



WINTER  
GARDEN

# Central Florida's Newest Premier Flex Development



DELIVERING Q2 2024 | 38,000 SF | FLEX | OFFICE | RESERVE YOUR SPACE NOW!

JOIN THE REVOLUTION, CALL FOR DETAILS



761 GARDEN COMMERCE PARKWAY, WINTER GARDEN, FL 34787

A NEW DEVELOPMENT BY  
**EXCHANGEplace** INC.



WINTER  
GARDEN

## HIGHLIGHTS

- New Construction- fully customizable spaces
- Close Proximity to Plant St. in Winter Garden
- Close to dozens of eateries and shopping boutiques
- Minutes from 429, E Colonial, 408, Turnpike
- Modern Design inspiring workplace campus

## INTRODUCING EVO FLEX WINTER GARDEN: WHERE INNOVATION MEETS FLEXIBILITY IN WORKPLACE DESIGN.

This new development project, is nestled amidst the vibrant landscape of Winter Garden, Florida, emerges a beacon of modernity and versatility: EVO. Developed by the visionary Sharon Williams, owner of Exchange Place, EVO stands as a testament to innovation and adaptability in the realm of industrial flex and professional office spaces. In a world where the only constant is change, EVO offers a sanctuary for businesses seeking a dynamic environment to thrive and grow. With its strategic location in Winter Garden, a burgeoning hub of economic activity and cultural richness, EVO promises unparalleled connectivity and convenience for its occupants.

What sets EVO apart is its fusion of contemporary design, beautiful finishes and functional flexibility. Every aspect of this development has been meticulously crafted to cater to the evolving

needs of modern enterprises. From state-of-the-art designed industrial-flex facilities equipped with cammenitized to sleek and sophisticated professional office spaces designed to inspire creativity and collaboration, EVO offers a holistic solution for businesses of all sizes and industries.

But EVO is more than just bricks and mortar; it's a workplace community built on the principles of innovation, collaboration, and growth. Here, businesses have the opportunity to network, share ideas, and forge meaningful connections that propel them towards success. With shared amenities designed to foster interaction and collaboration, such as high ceiling open spaces, abundant natural light, and communal courtyard areas, EVO cultivates an environment where innovation thrives and possibilities abound.

Moreover, EVO's commitment to sustainability ensures that businesses can operate with a clear conscience, knowing that they are part of a development that prioritizes environmental responsibility. From energy-efficient design features to eco-friendly practices, EVO is paving the way for a greener, more sustainable future.

In Winter Garden, where the charm of small-town living meets the opportunities of a bustling metropolitan area, EVO stands as a beacon of progress and possibility. With its unparalleled combination of modernity, flexibility, and community, EVO is not just a development; it's a destination where businesses come to evolve, thrive, and leave their mark on the world. Welcome to EVO - where the future of business begins.

OFFERED BY:



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IN PARTNERSHIP WITH  
**EXCHANGEplace** INC  
Sharon Williams

# EVO SITE PLAN



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## PHASE 1

DELIVERS 2Q 2024

### BUILDING 2

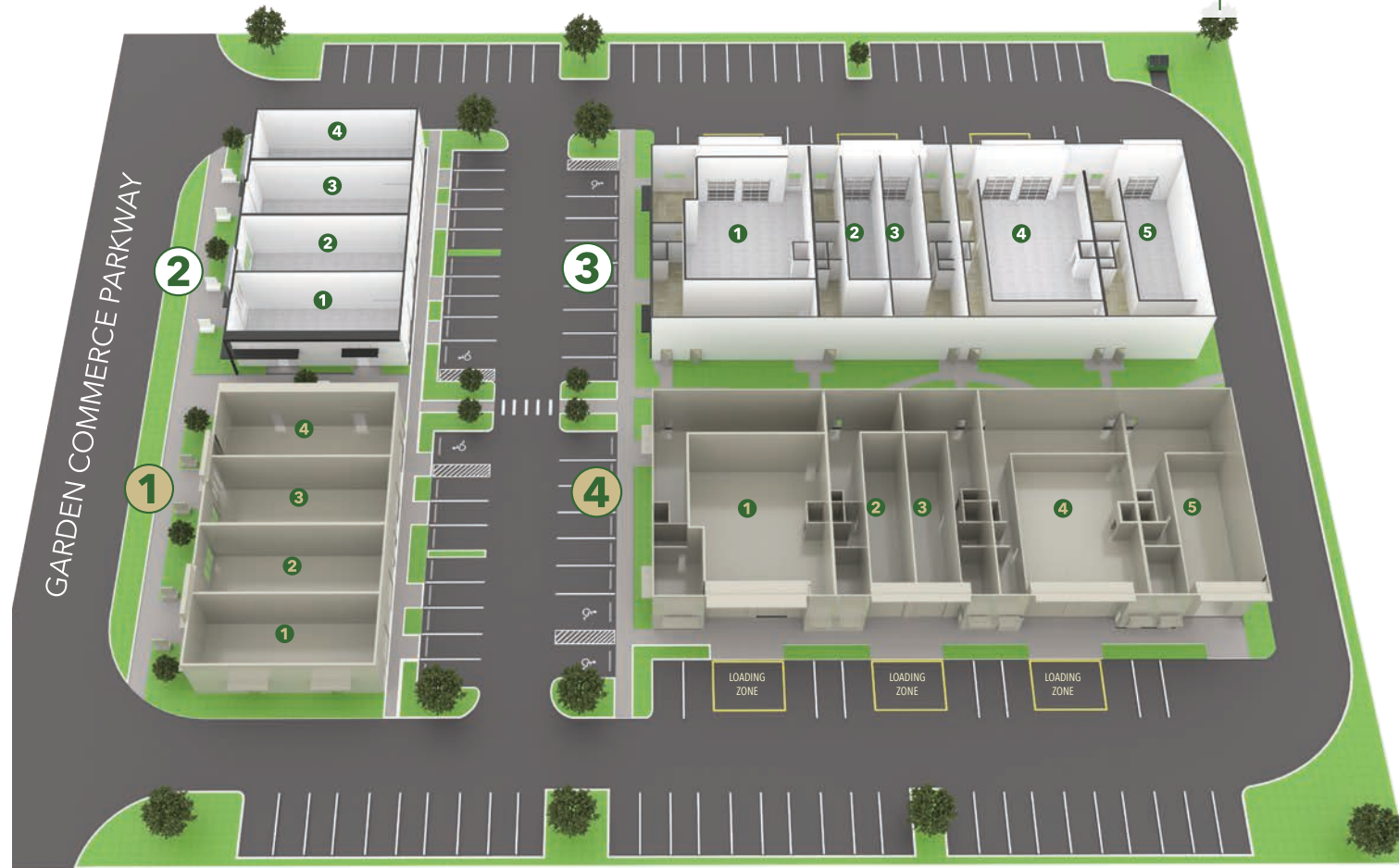
5,628 SF Shell Space

- ① Unit 1 | 1,420 SF
- ② Unit 2 | 1,419 SF
- ③ Unit 3 | 1,419 SF
- ④ Unit 4 | 1,370 SF

### BUILDING 3

13,408 SF Flex Space

- ① Unit 1 | 4,022 SF  
2,379 SF Warehouse | 1,643 SF Office
- ② Unit 2 | 1,782 SF  
741 SF Warehouse | 1,041 SF Office
- ③ Unit 3 | 1,782 SF  
741 SF Warehouse | 1,041 SF Office
- ④ Unit 4 | 3,564 SF  
2,124 SF Warehouse | 1,440 SF Office
- ⑤ Unit 5 | 2,233 SF  
1,042 SF Warehouse | 1,191 SF Office



### BUILDING 1

5,628 SF Shell Space

- ① Unit 1 | 1,420 SF
- ② Unit 2 | 1,419 SF
- ③ Unit 3 | 1,419 SF
- ④ Unit 4 | 1,370 SF

### BUILDING 4

13,408 SF Flex Space

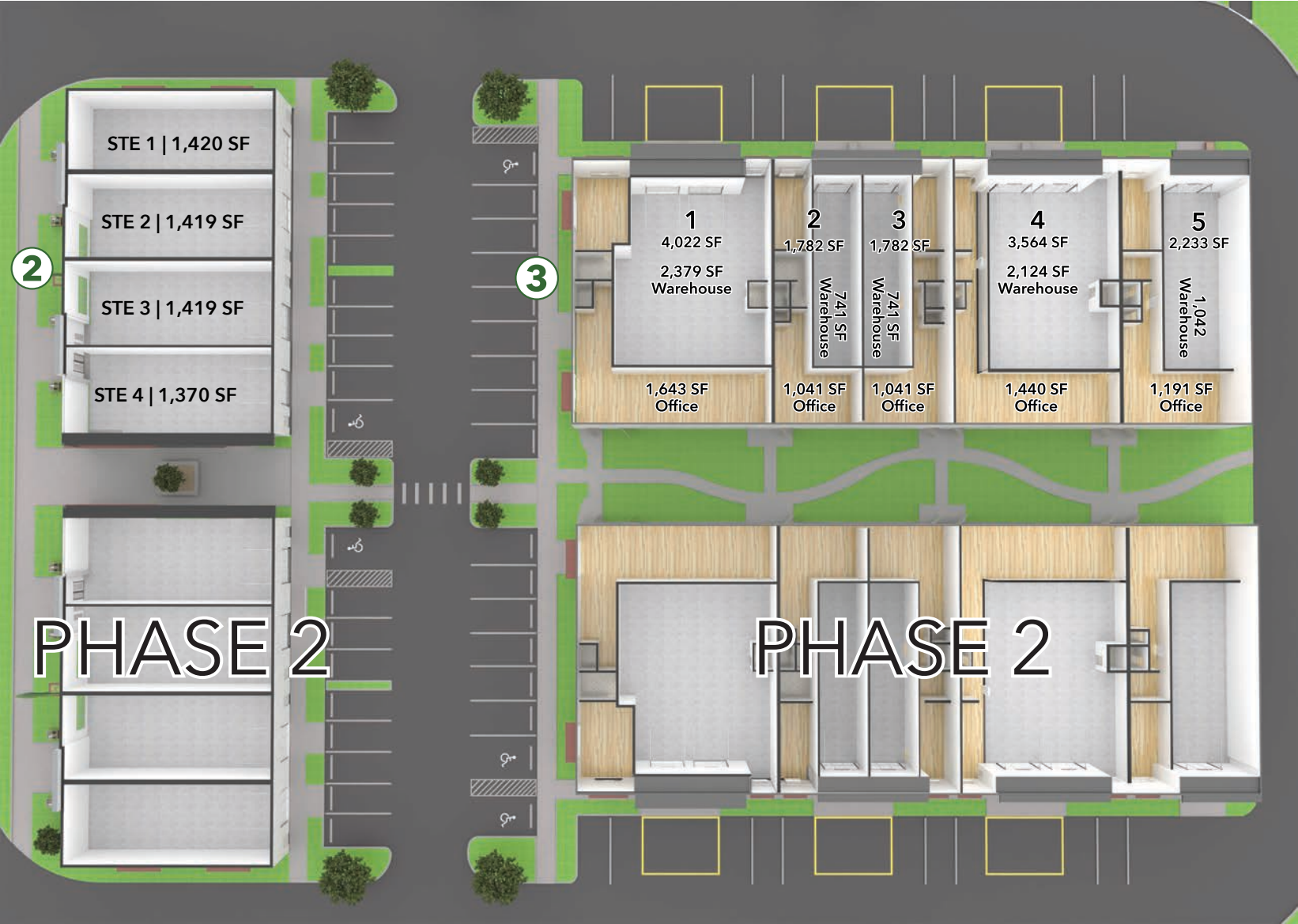
- ① Unit 1 | 4,022 SF | 2,379 SF Warehouse - | 1,643 SF Office
- ② Unit 2 | 1,782 SF | 741 SF Warehouse - | 1,041 SF Office
- ③ Unit 3 | 1,782 SF | 741 SF Warehouse - | 1,041 SF Office
- ④ Unit 4 | 3,564 SF | 2,124 SF Warehouse - | 1,440 SF Office
- ⑤ Unit 5 | 2,233 SF | 1,042 SF Warehouse - | 1,191 SF Office

## PHASE 2 DELIVERY TBD

# EVO SUITES



WINTER GARDEN



# EVO RENDERINGS



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# LOCATION AERIAL

Convenient Access to Historic Downtown Winter Garden



WINTER GARDEN

DOWNTOWN WINTER GARDEN  
2.0 MILES

WESTSIDE  
STATION



WINTER GARDEN

## DEMOGRAPHICS

	Population	Median Age	Avg. HH Income
2 Mile	31,254	37.4	\$108,743
5 Mile	152,426	37.2	\$104,722

# LOCATION AERIAL

Convenient Access to SR 429 and the Florida Turnpike



WINTER GARDEN



# DOWNTOWN WINTER GARDEN

A "small-town" city, with a big-time history



WINTER GARDEN





# POINTS OF INTEREST MAP

High-Traffic Location with Access to Local Amenities



WINTER GARDEN

- 1 Miller's Ale House
- 2 Baer's Furniture
- 3 Poke Burri
- 4 Taco Bell
- 5 Starbucks
- 6 4 Rivers Smokehouse
- 7 Checkers
- 8 McDonald's
- 9 Burger King
- 10 Wawa
- 11 Truist Bank
- 12 Wendy's
- 13 Amazon Fresh-Coming Soon
- 14 Chipotle
- 15 Blaze Pizza
- 16 Culvers
- 17 CVS
- 19 Walgreen's
- 20 Chase Bank
- 21 Publix
- 22 Vystar Credit Union
- 22 Dunkin
- 23 Crunch Fitness
- 24 Dairy Queen
- 25 Aldi
- 26 Crooked Can Brewing
- 27 BurgerFi
- 28 Hangry Bison
- 29 Axum Cofee
- 30 Chef's Table
- 31 Downtown Winter Garden





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