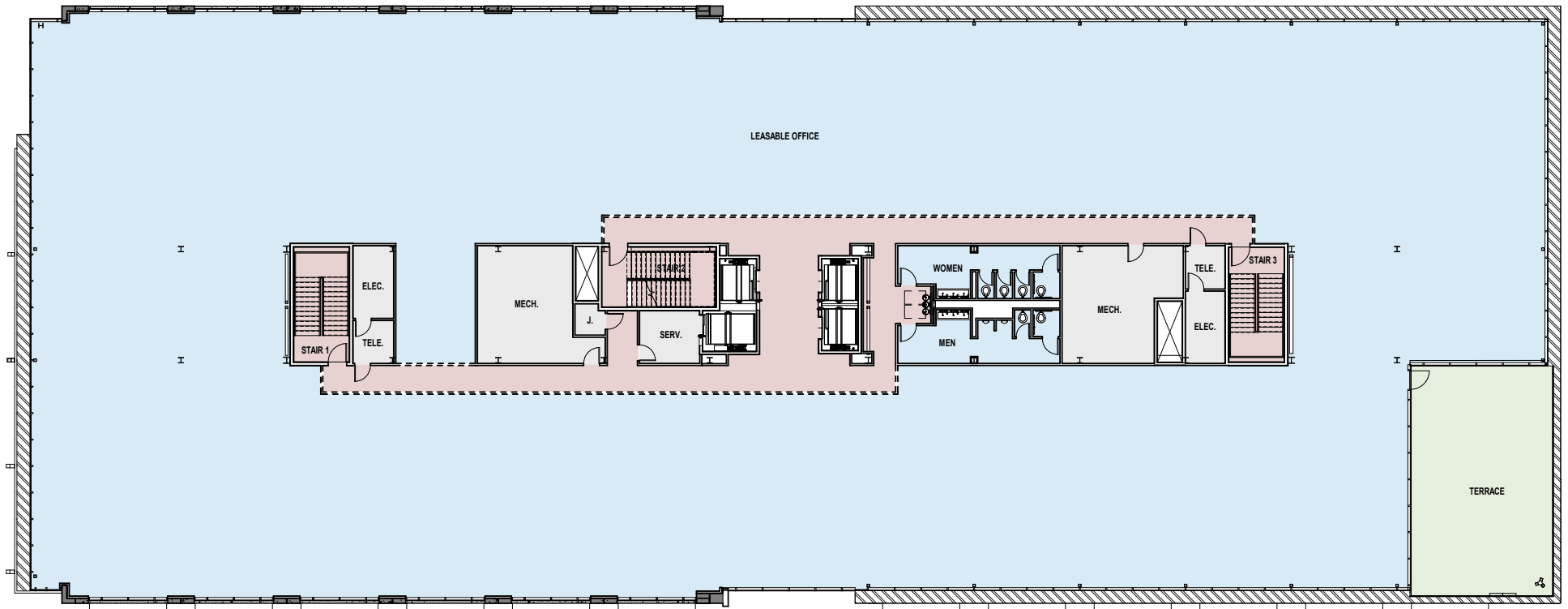
TOWNPARK COMMONS

/ BUILDING 700 FLOOR PLAN - FLOOR 3 & 4 /



TOWNPARK COMMONS

/ BUILDING 700 FLOOR PLAN - FLOOR 5 /



TOWNPARK COMMONS // HEALTH + WELLNESS

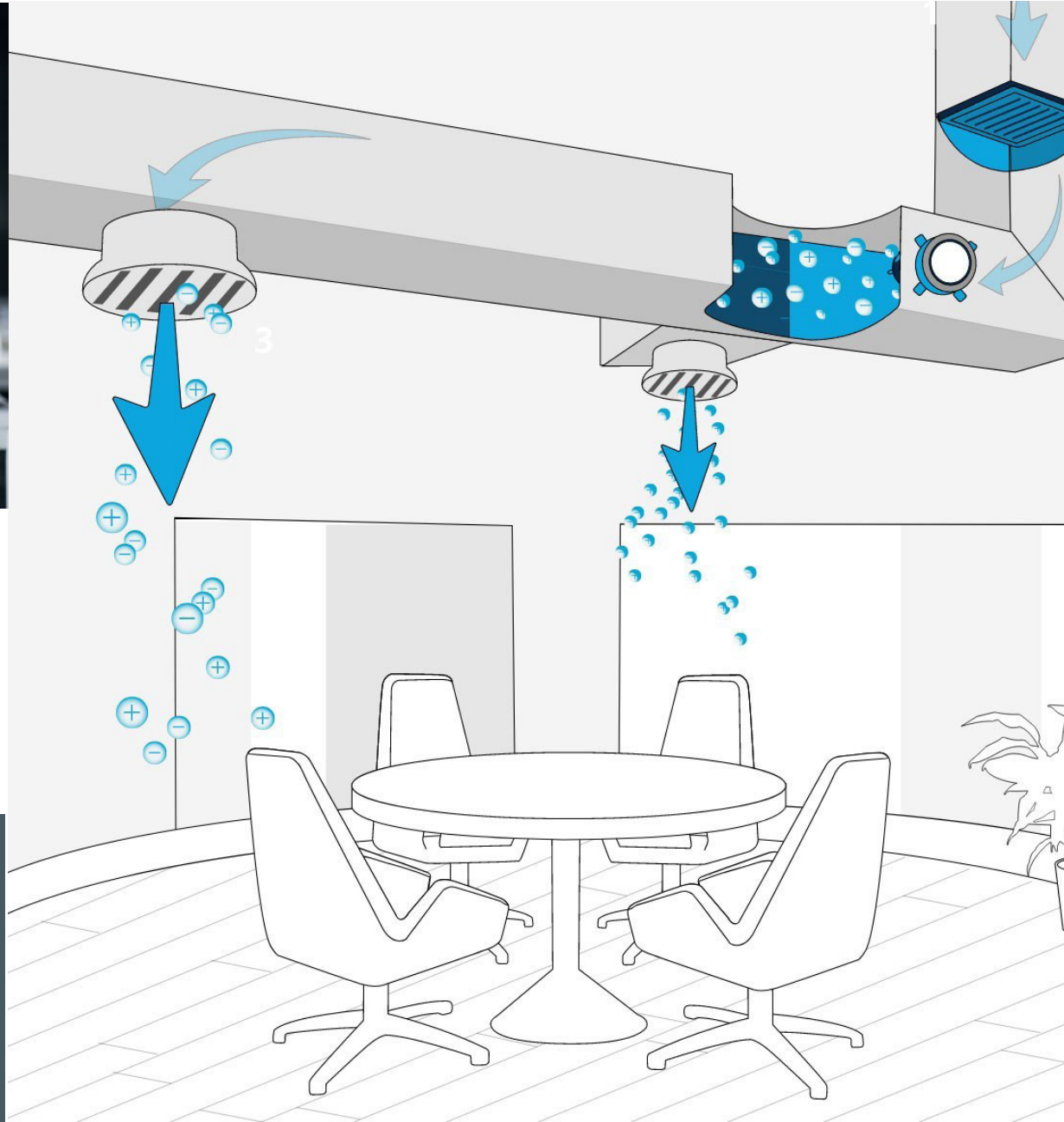


Ownership has been investing in state-of-the-art air quality systems and installing them throughout the portfolio.

TownPark Commons would be no exception. Piedmont is focused on creating an environment focused around Health, Wellness and Safety.



Piedmont has received the WELL Health + Safety Rating on its entire portfolio!



TOWNPARK COMMONS //

EXPERIENCE



TOWNPARK COMMONS // OWNERSHIP

About Piedmont Office Realty Trust

Piedmont Office Realty Trust, Inc. (NYSE: PDM) is an owner, manager, developer, redeveloper, and operator of high-quality, Class A office properties located primarily in select sub-markets within seven major Eastern U.S. office markets, with the majority of its revenue being generated from the Sunbelt. Its geographically-diversified, approximately \$5 billion portfolio is currently comprised of approximately 17 million square feet. The Company is a fully integrated, self-managed real estate investment trust (REIT) with local management offices in each of its markets and is investment-grade rated by S&P Global Ratings (BBB) and Moody's (Baa2). Piedmont is a 2021 ENERGY STAR Partner of the Year.

5.5 Billion
Gross Assets

17 Million
Square-Feet

1.9 Million
in Orlando, FL

Representative Assets | Orlando, FL



200 S. Orange
Downtown
644,000 SF



CNL Center
Downtown
623,000 SF



400 TownPark
Lake Mary
175,000 SF



500 TownPark
Lake Mary
135,000 SF



501 W Church
Downtown
182,000 SF



TOWNPARK COMMONS // CONTACT US



For more information, please contact:

Greg Morrison, CCIM, SIOR
Principal
407.440.6640
greg.morrison@avisonyoung.com

Scott Pamplin
Vice President
407.440.6643
scott_pamplin@avisonyoung.com

Jordan Bohannon
Senior Associate
407.219.3502
jordan.bohannon@avisonyoung.com

**AVISON
YOUNG**

135 W. Central Boulevard
Suite 700
Orlando, FL 32801