



2160, 2170 & 2180 West State Road 434
Longwood, Florida 32779

407-834-9560
Emerson-us.com

SANLANDO CENTER

EMERSON
INTERNATIONAL, INC.
A Member of the Emerson Group



2160 2170 2180

1 + 4 + 7 - FLOOR
BUILDING DESIGNS



SPACE FOR EVERY WORKSTYLE

Do the math. We spend more waking hours at the office than we do at home. This is the driving force behind *Sanlando Center*—a distinctive trifecta of three professional office buildings that offer customizable suites as unique as the companies that call it home. Professional comforts are blended with an incredible line-up of amenities and surrounding points of interest. At *Sanlando Center*, it's possible for you to enjoy heading to the office every day.





3 BUILDINGS, ENDLESS PERKS

Sanlando Center is ideally positioned to serve businesses and professional firms with flexible, full-service leases in a thriving community north of downtown Orlando.

- + Conveniently located with immediate access to I-4
- + Three professional office buildings—single-story or mid-rise—totaling 284,000 SF
- + Free surface parking and reserved covered parking available
- + On-site café
- + On-site fitness center
- + Conference space available
- + After-hours security card access
- + Impeccable line-up of neighboring retail, restaurants, and services
- + Adjacent to top ranked Seminole Wekiva Trail and public art



CAFÉ



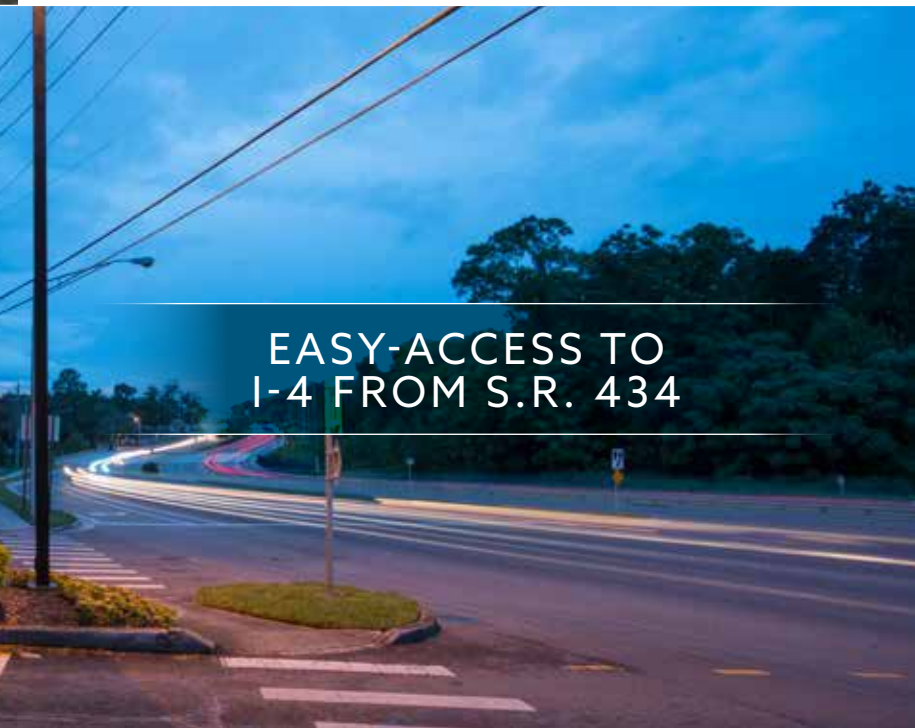
SPACES BATHED
IN NATURAL LIGHT



ON THE
SEMINOLE WEKIVA TRAIL

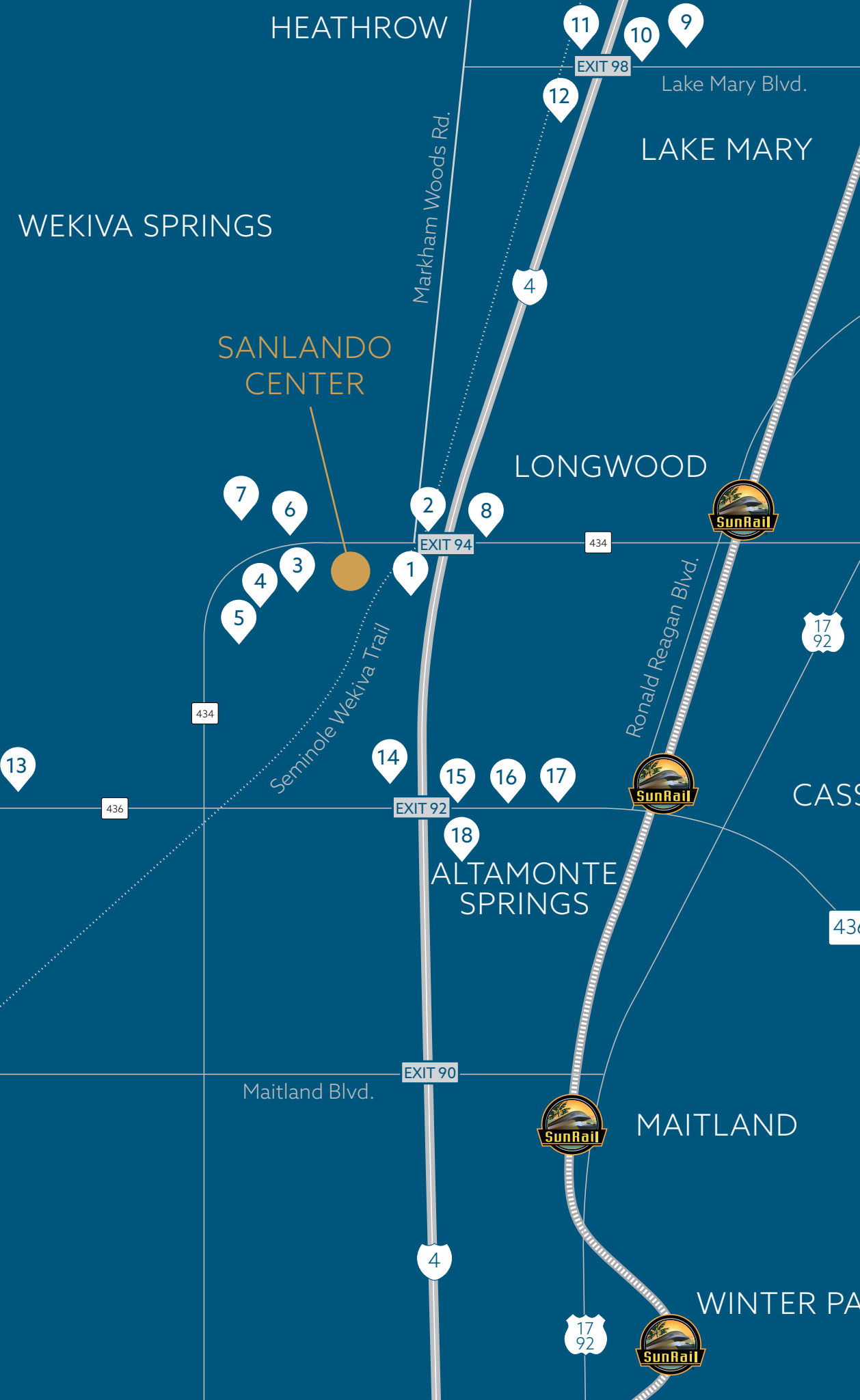


2160-2170-2180
SANLANDO CENTER



EASY-ACCESS TO
I-4 FROM S.R. 434

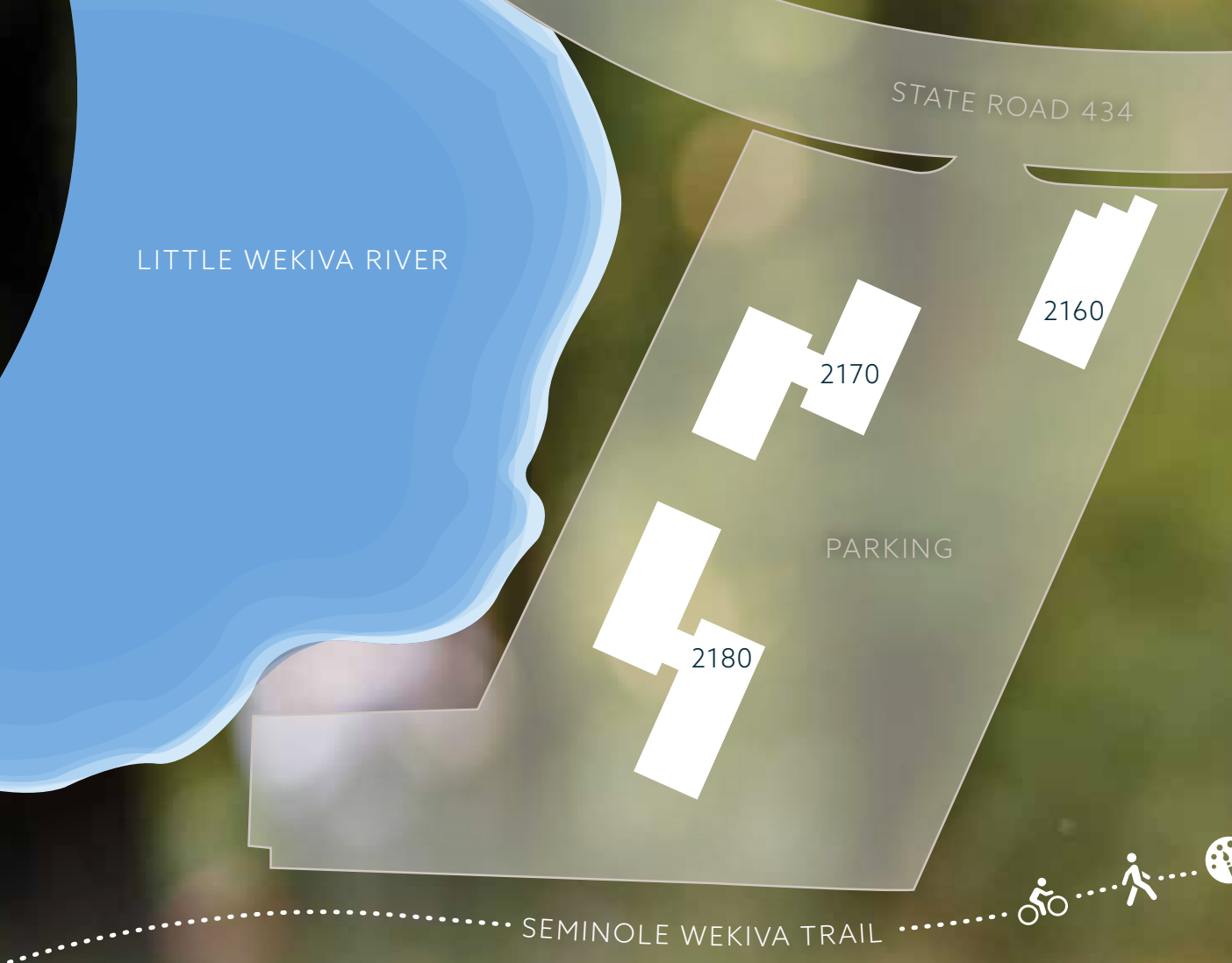
LONGWOOD AREA POINTS OF INTEREST



LIVE. WORK. PLAY. REPEAT.

The I-4 corridor to our east unites an array of popular community amenities and activities. Residents enjoy the mix of quiet neighborhoods and convenient access to an abundant array of shopping, dining and entertainment. *Crane's Roost Park* in Altamonte hosts frequent music, art and cultural events. Longwood, Seminole County's oldest city, boasts a 190-acre historic district that is listed on the National Register of Historic Places. Lake Mary blends cosmopolitan shops and enviable restaurants with a quaint downtown farmer's market.

- 1 Spring Centre
- Starbucks
- Terramia Ristorante
- Santiago's Bodega
- 2 The Melting Pot
- 3 Keke's Breakfast Café
- 4 Jamestown Place
- The Fresh Market
- BurgerFi
- Chase Bank
- Carraba's Italian Grill
- 5 Corporate Apartments
- 6 Springs Plaza
- Publix Supermarket
- Regions Bank
- Graffiti Junktion
- Jeremiah's Italian Ice
- First Watch Café
- 7 Corporate Apartments
- 8 Longwood Village Shopping Center
- 4 Rivers Smokehouse
- PNC Bank
- Bonefish Grill
- Boston Market
- 9 Hilton Garden Inn Orlando North/Lake Mary
- 10 Homewood Suites by Hilton Lake Mary
- 11 Courtyard Orlando Lake Mary North
- 12 Hyatt Place Lake Mary/Orlando-North
- 13 Bow Wow Dog Resort/Daycare
- 14 Light Years Ahead Child Care Center
- 15 Uptown Altamonte
- Corporate Apartments
- Embassy Suites by Hilton/ North Orlando
- 16 Renaissance Center
- Whole Foods Market
- Fleet Feet Sports
- 17 Altamonte Mall + Seasons 52
- 18 Hilton Orlando/Altamonte Springs
- SunRail stations



LITTLE WEKIVA RIVER

STATE ROAD 434

2160

2170

2180

PARKING

SEMINOLE WEKIVA TRAIL



LIFESTYLE + WORKSTYLE FUSE

Altamonte, Longwood, and Lake Mary are all linked by the *Seminole Wekiva Trail*, a paved, 14-mile trail ideal for cyclists, runners and anyone who wants to enjoy Florida's year-round sunny climate. Grab your sneakers and reinvent your lunch break—the trail is just footsteps away.

OFFICE > TRAIL > ART
Local artist, Jeff Sonksen, has blazed a mile-long trail (and numerous headlines) for his 500+ mural panels along the Seminole Wekiva Trail.



**5-STAR RATING
BY TRAILINK**
Seminole Wekiva Trail

EVERYONE LIKES A BETTER POSITION

SEAMLESS MOBILITY

Just 11 miles north of downtown Orlando, Sanlando is centered within the Longwood community providing seamless mobility throughout the metro area via a myriad of transportation options.

In addition to easy transportation access, the high demand for this area and the surrounding community are inspired by the easy fusion of lifestyle and workstyle.



Commuters will appreciate the easy access to I-4 and other major arteries thanks to a location on S.R. 434.



Located within 40 minutes of all 3 airports:

- Orlando International Airport (MCO)
- Orlando-Sanford International Airport (SFB)
- Orlando Executive Airport (ORL)



Central Florida's commuter rail, SunRail, operates a station within 8 minutes of Sanlando Center.



The LYNX bus system, provides another option for commuters with a convenient stop 2 minutes from Sanlando Center.



Longwood | Altamonte Springs | Lake Mary | Sanford | Maitland

SAVE 20-25% ON UBER RIDES

As of July 2016, Longwood is one of five Orlando-area cities that has created a unique partnership with Uber. Passengers will receive a 25% discount on trips that begin or end at a SunRail station or a 20% discount on all other trips originating from Longwood and the partner cities. That is just one part of the seamless mobility Sanlando Center's position provides.

EDUCATION EQUATION

Longwood is located in the Seminole County School District, which has earned an "A" rating every year since the inception of district grades. It was ranked in the top 4% in the nation by Newsweek and is ranked #1 in Florida for its STEM curriculum (Science, Technology, Engineering & Math).

CAMPUS TO CAREER

Current data shows that these students are likely to attend college close to home. There are 500,000+ students at 20+ public and private campuses in the region, including the University of Central Florida in Orlando, the University of Florida in Gainesville, and the University of South Florida in Tampa. Every year, these graduates strengthen the work force and continue the cycle of choosing these areas to live, work, learn, and play.



METRO ORLANDO/CENTRAL FLORIDA OVERVIEW



EMERSON INTERNATIONAL


Emerson International is a private, full-service real estate development company and one of the region's largest commercial property owners. With more than one million square feet of commercial office space under our management and 30+ years of Central Florida market experience, we are experts in the local codes, ordinances and demographics that could directly impact the success of your business.

In addition to our local expertise, we deliver the highest caliber of service and commercial property selection. With spaces in a variety of locations, sizes, and options for custom build-outs, Emerson has solutions for every client.

OFFICE PORTFOLIO

- 1 CenterPointe One
- 2 CenterPointe Two
- 3 CenterPointe Three
- 4 CenterPointe Office Park
- 5 Altamonte Lakeside Park
- 6 Sanlando 2160
- 7 Sanlando 2170
- 8 Sanlando 2180
- 9 2600 Maitland Center
- 10 Louisiana Office Park
- 11 Florida Technical College
- 12 Major Plaza One
- 13 Major Plaza Two

RETAIL PORTFOLIO

- 14 Eagle Creek Retail - Building 3
- 15 Eagle Creek Retail - Building 4
-  SunRail stations