



14 EAST WASHINGTON

42,088 SF Class "B" Acquisition Opportunity

OFFERING MEMORANDUM

First Capital Property Group, Inc., as an exclusive broker, is pleased to offer the opportunity to acquire the mixed-use six-story building located in the heart of the Central Business District in Orlando, Florida.



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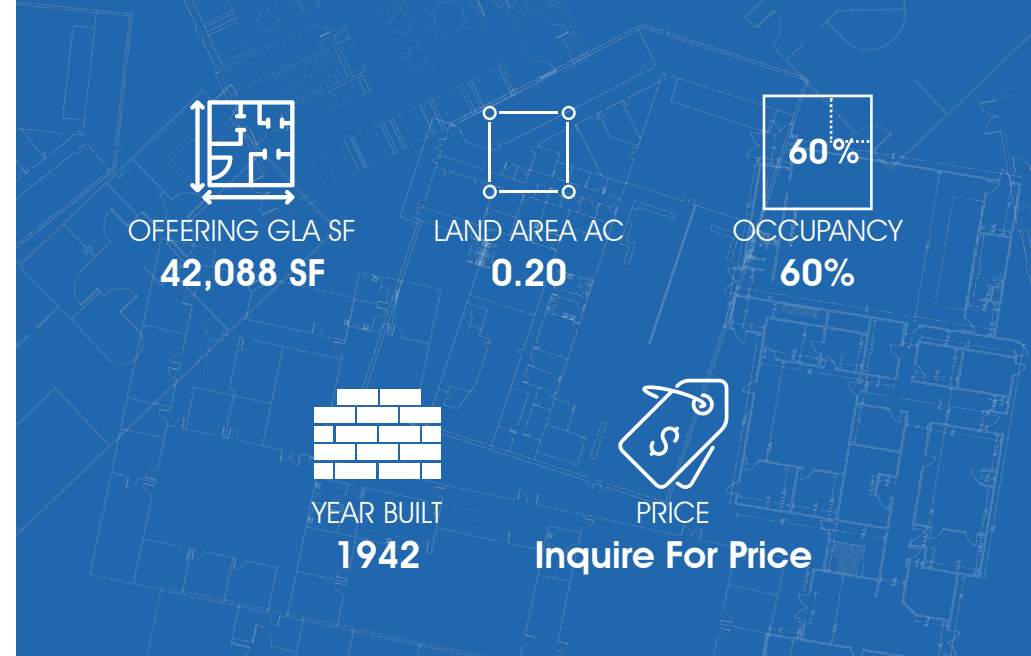


Executive Summary

THE OPPORTUNITY

First Capital Property Group is delighted to introduce 14 E Washington, a prominent mixed-use building strategically positioned at the signalized intersection of Washington Street and Orange Avenue in the heart of Downtown Orlando's Central Business District. This six-story Class B office space boasts a total area of 42,088 square feet and features extensive, prominent frontage along both Washington Street and Orange Avenue.

Currently, the property is 60% occupied, offering a compelling investment opportunity. Its prime location in a thriving urban center makes it an attractive asset for investors seeking to capitalize on the growth of Downtown Orlando. 14 E Washington represents an excellent chance to acquire a valuable property at a prime corner in this dynamic and expanding city.



HIGHLIGHTS

Concentrated Downtown Core of $\pm 4,152$ businesses and over $\pm 51,471$ employees within the 1.78 mile subject area

#1 in Job Growth per the U.S. Department of Labor Statistics (2014-2018) with a current workforce of 1.2 million people

4th Best Tax Climate in the United States by the Tax Foundation (2020)

4th Fastest Growing MSA in the United States and Florida's largest MSA with ± 1087 people moving to Orlando each week

2nd Best State for Business in the United States by Chief Executive Magazine (2021)

High Average Income of \$122,575 within 0.5 mile radius of property

#1 Best Place to Work in Tech per Yahoo Finance (2021) and **#1 Fastest Growing City for Entrepreneurs**, LinkedIn News (2021)

Property Description

Address: 14 E. Washington Street
Orlando, FL 32801

County: Orange County

Zoning: AC-3A/T/HP

Land Use Code: 1802 - Office Mid-rise

Tax District: City District, Orlando

Parcel ID: 26-22-29-7352-29-043

Land Size: 8,870 SF / 0.20 acres

Building Size: ± 42,088 SF

Stories: 6 Floors, Basement

Year Built: 1942

Renovated: 2023

Property Type: Class "B" Office Building

Number of Tenants: 16 tenants

Frontage: ± 50 ft on Orange Ave
± 85 ft on Pine Street

Slab/Foundation: Concrete Block Stucco

Parking: Jefferson Street Parking Garage and Central Blvd Garage located adjacent to the building

Walk Score: Walker's Paradise (97)

Transit Score: Excellent Transit (73)

PROPERTY SNAPSHOT

14 E. Washington was originally built in 1942 and caters to both retail and office users alike.

The building features six floors of office suites, first floor retail and a basement. Expansive building improvements equating to \$2 Million are underway.

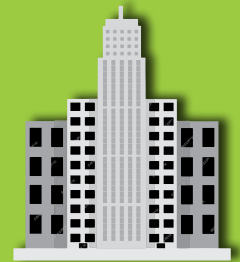
Surrounded by the bustling downtown restaurants, banking, hotels and entertainment, the building is situated in the heart of the Central Business District, in the middle of the ongoing growth and development.



TRAFFIC COUNT

15,100 AADT

Orange Ave &
Washington St



AVERAGE HOUSEHOLD INCOME

\$122,575

(0.5 mile radius)



EMPLOYMENT POPULATION

± 72,198

(1 mile radius)



DAYTIME POPULATION

± 29,757

(10 min walk)

Location Overview

LOCATION HIGHLIGHTS

- Surrounded by the bustling downtown restaurants, banking, hotels, and entertainment in the heart of the Central Business District, which has over 29,957 Daytime Population within a 10-minute walk
- Expansive building improvements including updated lobby, updated exterior façade, updated amenities, new elevators, updated LED lighting in all hallways & lobby underway
- Unobstructed building signage at signalized intersection of Orange Ave and Washington St with 15,100 AADT

6 MIN WALK FROM
SUNRAIL STATION



TWO BLOCKS
FROM I-4



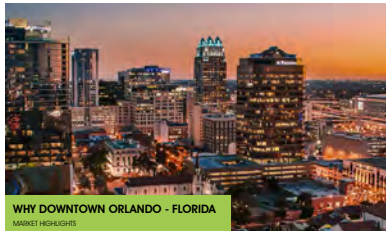
THREE BLOCKS
FROM LYNX STATION



Average Daily Traffic

2022

Orange Ave & Washington St	15,100
I-4	165,000



WHY DOWNTOWN ORLANDO - FLORIDA

MARKET HIGHLIGHTS

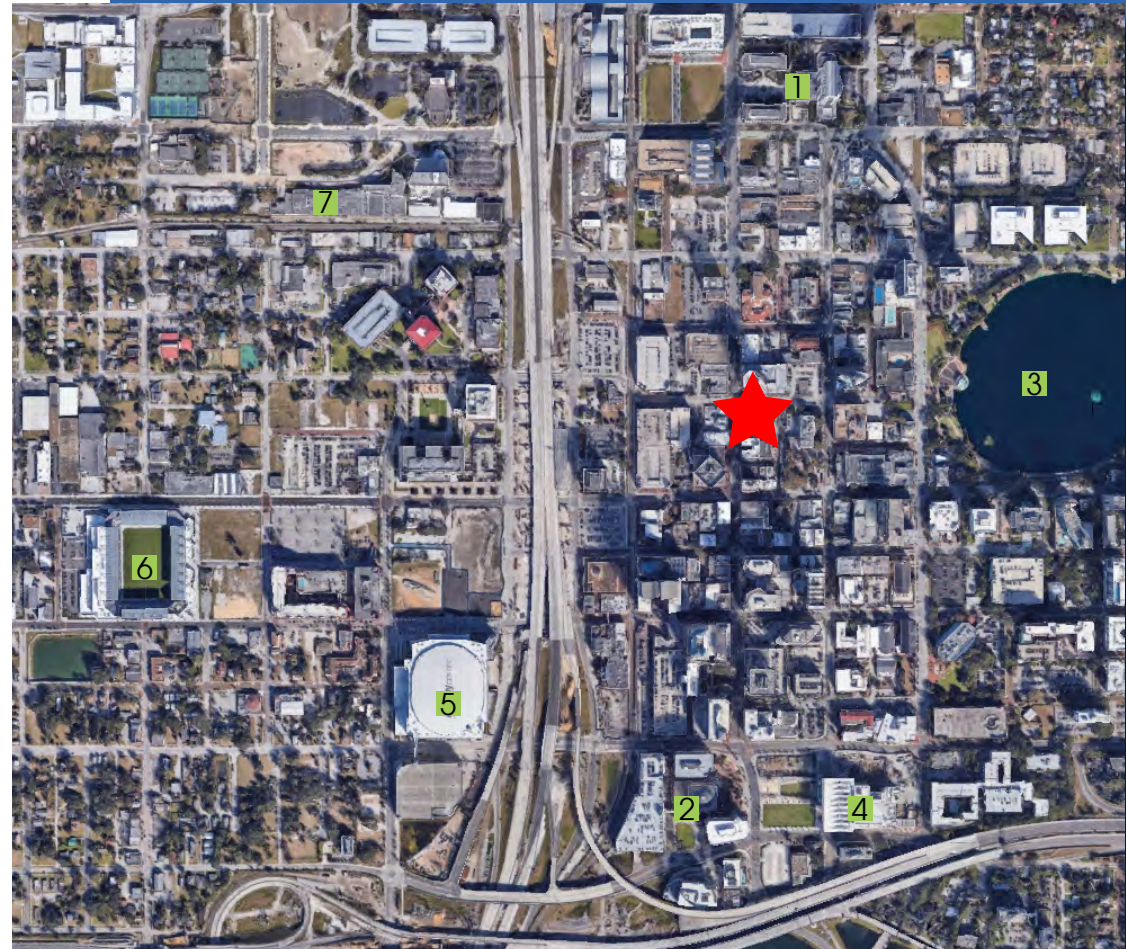
Full Capital Reports Group, Inc. (FCRG) International, a U.S. based commercial real estate company, serving all Central Florida from the Gulf Coast to the Space Coast. Since 1995, FCRG has specialized in acquisition, disposition, leasing, asset management & construction for commercial, multi-family & residential.



CLICK TO LEARN MORE ABOUT THE DOWNTOWN ORLANDO MARKET IN OUR "WHY DOWNTOWN ORLANDO" PACKET

LOCATION FACTS

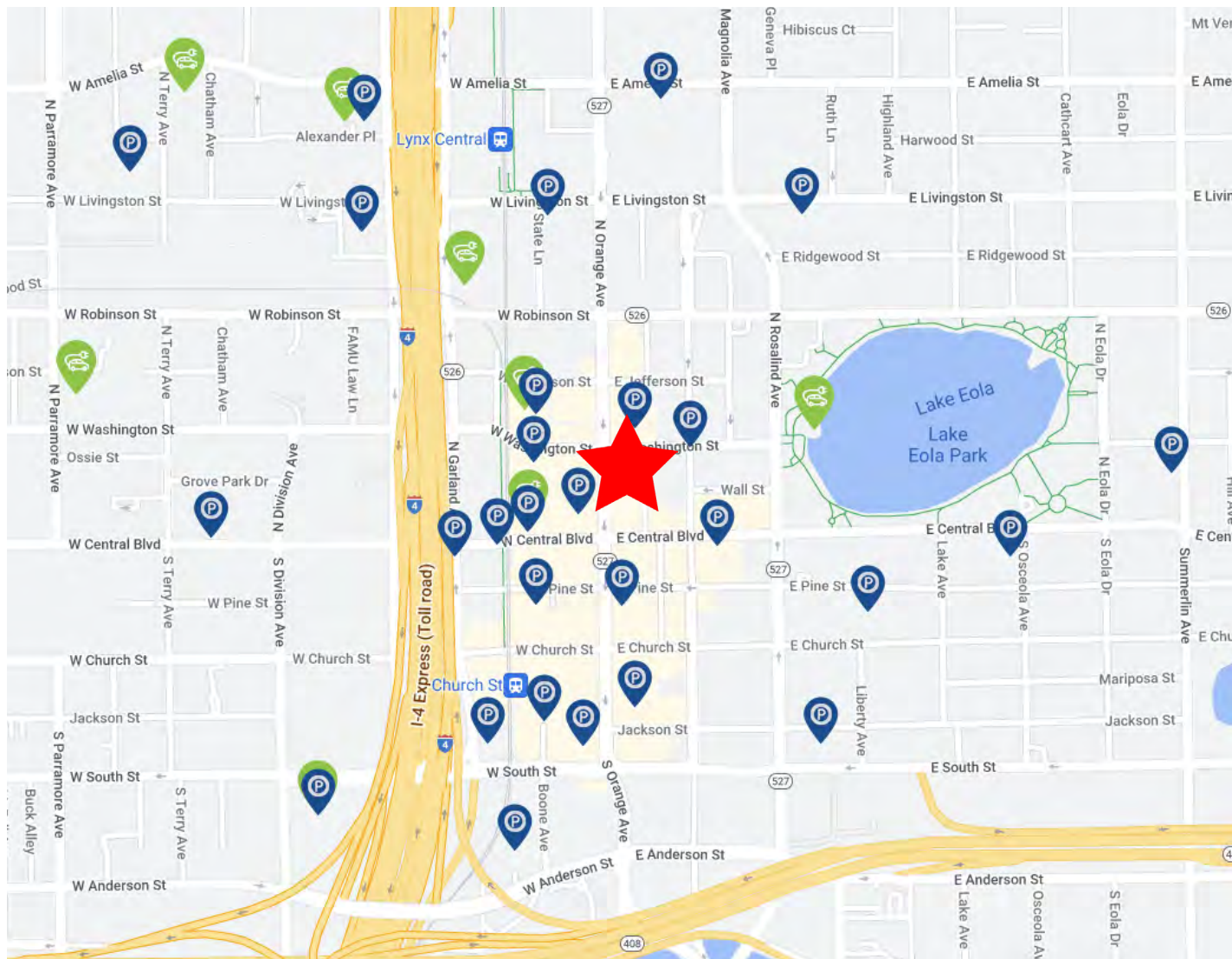
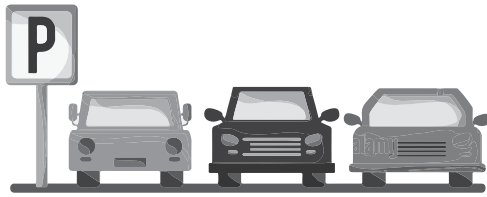
- 1 Orange County Courthouse - .3 miles / 8 min. walk
- 2 Orlando City Hall - .4 miles / 10 min. walk
- 3 Lake Eola - .4 miles / 10 min. walk
- 4 Dr. Phillips Center for the Performing Arts - .5 miles / 11 min. walk
- 5 Kia Center - .5 miles / 12 min. walk
- 6 Exploria Stadium - .6 miles / 14 min. walk
- 7 Creative Village / UCF Campus - .8 miles / 19 min. walk



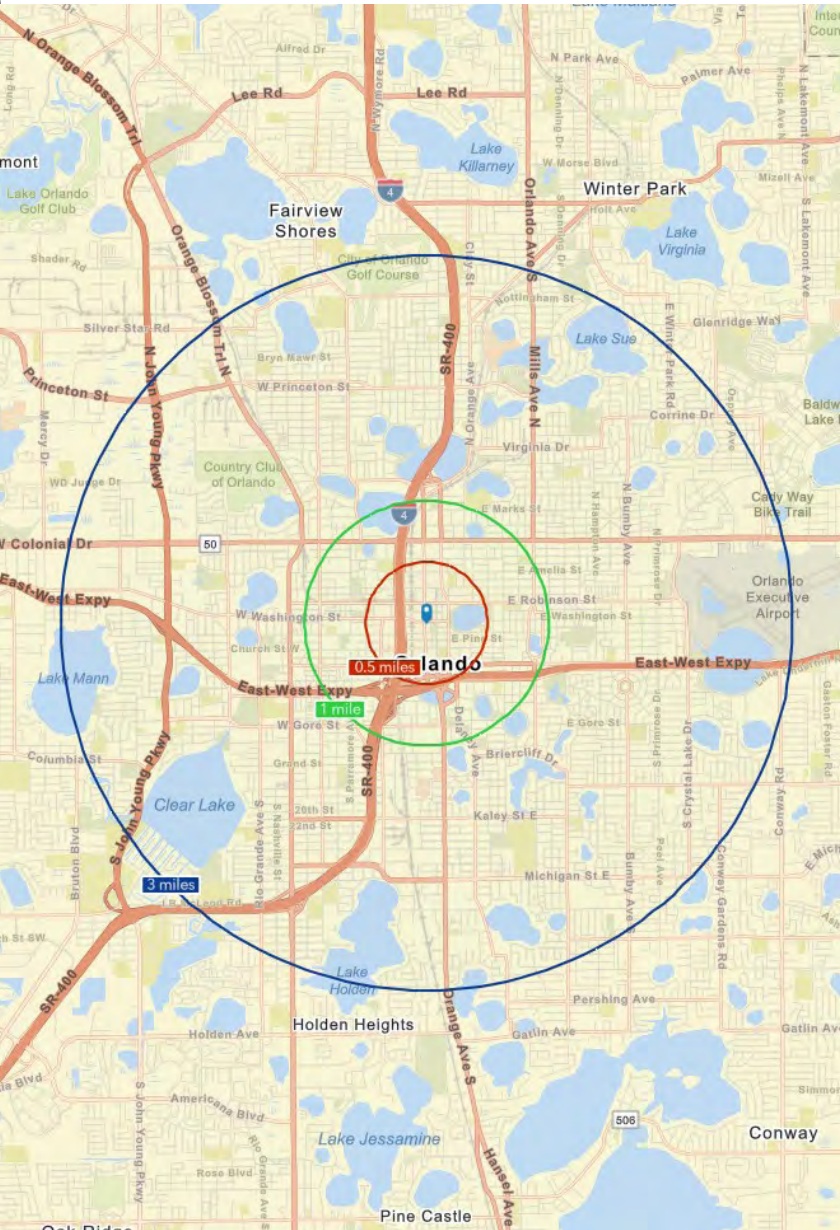
Parking Options

The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park. Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information:
<https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>

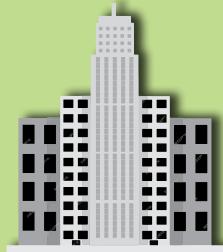


Demographic Profile



POPULATION

	0.5 miles	1 mile	3 miles
2023 Population	7,831,497	23,962	101,952
2028 Estimated Population	9,037	26,173	106,910
2023-2028 Annual Rate	2.91%	1.78%	0.95%



HOUSEHOLDS

	0.5 miles	1 mile	3 miles
2023 Households	5,104	13,474	48,970
2028 Estimated Households	5,988	15,047	52,267
2023-2028 Annual Rate	3.25%	2.23%	1.31%



INCOME

	0.5 miles	1 mile	3 miles
2023 Average Household Income	\$122,575	\$102,861	\$110,412
2028 Average Household Income	\$139,013	\$117,845	\$124,539

Building Summary

IN THE HEART OF DOWNTOWN

14 East Washington is located two blocks from the intersection of Orange Ave and Pine Street, which is the busiest intersection in Downtown Orlando's rapidly expanding Central Business District. The corner located at a signalized intersection also sees a high AADT of 15,100. Strategically located close to public transit including SunRail and Lynx bus services with easy access to I-4, 408 and East Colonial Road. Parking is available in the Jefferson Street Parking Garage and Central Blvd Garage located adjacent to the building.

SURROUNDED BY AMENITIES

The area continues to see billions of dollars in new development, including the introduction Creative Village, the University of Central Florida's Downtown campus. Creative Village will bring over one billion dollars in new development with its education and transit focused site. Showcasing responsible and sustainable development practices, it will be one of the largest LEED-ND developments in Florida. Creative Village, in conjunction with the other infrastructure and improvement projects will continue to propel Downtown Orlando forward.

Immediately accessible from 14 East Washington are a wide array of amenities including high-end top-rated restaurants and food halls, as Orlando is increasingly becoming known as a "foodie" town. The Church Street Exchange with its focus on Technology & Innovation is just a block away. Hotels, fitness clubs, and hundreds of new luxury apartments surround the Building.

The Dr. Phillips Center for the Performing Arts, Kia Center, the Orlando City Soccer Stadium and walking trails round scenic Lake Eola are all within a half mile radius. With the strategic positioning in Downtown Orlando, the building is located near access to major transportation outlets including I-4, SR 408, Florida Turnpike, Lynx bus terminal, and the Church Street SunRail Station.



Anchor Tenant

Newtek®

Your Business Solutions Company

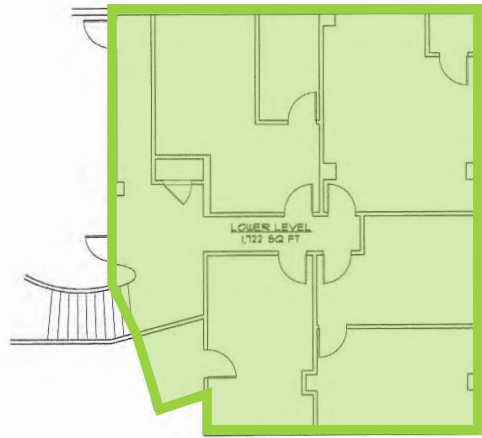
Tenant	Newtek
Industry	Financial
Suite(s)	600J
Occupancy	9/1/2019
Lease Expiration	8/31/2022
Website	https://www.newtekone.com/

NewtekOne (NASDAQ: NEWT)

Newtek One, a publicly traded company listed on NASDAQ under the ticker symbol NEWT, is a dynamic and innovative business solutions provider. With a commitment to empowering entrepreneurs and small to medium-sized businesses, Newtek One offers a comprehensive suite of financial and technology services. Their diverse portfolio includes solutions for business financing, insurance, technology, payroll, and managed IT services, all aimed at facilitating growth and success for their clients. Through their user-friendly platform and personalized support, Newtek One enables businesses to streamline their operations, access capital, and stay ahead in an ever-evolving business landscape. To learn more about their offerings and how they can support your business, you can visit their website at www.newtekone.com.



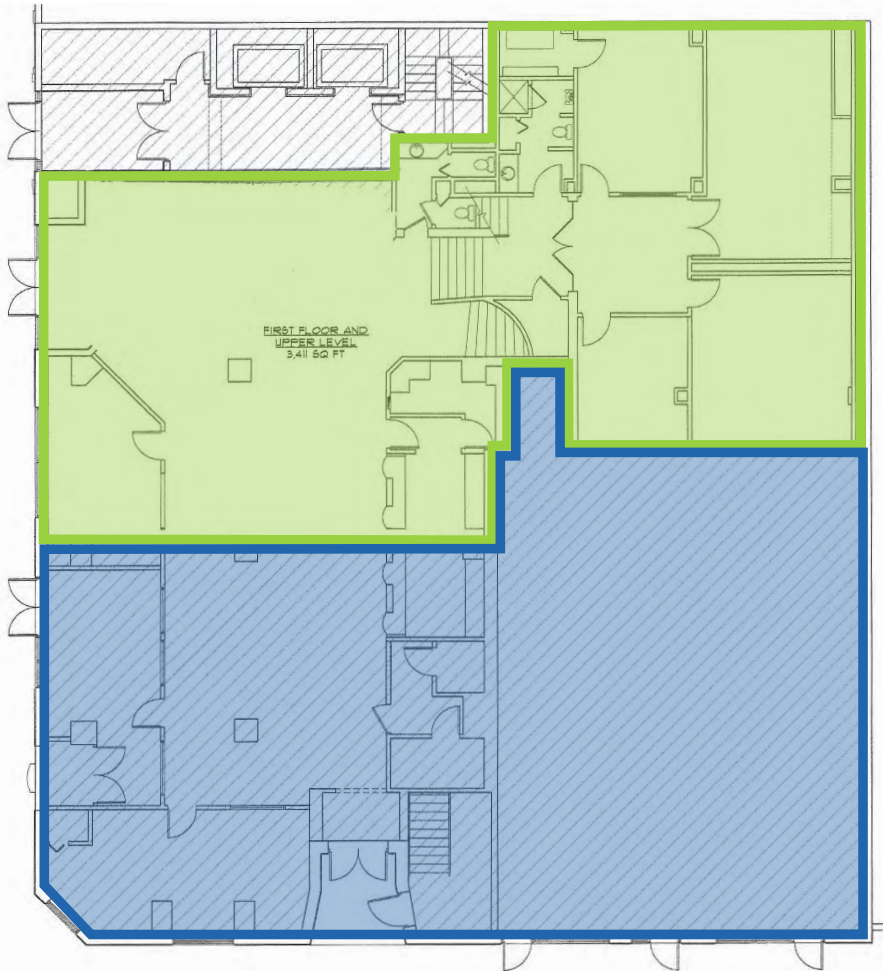
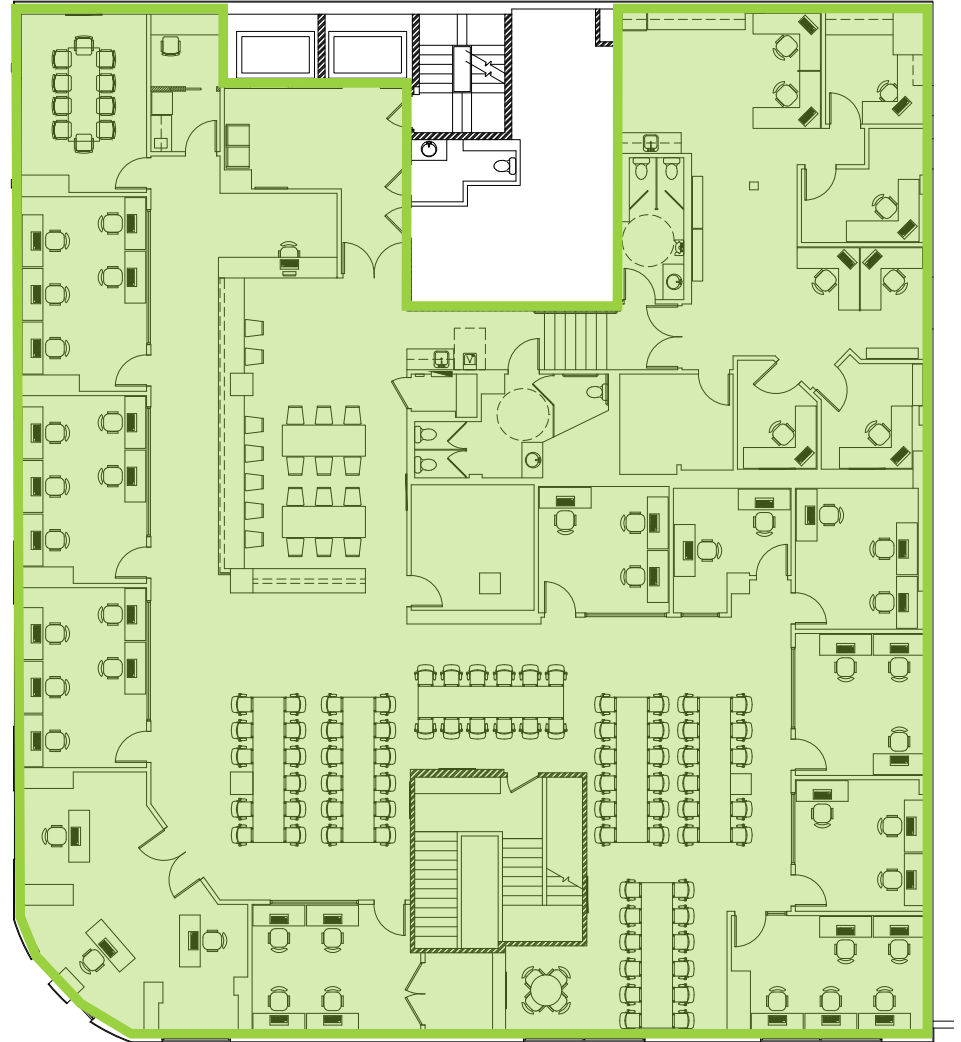
First Floor



LOWER FLOOR
SCALE: 3/16"=1'-0"

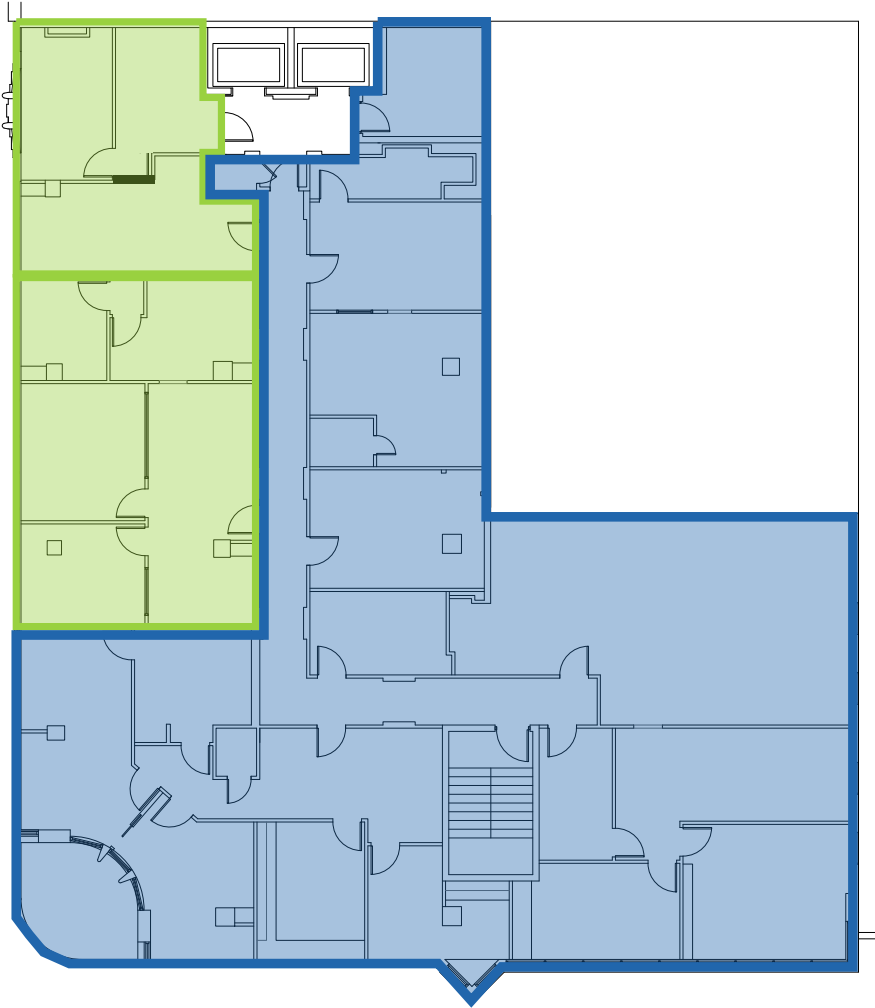
Second Floor

Available
Leased

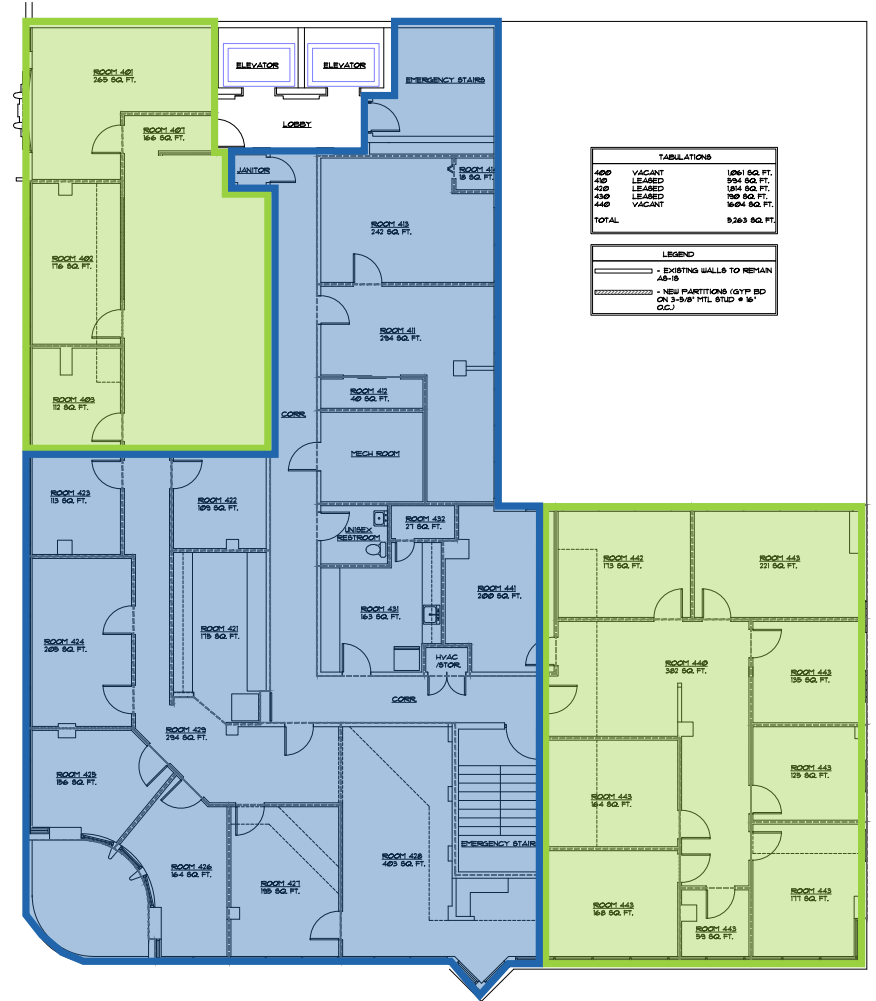


BANK LOBBY / UPPER FLOOR
SCALE: 3/16"=1'-0"

Third Floor



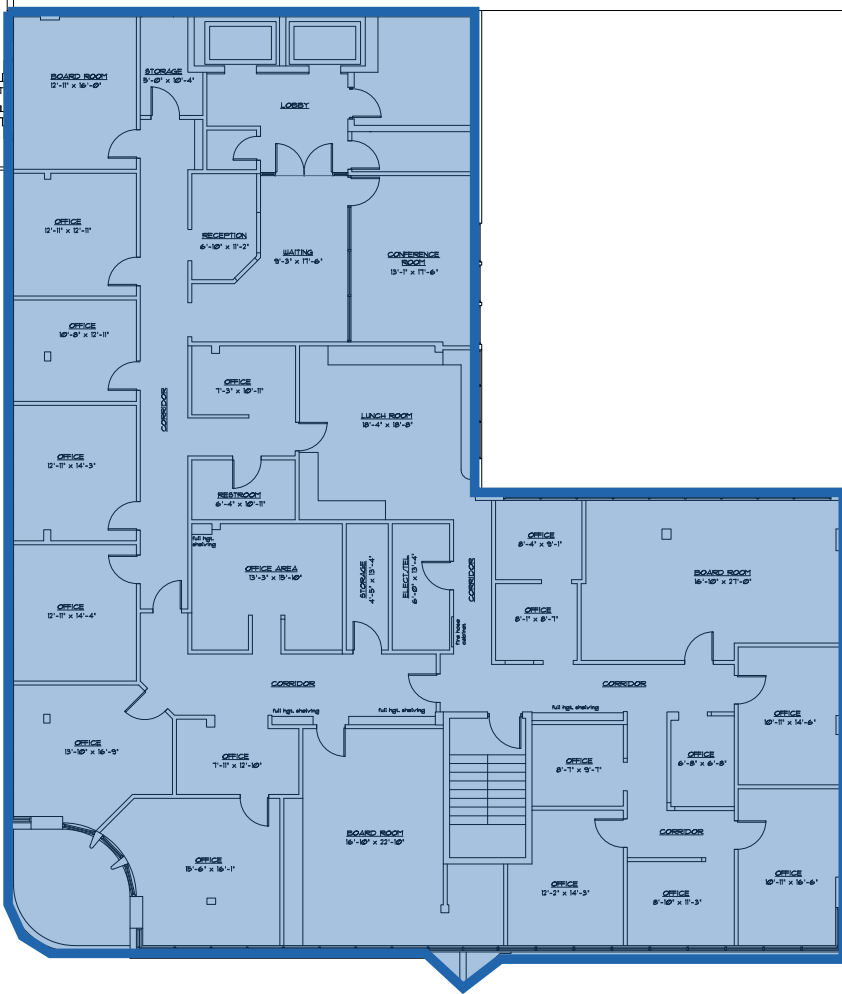
Fourth Floor



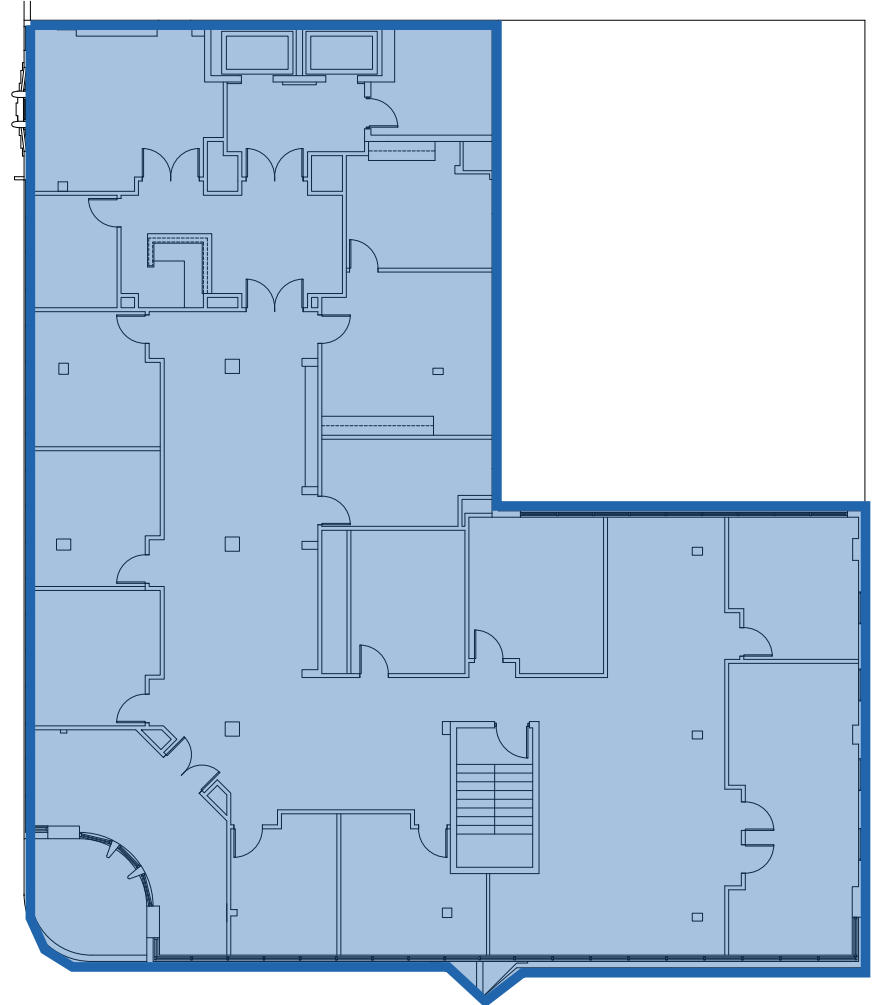
TABULATIONS		
460	VACANT	1800 SQ. FT.
461	LEASED	234 SQ. FT.
462	LEASED	184 SQ. FT.
463	LEASED	760 SQ. FT.
464	VACANT	1624 SQ. FT.
TOTAL		5263 SQ. FT.

LEGEND	
-	EXISTING WALLS TO REMAIN
-	NEW PARTITIONS (GYP. BD ON 3-5/8" HVL. STUD. & 1" C.C.)

Fifth Floor



Sixth Floor



Available
Leased

Value Add Opportunities

14 E Washington presents an exceptional value-add opportunity in the competitive real estate market of downtown Orlando. This property's potential for value enhancement lies in several key aspects. First and foremost, the building's ultra core location will continue to be a driver of interest for those tenants seeking prime core of Central Business District space. Next, the current occupancy rate of 60% signifies an immediate opportunity to increase rental income by leasing out the remaining available space. Bringing in quality tenants to occupy the vacant areas could not only bolster the property's cash flow but also enhance its overall appeal.

Moreover, current ownership has embarked upon a strategic renovation and modernization plan which has been implemented to revitalize the building and cater to the discerning needs of quality tenants seeking well-located Class B space. Those renovations that are underway include upgrading common areas, lobby spaces, and amenities to create an inviting and contemporary atmosphere. Additionally, improving energy efficiency and sustainability features would align with the growing demand for environmentally conscious office spaces.

New ownership can immediately begin optimizing the marketing and management of the property, which can lead to potential synergies being unlocked. A new owner's proactive strategy that prioritizes tenant satisfaction and efficient operations can lead to higher tenant retention rates, reducing the risk of prolonged vacancies.

These value-add propositions would significantly elevate the building's market position, making it an increasingly attractive destination for quality tenants seeking precisely this type of Quality Class B space in a prime downtown location. As a "flight to quality" asset candidate, 14 E Washington would be well-poised to attract reputable businesses seeking an upgraded workspace, ultimately translating into increased property value and sustained profitability.



Grant Opportunities

City of Orlando municipal and Community Redevelopment Agency (CRA) grant opportunities can be invaluable for new owners of properties like 14 E Washington. These grants can serve as a financial lifeline, offering assistance in enhancing the building's quality while significantly reducing out-of-pocket capital improvement expenses. By tapping into these resources, property owners can access funding for various improvement projects, such as façade renovations, energy efficiency upgrades, or infrastructure enhancements, which might otherwise be financially burdensome. Not only do these grants provide crucial financial support, but they also contribute to the overall revitalization and attractiveness of the area, fostering a more vibrant and appealing business environment. In essence, these grant opportunities not only benefit individual property owners but also play a pivotal role in the broader community's development and rejuvenation efforts.



RETAIL STIMULUS

The Retail Stimulus Program is for a retail business that seeks to achieve a high-quality interior build-out and/or cover rent expenses. Applicants are eligible to receive up to \$75,000 or 50% of the total cost of Tenant Improvements, whichever is less. Applicants are also able to receive a one-time award of up to \$25,000 to cover rent expenses. Below is a link that can provide more information on the program.

<https://www.downtownorlando.com/Business/Incentives/Retail-Stimulus-Program>

DOWNTOWN ORLANDO FAÇADE PROGRAM

Aimed to encourage building owners, businesses, and owners of certain residential properties to invest in properties by financially assisting with renovations to rehabilitate their buildings and residences Central Business District areas are eligible for funding for façade improvements of up to \$100,000 or 50% of the total façade improvements, whichever is less.

<https://www.downtownorlando.com/Business/Incentives/DTO-Fa%C3%A7ade-Program>



Tax Assessment

2022 REAL PROPERTY ASSESSMENT & TAXES

PARCEL	PARCEL #	2022 ASSESSMENT (\$)	MILLAGE	AD VALOREM (4)	NON-AD VALOREM (\$)	TOTAL TAXES & ASSESSMENTS	TAXES PER SF
14 E Washington	26-22-29-7352-29-043	\$4,747,565	19.1189	\$97,741.35	\$531.67	\$98,273.02	\$2.33



Investment Highlights

Prime Location in Downtown CBD: The office building at 14 E Washington enjoys an enviable location right in the heart of the Central Business District (CBD) of Downtown Orlando. This prime positioning offers unrivaled proximity to key business hubs, making it a sought-after destination for businesses looking to establish a presence in the city's bustling core.

Access to a Plethora of Parking, Transit, and Highway Access: Accessibility is a paramount advantage of this property. It provides easy access to an abundance of parking options, ensuring convenience for employees and visitors. Additionally, with proximity to major transit routes and highways, commuting to and from the building is seamless, further enhancing its appeal.

Access to Entertainment, Arenas, Performing Arts, Restaurants, Bars, and Lounges: Situated amidst a vibrant urban landscape, the building offers immediate access to a wide array of entertainment options, including arenas, performing arts venues, restaurants, bars, and lounges. This proximity to leisure and cultural amenities enhances the overall quality of work-life balance for tenants and employees.

In a Growth-Oriented Environment: Downtown Orlando is known for its dynamic and growth-oriented environment. Investing in this office building aligns with the city's trajectory of expansion and development, making it a sound choice for investors seeking opportunities in a thriving urban landscape.

Rare Ownership Opportunity: The chance to own a property of this caliber in such a prime location is indeed rare. For investors seeking to add a high-value asset to their portfolio, 14 E Washington represents a unique opportunity to secure ownership in a strategic and rapidly evolving market, further underlining its appeal as an investment.



WHY DOWNTOWN ORLANDO

Downtown Orlando has emerged into the national spotlight and drawn the attention of investors and entrepreneurs alike. As the city continues to invest in itself monetarily and politically, more and more young people and families are choosing to make Orlando their home spending their time and money in the local markets. The constant growth in population, the city's favorable economical policies, the investment into infrastructure programs, and improved transportation avenues has allowed for the relocation, and investment potential to be realized.

The growth of the technological, medical, and research fields have further propelled the city forward as the transportation improvements have increased the ease of traveling into the city center from outside regions. The rental rates for commercial and residential spaces remain competitive in comparison to other major markets in the United States furthering the attraction for moving businesses here or starting new ventures, professional or personal.

Downtown Orlando is also home to a wide array of entertainment options within its stadiums, performance venues, parks, and streets. From concerts and sporting events to farmers markets and foot races – there is something for everyone to enjoy. Museums, historical establishments, top-rated restaurants, and shops fill the city streets. The city comes even more alive at night with over 75 bars and clubs within the city.

There is \$15 billion in infrastructure improvements slated for the Orlando MSA, over \$3.6 billion in housing projects proposed or under construction within the Orlando MSA and numerous major redevelopment projects in progress within Downtown Orlando – all fueled by the growth the city is experiencing.



WHY DOWNTOWN ORLANDO: HISTORY

HISTORY

The [City of Orlando](#) has a rich history dating back to the early 1800's. First settled in 1838 as U.S. Army Fort Gatlin just south of present day Orlando City limits, the area grew to a small community by 1840. The first permanent settlement in the area was that of the Jernigan Family, which inspired the area to be known as Jernigan until 1857 when Aaron Jernigan was relieved of his command. Prior to the name change, the first area post office was established May 30, 1850.

In 1857, the town expanded north and took the Orlando name, including the post office. The Town of Orlando was incorporated in 1875 with 85 inhabitants. The origins of the Orlando name is unclear although there are numerous stories told to this day. In 1857, the town centered around the current Magnolia Ave and court Avenue where the courthouse was later built in 1892.

Orlando became a city in 1885, shortly after cattle, cotton and citrus transitioned out of being the sole drivers of commerce following the great freeze in 1894-95. Construction increased as the railroad brought more settlers in the late 1890's. The Church Street rail depot pulled the center of commerce away from the courthouse. By 1920's, Orlando had over 9,000 inhabitants. During this boom, buildings were constructed that are still in use including the Angebilt Hotel, Wells' Built Hotel, Kress Building and the Tinker Building. The Historic Metcalf Building was built in 1923 as one of Orlando's first trio of 'high-rise' buildings and is also in-use still today.

[Downtown Orlando](#) continued to grow following WWII, as the Orlando Army Base and Pinecastle Army Airfield was home to many servicemen who stayed and settled throughout central Florida. The company now known as Lockheed Martin established a plant in the City of Orlando in 1956 and established themselves as the area's first aerospace and defense company.

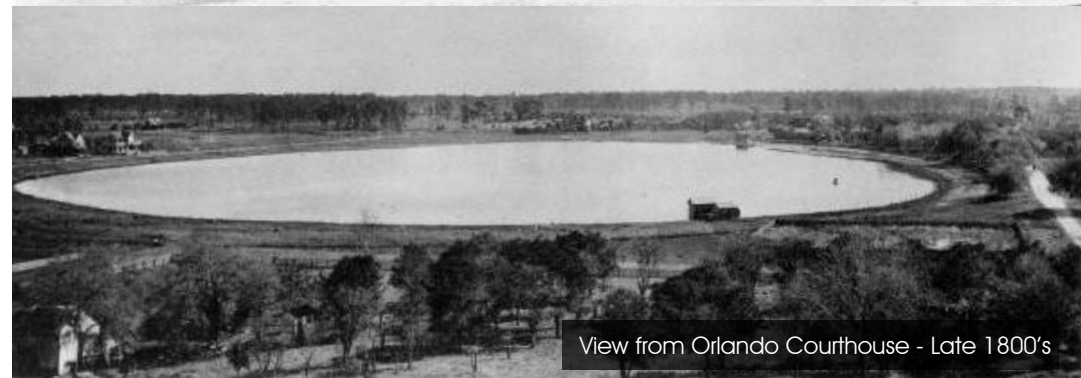
Walt Disney came to Orlando in 1965 to create his Florida theme park designed from his Disneyland Park in California. The Walt Disney Company took residence in the penthouse suite of the Historic Metcalf Building in Downtown Orlando until their new office was built on site.

Development steadily continued through the early 1970's with construction of office towers and the development of I-4. The mid-1980's brought prominent skyscrapers including the SunTrust Center and Bank of America Center. Lake Eola Park was redesigned during the same time.

Now, Downtown Orlando continues to flourish with businesses, residents and tourists alike thriving within the mix of history and opportunity the city offers.



Looking west down Pine Street - Late 1800's

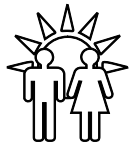
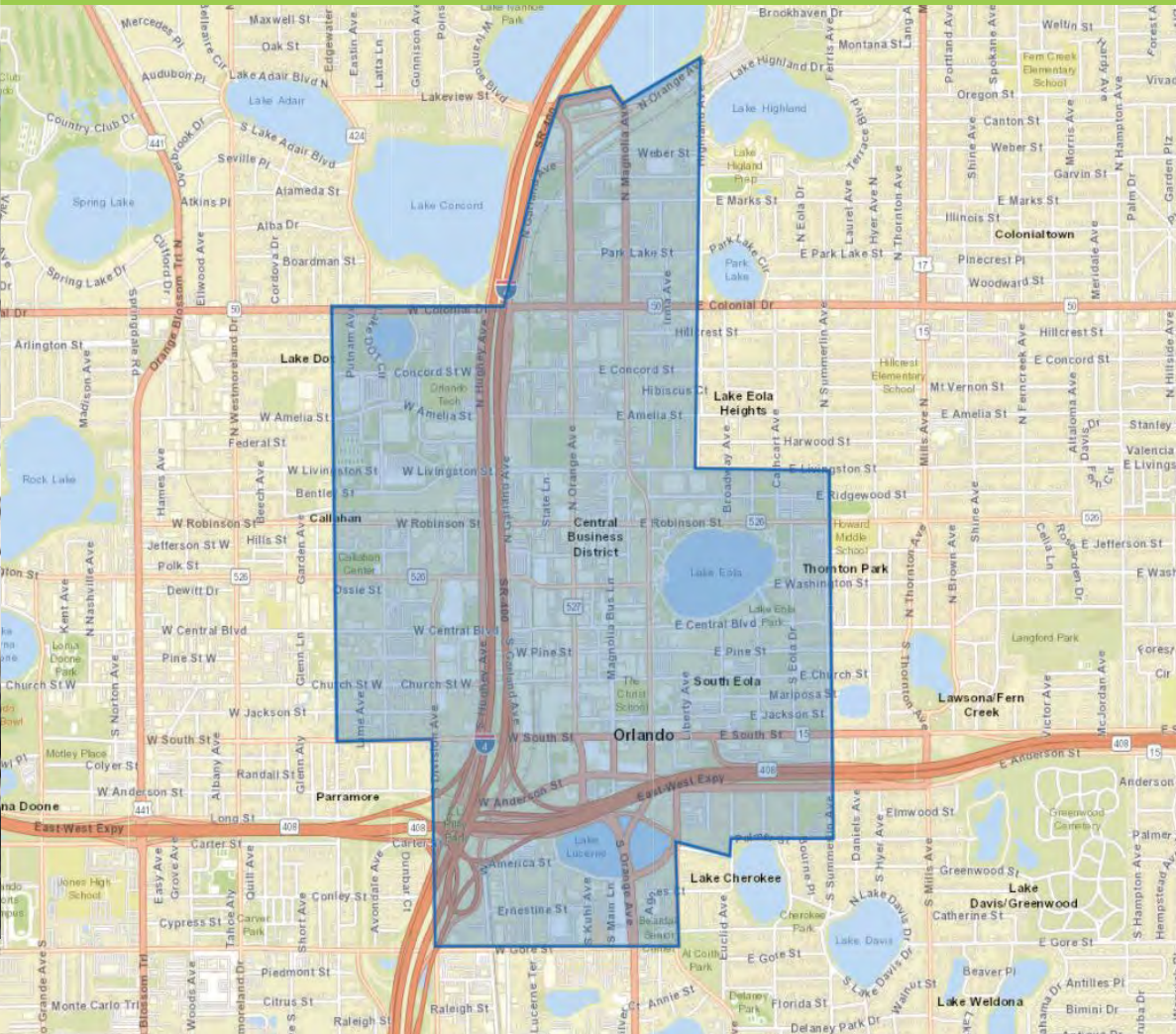


View from Orlando Courthouse - Late 1800's



Magic Kingdom Construction - July, 7, 1971

WHY DOWNTOWN ORLANDO: DEMOGRAPHICS



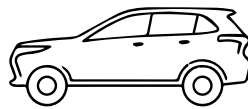
72,988
DAYTIME
POPULATION



57.3%
BACHELOR'S /
GRAD / PROF
DEGREE



4,649
TOTAL
BUSINESSES



72.9%
WORKERS
DRIVE TO
WORK ALONE

POPULATION

2010 Population	9,705
2020 Population	15,384
2023 Population	17,316
2028 Population	19,564
2010 - 2020 Annual Rate	4.71%
2020 - 2023 Annual Rate	3.71%
2023 - 2028 Annual Rate	2.47%
2023 Male Population	50.6%
2023 Female Population	49.4%
2023 Median Age	38.9

RACE AND ETHNICITY

2023 White Alone	56.2%
2023 Black Alone	17.6%
2023 American Indian / Alaska Native Alone	0.3%
2023 Asian Alone	6.0%
2023 Pacific Islander Alone	0.1%
2023 Other Race	6.8%
2023 Two or More Races	13.1%
2023 Hispanic Origin (Any Race)	22.6%

MEDIAN HOUSEHOLD INCOME

2023 Median Household Income	\$65,269
2028 Median Household Income	\$79,375
2023 - 2028 Annual Rate	3.99%

AVERAGE HOUSEHOLD INCOME

2023 Average Household Income	\$101,982
2028 Average Household Income	\$117,738
2023 - 2028 Annual Rate	2.91%

PER CAPITA INCOME

2023 Per Capita Income	\$61,182
2028 Per Capita Income	\$71,721
2023 - 2028 Annual Rate	3.23%

WHY DOWNTOWN ORLANDO: BUSINESSES

RELOCATIONS & EXPANSIONS

Downtown Orlando is home to many national and regional headquarters within its ± 12 million square feet of office space offered as of 2021. Multi-use developments and redevelopments throughout Downtown Orlando are underway to meet the demand from outside companies relocating to the Downtown Orlando Core.

While the pandemic has slowed office space demand across the country, the demand for space in Downtown Orlando has not seen the same extent of impacts. Office space demand in Downtown Orlando rebounded stronger than before with big corporations looking to [invest in and relocate to](#) or expand within the area due to favorable economic climates, business friendly regulations, and a cost of living 6.3% lower than the national average.

Orlando was ranked as the [4th Best Tax Climate](#) in the United States in 2020; this combined with no state property tax and Florida business incentives, Chief Executive Magazine named Florida the [2nd Best State for Business](#), 2021.

The large workforce in Central Florida is also a driving factor. There are 1.2 million people within the growing workforce, 35 post-secondary institutions within the Orlando MSA, +550,000 students within 100 mile radius (National Center for Education Statistics, 2021) in addition to the 1,067 people that move to the Orlando MSA every week.

DOWNTOWN ORLANDO HEADQUARTERS INCLUDE:

- AssuredPartners Inc.
- Global Insurance
- Red Lobster
- Checkr Inc.
- Morgan & Morgan
- Stax
- Corkcicle
- Mears Transportation

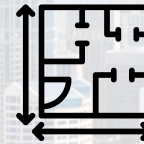
Many companies that value centrality and vitality have chosen to locate their corporate and division headquarters here. With 11 million square feet of office space, downtown holds the dominant Class A office supply in the region. A professional population of more than 87,200+ powers downtown, and a talent pipeline of 550,000 college students within a 100-mile radius creates enviable and diverse opportunities for future growth. Proximity to business-friendly leadership who are committed to continuous improvement position downtown's businesses to turn up momentum.



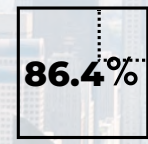
**\$25.05 AVG.
OFFICE LEASE
RATE PRICE / SF**



**63.8% DOWNTOWN
PROFESSIONALS ARE
COLLEGE EDUCATED**



**12,000,000 SF
OFFICE SPACE**



**86.4% OFFICE
OCCUPANCY RATE**



**85,503 JOBS
DOWNTOWN**



**\$72,000 AVG.
SALARY**



**16.1% EMPLOYED
WITHIN SCIENCE,
PROFESSIONAL OR
TECH INDUSTRIES**



**46.1% EMPLOYEES
LIVE WITHIN 10 MILES**

WHY DOWNTOWN ORLANDO: BUSINESSES

TECHNOLOGY & RESEARCH

Orlando is known for the innovative theme parks, but the technological advancements expand well beyond the rides found there. Theme parks push technology in order to exceed tourists expectations of experiences and require large high-tech teams to keep the attractions running. Simultaneously, other industries in Orlando including gaming and digital media, life sciences and medical technology, advanced manufacturing, and aerospace and defense, to name a few, are booming with growth. Filled with a young and diverse community with a collaborative culture, Orlando is driving cutting edge innovations that will enhance the future of the region and beyond.

As the [12th largest digital media clusters in the nation](#), Orlando's \$9 billion digital media industry continues to serve as a hub for technological innovation. Companies who call Downtown Orlando home work to deliver cutting edge technology that is geared towards setting new industry standards and are magnets for growth.

Downtown Orlando houses [UCF's Florida Interactive Entertainment Academy](#), FIEA, a graduate level game development degree program. FIEA was ranked the #1 Graduate Game Development Program in 2020 by Princeton Review and #1 Best Video Game College in 2021 by Princeton Review and PC Gamer Magazine. In Fall 2022, UCF will launch a [Financial Technology Master's Degree](#) to focus on a growing industry in Central Florida.

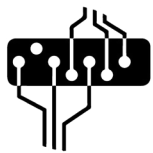
Stax, formerly FattMerchant, is located in the heart of Downtown Orlando and was the [3rd fastest growing company](#) in Central Florida in 2020, and also named the Most Innovative Fintech Business on the Forbes Fintech 50 list in 2020. Stax employs over 300 employees in Orlando and are invested in building the local talent to continue to grow their company and the tech industry; they are "[obviously Orlando proud.](#)" In March 2022, Stax officially reached unicorn status with their valuation of over [\\$1 billion](#) and has their sights set on going public next.

The Orlando Economic Partnership announced in late 2021 the formulation of a strategic plan to grow and mature the tech sector. Led by local technology founders and executives, including those of Stax, this [5-year plan](#) is in place to foster the growth of technology focused companies in the region as well as create new jobs and education plans to ensure the workforce instills the necessary skills to fill those jobs. Currently, the average local tech wage is more than \$89,000, much higher than the metro-Orlando's average wage of \$48,530.

Ensuring the communication of the strength of the Technology and Research Industries within Orlando is also of high importance; Orlando is known for being the happiest place on Earth, but is also the #1 place to work in Tech according to Yahoo Finance, 2021, and the #1 fastest growing city for entrepreneurs, LinkedIn News, 2021.

[Synapse Orlando](#) is an annual conference to celebrate the talent, discover the industries and engage with industry leaders within the innovation communities of Orlando. Doers, creators, innovators and thought leaders gather to immerse themselves in the innovations of the year, and collaborate on what is to come. This event ends with the Immerse Fest, see events page.

Located outside of the Downtown Orlando core is the [Central Florida Research Park](#). Adjacent to the University of Central Florida's Main Campus, the Research Park is comprised of over 145 companies in 65 buildings on 1,027 acres with over 10,000 employees all within the technology and research fields. Some of the [tenants](#) include Cole Engineering Services, Inc., Institute for Simulation and Training, Luminar Technologies, Inc., Northrop Grumman, and countless other governmental and military companies. The Research Park fuels further technology and research growth into Central Florida and Downtown Orlando alike.



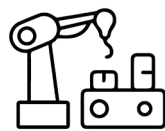
#1 BEST PLACE TO WORK IN TECH

Yahoo Finance, 2021



#2 FASTEST GROWING SALARIES FOR TECH WORKERS

Dice.com, 2021



#1 LARGE CITY WHERE MANUFACTURING IS THRIVING

Forbes, 2018



80% EMPLOYMENT IS OUTSIDE OF HOSPITALITY & TOURISM

Orlando Economic Partnership



#1 FASTEST GROWING CITY FOR ENTREPRENEURS

LinkedIn News, 2021



10

Florida Interactive Entertainment Academy

WHY DOWNTOWN ORLANDO: BUSINESSES

KEY SECTORS

Advanced Manufacturing
 Aerospace & Defense
 Autonomous Vehicles
 Aviation
 Biotechnology & Pharmaceuticals
 Digital Media
 FinTech
 Innovative Technologies
 Life Sciences & Healthcare

Medical Technology
 Simulation
 Optics & Photonics
 Entertainment Technology
 Gaming
 Headquarters & Regional Offices
 Business Services
 Logistics & Distribution

MARKET ACTIVITY

Iron Galaxy Studios, LLC: Chicago based video game studio; currently in 15,000 SF office is exploring moving into 35,000 SF in Downtown Orlando and adding 90 more jobs to it's over 100 person staff.

Electronic Arts, Inc.: Global leader in digital interactive entertainment. 2nd fastest growing Central Florida Technology company in 2021, hiring 222 positions as of March, 2022 to add to it's 800 person local team. Headquarters to be moved to Creative Village, learn more in the developments section.

MyRadar: Top radar and weather prediction app with over 50 million downloads. The free app provides radar and rain alerts in addition to information on wind patterns, wildfires, cyclones, etc. Future features include predicting the intensity of hurricanes or locating illegal fishing ships and will be powered by a "constellation of satellites" that provide a "detailed imagery of the ground." MyRadar is located in a FCPG managed and leased historical building Downtown, pictured below.



**#2 MOST STARTUP
 ACTIVITY BASED
 ON AVG. STARTUP
 FORMATION RATE**

Roofstock, 2021



**TOP 20
 SURGE CITY**

Inc. Magazine, 2020



**UCF AMONG TOP
 20 MOST
 INNOVATIVE
 UNIVERSITIES**

U.S. News & World Report, 2018 - 2021



**#1 AEROSPACE &
 DEFENSE
 WORKFORCE
 SUPPLIER IN NATION**

UCF, Aviation Week, 2015-2020



**EIGHT
 ENTREPRENEURSHIP
 DEGREES WITHIN
 100 MILE RADIUS**

of Downtown Orlando, OEP



**680 BIOPHARMA
 ESTABLISHMENTS
 IN FLORIDA**

Orlando Economic Partnership



**#3 HIGHEST
 NUMBER OF ACTIVE
 CLINICAL TRIALS
 IN U.S.**

Orlando Economic Partnership



**5 OF THE 50
 LARGEST U.S.
 HOSPITALS WITHIN
 2-HOUR DRIVE**

Becker's Hospital Review, 2019



**FRIENDLIEST
 STATE FOR
 AUTONOMOUS
 VEHICLE RESEARCH**

Orlando Economic Partnership



**ORLANDO IS THE
 LARGEST RENTAL
 CAR MARKET IN
 THE WORLD**

Orlando Economic Partnership



**HOME TO MORE
 MODERN TOLL
 ROADS THAN
 ANYWHERE IN U.S.**

Orlando Economic Partnership



**OVER 700 MILES
 OF FIBER OPTIC
 COMMUNICATIONS
 INFRASTRUCTURE**

Orlando Economic Partnership



**#4 BEST CITY
 FOR GAMERS**

WalletHub, 2019



**#4 BEST MARKET
 IN U.S. FOR
 DEVELOPMENT
 OPPORTUNITIES**

Orlando Economic Partnership



**MODELING,
 SIMULATION &
 TRAINING CAPITAL
 OF THE WORLD**

Orlando Economic Partnership



**#2 HIGHEST
 FLIGHT TRAINING
 EMPLOYMENT
 IN THE U.S.**

JobsEQ, 2019

WHY DOWNTOWN ORLANDO: BUSINESSES

BUSINESSES - MAJOR ACTIVITY

Downtown Orlando's size and diversity attracts growth and inspires connections as well as retains the bright minds who already call Downtown Orlando home. This attraction is one of the many reasons why the Orlando region was **#1 in the nation for job growth four years in a row** (Bureau of Labor Statistics).

HASTA Capital, a Mexico-based multifamily investment firm, bought the 55 West mixed-use tower located in Downtown Orlando in Q1 of 2022 for \$150.25 million. This 33-story tower includes 461 apartment units, attached 480-space parking garage, and ± 70,000 SF of retail and office space.

One of Downtown Orlando's trophy properties, **The Julian**, was sold to The Frankforter Group, a Canadian real estate investment firm, at the end of 2021. The 14-story, 409-unit apartment complex sold for \$142 million, and was the second multifamily acquisition in the Orlando area for the firm. The Julian consists of 1,000 SF of work-from-home space on each floor, a fitness studio, a resort-style swimming pool and viewing terrace, and 6,000 SF of ground-level retail space.

An Atlanta staffing and recruiting company, **Insight Global**, relocated to the Truist Tower, previously the SunTrust Plaza, in Q1 of 2021. The company signed a seven-year lease for 14,389 SF of space. The tower has ± 200,000 SF of office space.

The 11th largest and one of the fastest growing insurance brokers in the United States, **AssuredPartners Inc.**, opened a new headquarters location in Downtown Orlando and was projected to create 100+ new jobs. The company moved into the CNL Center I Building in 2021. AssuredPartners stated they chose Downtown Orlando as the location for their new headquarters due to its attractive features to young working professionals and its connectivity.

Sonesta, one of the fastest growing hospitality companies in the United States, chose Downtown Orlando for their new corporate office. They are the 8th largest hotel company to open a new Orlando office as of June 2021. Their new office is located in the Landmark Center One building overlooking Lake Eola, and is roughly 18,000 SF.

BUSINESSES - MAJOR ORLANDO EMPLOYERS



WHY DOWNTOWN ORLANDO: TRANSPORTATION

TRANSPORTATION OPTIONS

LYMMO FREE BUS SYSTEM

The convenient free bus transit circulator, [LYMMO](#), runs 7 days a week with 4 designated lines and 21 stops strategically dispersed throughout Downtown Orlando. Each of the 4 LYMMO lines; Orange-Downtown, Lime, Grapefruit, and Orange-North provide service to each stop every 15 minutes during evenings, weekends, and holidays, and every 7-10 minutes during office hours. These buses operate in their own right of way with dedicated lanes and intersection signals, providing a non-congested route downtown.

SUNRAIL

The [SunRail](#) is Central Florida's commuter rail that runs through 4 counties with 16 different stations, 2 of which are located downtown. Running Monday through Friday, the SunRail is a convenient and affordable option for daily commuters.

LYNX CENTRAL STATION

[LYNX Central Station](#) is an intermodal transit station near Creative Village. With over 77 local routes, the LYNX buses run in 15, 30, and 60 minute intervals. Commuters and visitors alike can conveniently take the Lime or Orange LYMMO lines to Central Station and connect to the SunRail or the LYNX bus service.

TAXIS / PRIVATE CARRIERS

[Taxis](#) provide a convenient alternative to and from the downtown area. Six different companies offer premium taxi services available downtown.

CAR SHARE (ZIPCAR)

[Car sharing](#) is a modern short-term car rental. Cars are available by the hour or day, and gas and insurance are included. The different car sharing options are available by Zipcar, the world's leading car sharing network. Users can enjoy the convenience of a car without the monthly payment.

O-CARTZ

An eco-friendly transportation alternative, [O-Cartz](#) is a clean, affordable and efficient shuttle service. Each vehicle is able to accommodate up to six passengers, and services the entirety of downtown.



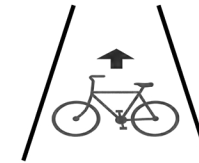
SCOOTER SHARE



BIKE SHARE



8 PEDAL-POWERED SWAN BOATS



265 MILES OF BIKE LANES



4-PASSENGER PEDICABS



WHY DOWNTOWN ORLANDO: TRANSPORTATION

INFRASTRUCTURE IMPROVEMENTS

The infrastructure in Downtown Orlando is continuously improving to best serve the mass amounts of people transporting through it. Currently, there is \$15 billion worth of ongoing infrastructure improvement projects including a \$2.3 billion 21-mile makeover of [Interstate 4 \(I-4\)](#) that includes major work on one of the most vital interchanges in Downtown Orlando at Colonial Drive. The redesign will include innovative features such as an acceleration lane on eastbound I-4 from Colonial Drive to Princeton Street; improved capacity of the I-4 general use lanes, the entrance to eastbound I-4 on the north side of Colonial Drive as opposed to the original loop ramp that was formerly on the south side; improved I-4 access, and a planned entrance ramp to eastbound I-4 from Garland Avenue which will allow traffic to fly over the Colonial Drive interchange to access I-4 directly.

The [I-4 Express lanes](#) opened February 2022 to increase the ease of access to Downtown core from Greater Central Florida. Aimed for the use of those traveling further distances throughout Central Florida, the Express Lanes are expected to further increase traffic into the city but also improve travel times supporting better work-life balances for those working in Downtown Orlando.



I-4 ULTIMATE

21 MILE MAKEOVER

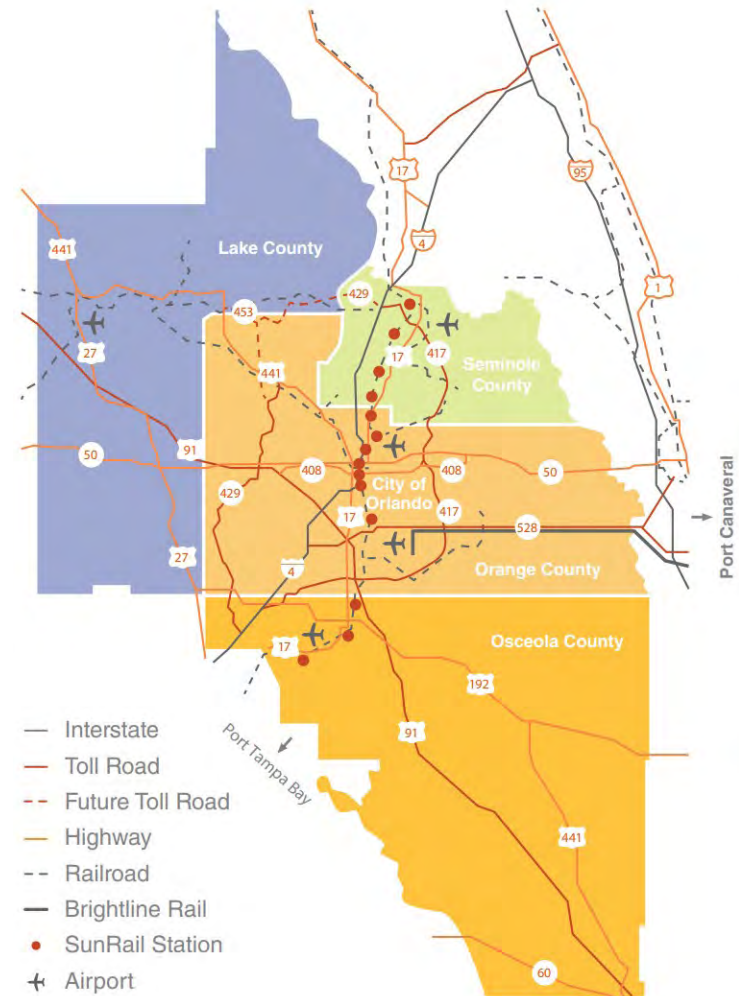
\$2.3 BILLION IN DESIGN & CONSTRUCTION

BRIDGES: 13 WIDENED, 74 REPLACED & 53 ADDED

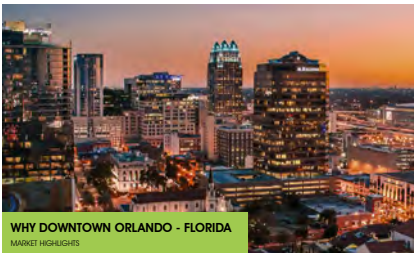
EXPRESS LANES INTRODUCED

INCREASING POSTED SPEED BY 5 MPH

ONE OF THE LARGEST INFRASTRUCTURE PROJECTS IN THE NATION



WHY DOWNTOWN ORLANDO



WHY DOWNTOWN ORLANDO - FLORIDA
MARKET HIGHLIGHTS

First Capital Property Group, Inc. / CORFAC International, a U.S. licensed commercial real estate company serving all of Central Florida from the Gulf Coast to the Space Coast. Since 1995, FCPG has specialized in acquisition, disposition, leasing, property management & consultation for commercial owners & associations.



**VIEW THE COMPLETE
“WHY DOWNTOWN
ORLANDO” PACKET**

**[www.FCPG.com/
Why-Downtown-
Orlando](http://www.FCPG.com/Why-Downtown-Orlando)**



ORLANDO, FLORIDA
MARKET HIGHLIGHTS

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**LEARN MORE ABOUT
THE ORLANDO
MARKET IN OUR
“WHY ORLANDO”
PACKET**

**[www.FCPG.com/
WhyOrlando](http://www.FCPG.com/WhyOrlando)**

ASKING PRICE: Inquire For Price



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