

WESTWOOD



LINCOLN
PROPERTY
COMPANY

PROPERTY OVERVIEW














6649 WESTWOOD BLVD

Westwood consists of (2) five-story (6649 / 6675 Westwood Blvd.) and (3) single-story (6700 / 6750 / 6751 Forum Dr.) Class A office buildings located conveniently just south of the interchange of the Beachline Expressway and I-4. Visibility is outstanding with a quarter mile of I-4 frontage with a daily traffic count of 200k+. All of metro Orlando is easily accessible as Orlando International Airport (12 miles) and Downtown Orlando (15 miles) are within a short drive. In addition, the Orange County Convention Center, the second largest such facility in the US, is within a mile. Numerous restaurants such as Starbucks, The Capital Grille, Maggiano's Little Italy, Blue Martini, Del Frisco's, Moe's Southwest Grill, Panera Bread, Mellow Mushroom, Buffalo Wild Wings, Delmonico's, Thai Thani, The Bistro, Bonefish Grill are nearby as well as over 40 hotels.



Learn More
About Westwood

-  (2) Five-Story and (3) Single-Story, Class A Office Buildings
-  343,331 ± SF
-  Energy Star Rated
-  Picturesque 21-Acre Setting with Manicured Landscaping and Scenic Pathways
-  200K+ Daily Traffic Count
-  4.2 / 1,000 SF
-  Covered Parking Garage
-  On-Site Cafe (Nature's Table)
-  Orange County Convention Center in Close Proximity
-  Nearby Numerous Restaurants
-  Close to Shopping



Orlando
Orange County
Convention Center

6649 WESTWOOD BLVD

PARKING GARAGE

6675 WESTWOOD BLVD

6700 FORUM DRIVE
BUILDING 100

6751 FORUM DRIVE
BUILDING 200

6750 FORUM DRIVE
BUILDING 300

AERIAL OVERVIEW



6750 FORUM DR.

OUTSTANDING CENTRAL LOCATION

Westwood Center is located at I-4 and the Beachline Expressway in close proximity to the Orange County Convention Center and Sea World. It's a 12 minute drive to Orlando International Airport and 15 miles southwest of Downtown Orlando.



OUTDOOR SEATING



PING PONG TABLE + SEATING



LIFESIZE CHESS BOARD

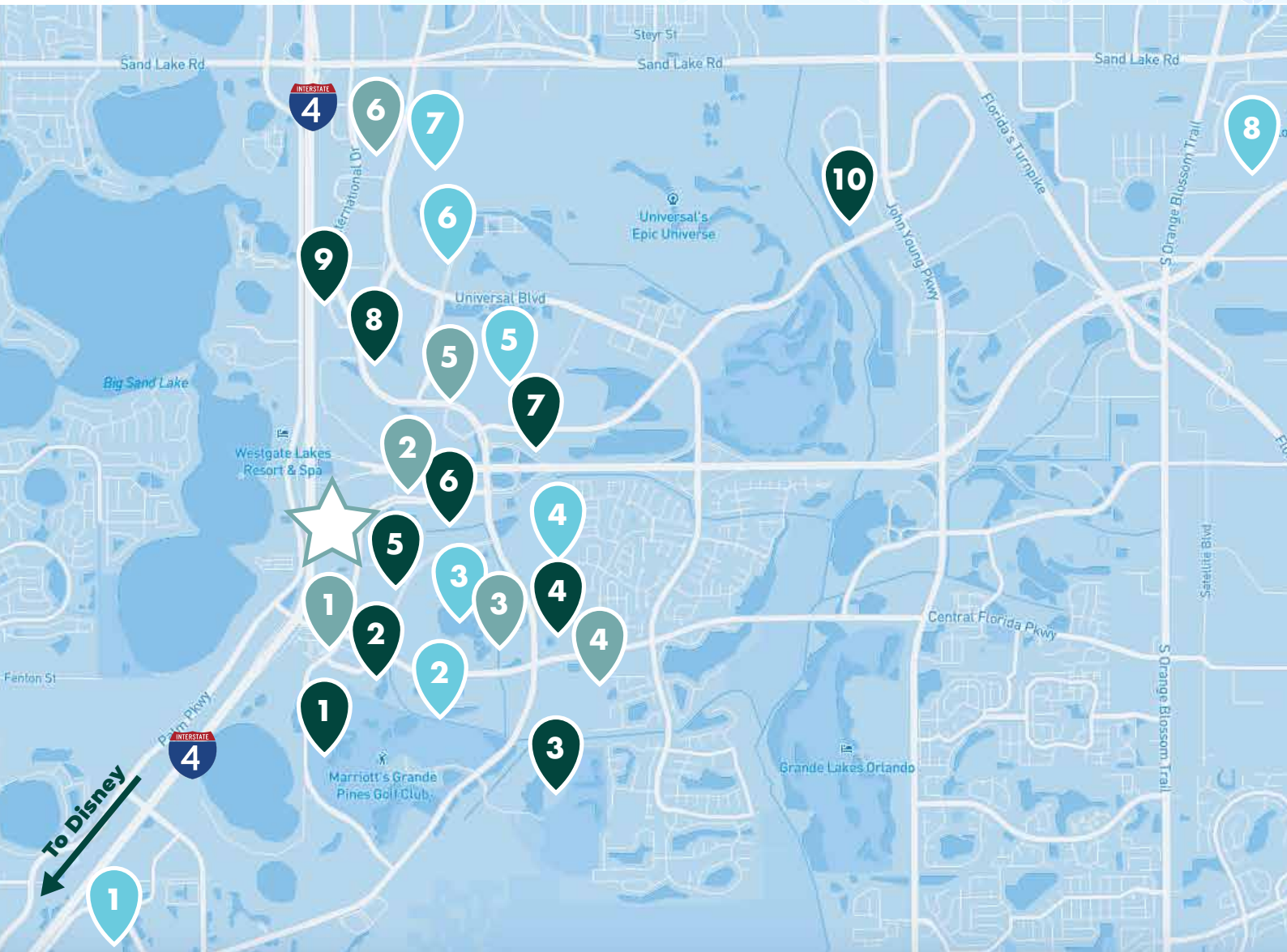
AMENITIES

- Signage Opportunities
- Smart & Interactive Private Fitness Center with Locker Rooms
- Landscaping Upgrades
- Onsite Security
- Dry Cleaning
- Car Detailing
- EV Charging Stations
- Nature's Table Cafe
- All New Monument and Wayfinding Signage
- Food Truck Gathering 2x Per Month
- Outdoor Gathering Area with Seating, Lifesize Chess Board, Ping Pong Table and More
- Lobby Upgrades with New Furniture
- New LED Lighting Throughout Park
- Wi-Fi Enabled Building
- Smart Conference Room Amenity
- Activated Lobby Area
- Outdoor Activated Patio
- Touchless Entry
- Purified Air in Lobby
- Real-Time Building Health Monitoring (Wynd Sensors)
- Energy Use Management (Verdigris Technology)



OUTDOOR SEATING

AMENITY MAP



Hotel

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. Marriott's Cypress Harbour Villas 2. Hilton Grand Vacations at SeaWorld 3. Marriott's Grande Vista 4. SpringHill Suites by Marriott Orlando 5. Renaissance Orlando at SeaWorld | <ul style="list-style-type: none"> 6. Double Tree 7. Hilton Orlando 8. Hyatt Regency Hotel 9. Rosen Plaza 10. Hampton Inn & Suites Orlando |
|--|--|

Restaurants

- 1.** Nature's Table, Bonefish Grill
- 2.** Ciao Italia Ristorante, Ming Dragon Express, Subway, Curry Mantra Indian Cuisine, Delmonico's Italian Steakhouse, Cheddar's Scratch Kitchen, Everglades Restaurant, 98 Forty Tapas & Tequila
- 3.** Seafire Grill, Voyager's Smokehouse, Shark Underwater Grill, Panini Shore Cafe, Waterway Grill, Laguna Grill,

Entertainment

- 1.** Orlando Vineland Premium Outlets
- 2.** Discovery Cove
- 3.** SeaWorld Orlando
- 4.** Aquatica Orlando
- 5.** Orange County Convention Center
- 6.** Topgolf
- 7.** Ripley's Believe it or Not! , Sleuth's Mystery Dinner Shows
- 8.** The Florida Mall

- Moe's Southwest Grill, Flippers Pizzeria, Taco Bell, Applebees, Hurricane Grill & Wings
- 4.** Mellow Mushroom, Buffalo Wild Wings, TGI Fridays, Selam Ethiopian & Eritrean, Japanese Restaurant, Thai Thani Thai Restaurant, McDonalds, Denny's
- 5.** Red Lobster, McDonalds, IHOP, Spencer's for Steak and Chops

- 6.** Kobe Japanese, Yard House, Cafe Tu Tu Tango, Bahama Breeze, Maggiano's Little Italy

NEW SIGNAGE

Westwood features a variety of upgraded wayfinding signage throughout the entire park.



6675 MONUMENT SIGN



PARKING GARAGE SIGNAGE



WAYFINDING SIGN



SINGLE STORY BUILDING SIGNAGE



MONUMENT SIGN



6649 SIGNAGE WITH VIEWS FROM I-4



INTERIOR BUILDING ENHANCEMENTS

In addition to the numerous upgrades to the exterior of Westwood it also features beautiful modern lobby upgrades to 6675 Westwood Boulevard. The building has undergone a significant renovation to 6649 Westwood Boulevard, including a brand new coffee bar and common training / conference center.

NEW LOBBY COMMON TRAINING/CONFERENCE CENTER



UPGRADED LOBBY IN BUILDING 6675



2ND FLOOR TENANT ENTRANCES OFF LOBBY



UPGRADED LOBBY IN BUILDING 6675



PROPOSED LANDSCAPE UPGRADES



LINCOLN
PROPERTY
COMPANY



Learn More
About Westwood

For additional information,
please contact:

SEAN DUPREE
sdupree@lpc.com
407.872.3538

SHAYNA HANSEN
shansen@lpc.com
407.872.3516

LINCOLN PROPERTY COMPANY
333 S. Garland Avenue
Suite 1401
Orlando, FL 32801

LPCsoutheast.com

WE MAKE THINGS HAPPEN.