



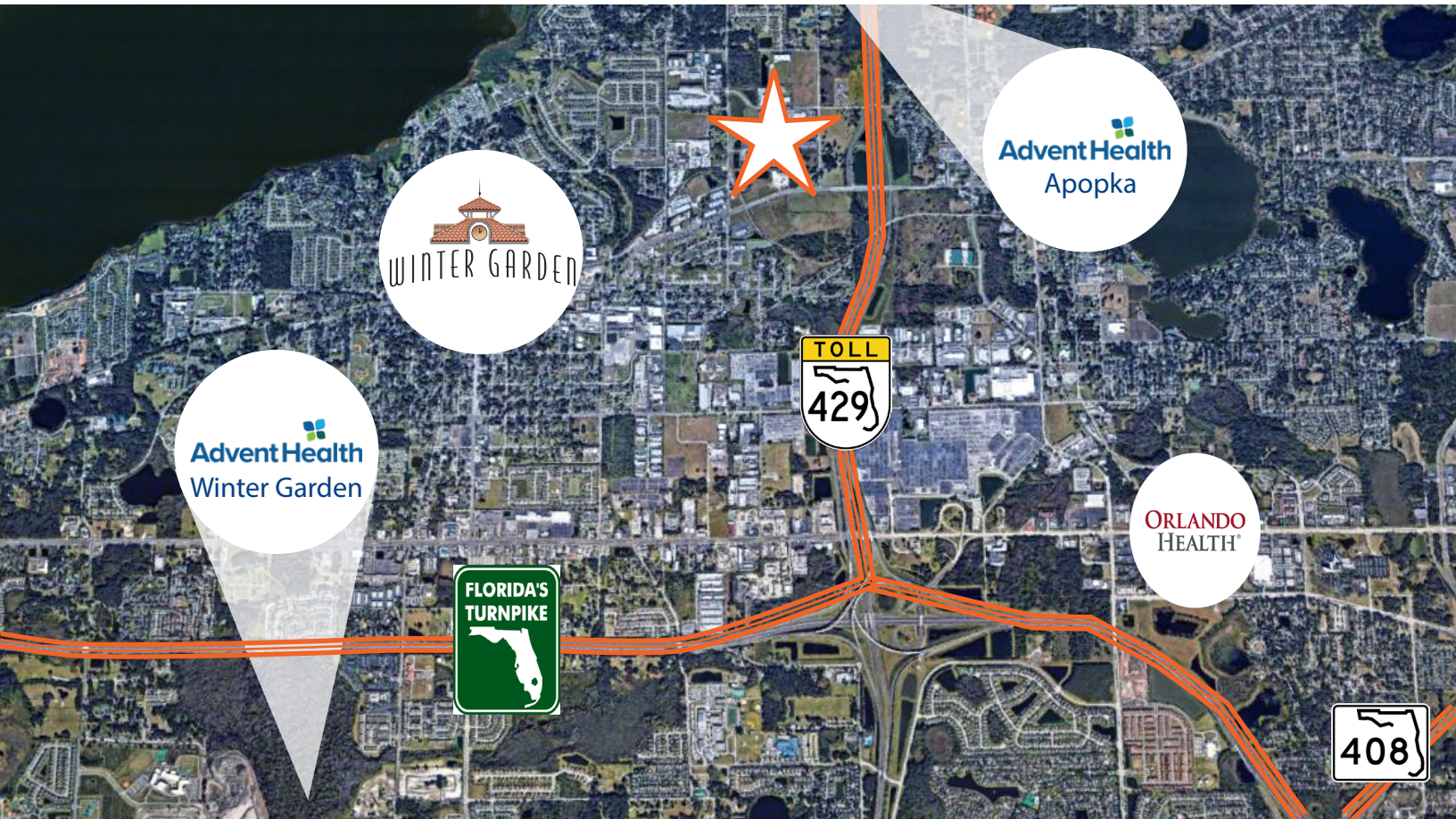
OPPORTUNITY

Four Two Nine Inc. is a newly constructed 55,000± square foot Class A, two-story, multi-tenant Office / Medical building situated on 4.48± acres. The property is conveniently located just minutes from State Road 429, State Road 408, and the Florida Turnpike. In addition, the property is within close proximity to a variety of restaurants and shopping centers in Downtown Winter Garden, its neighbors the new AdventHealth for Children and Orlando Health Regional Hospital, and is only minutes from Winter Garden Village. West Orange County continues to be ranked as one of the BEST places in Florida to raise a family, start a business, and is one of the fastest growing counties in the state of Florida.

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PROPERTY HIGHLIGHTS

- 2,503± sf available
- Monument and Building signage available
- 4/1,000 SF Parking Ratio; building access from parking area
- Large windows bring in natural light
- Dual elevators with 8' high doors and generous cabs
- Office suites with impressive 8' high, double-door entries
- Centrally located common restrooms on each floor
- Attractive use of composite wood/metal to create striking contrast
- State of the art Conference Center located in building
- On-site building maintenance

SECURITY/ENERGY MANAGEMENT

- Building key card access control
- Building energy management system
- Security cameras

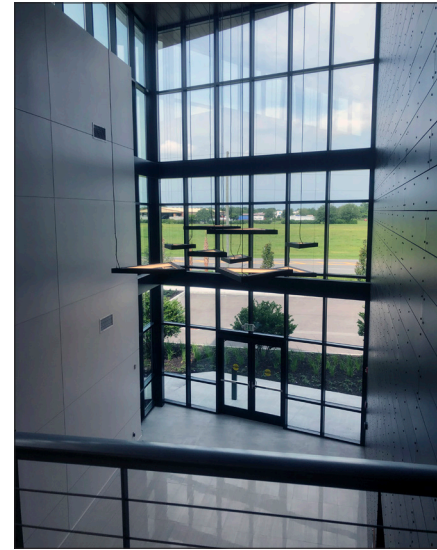
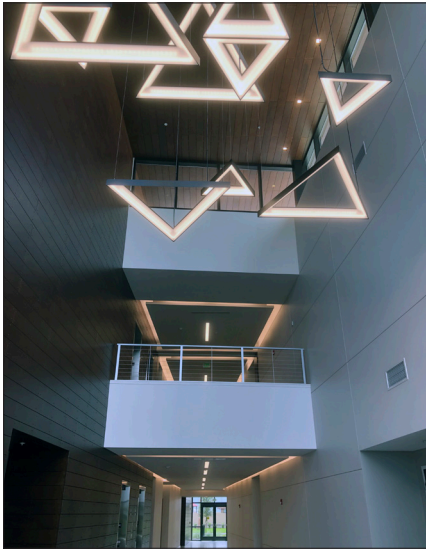
ACCESS & HIGHWAYS

- Road widening and traffic light planned at the intersection of E. Crown Point Road and Palm Drive
- Access to major highways - S.R. 429, the Florida Turnpike, S.R. 408, and Colonial Drive
- 35 minutes to OIA/MCO

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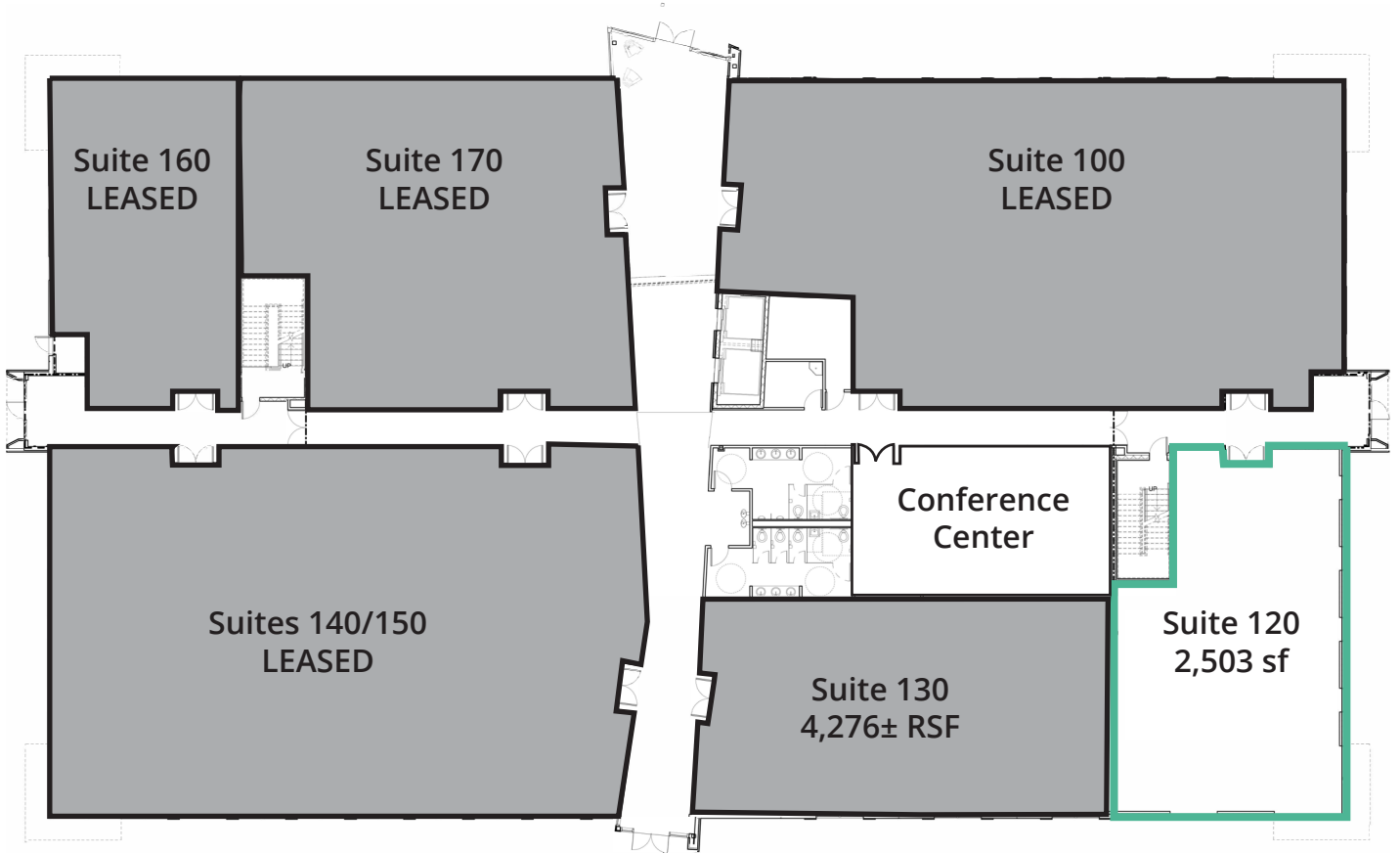


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FIRST FLOOR

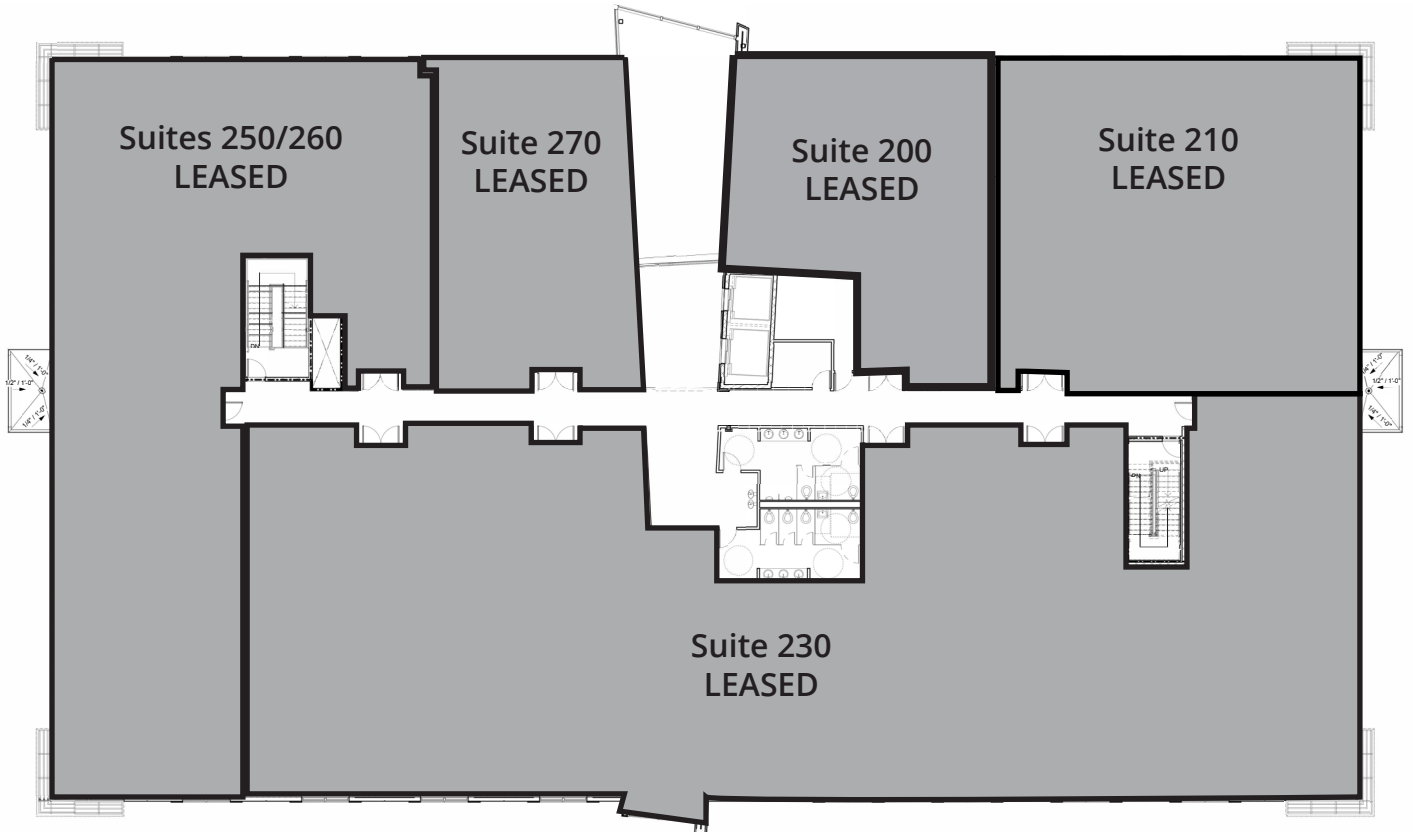


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SECOND FLOOR

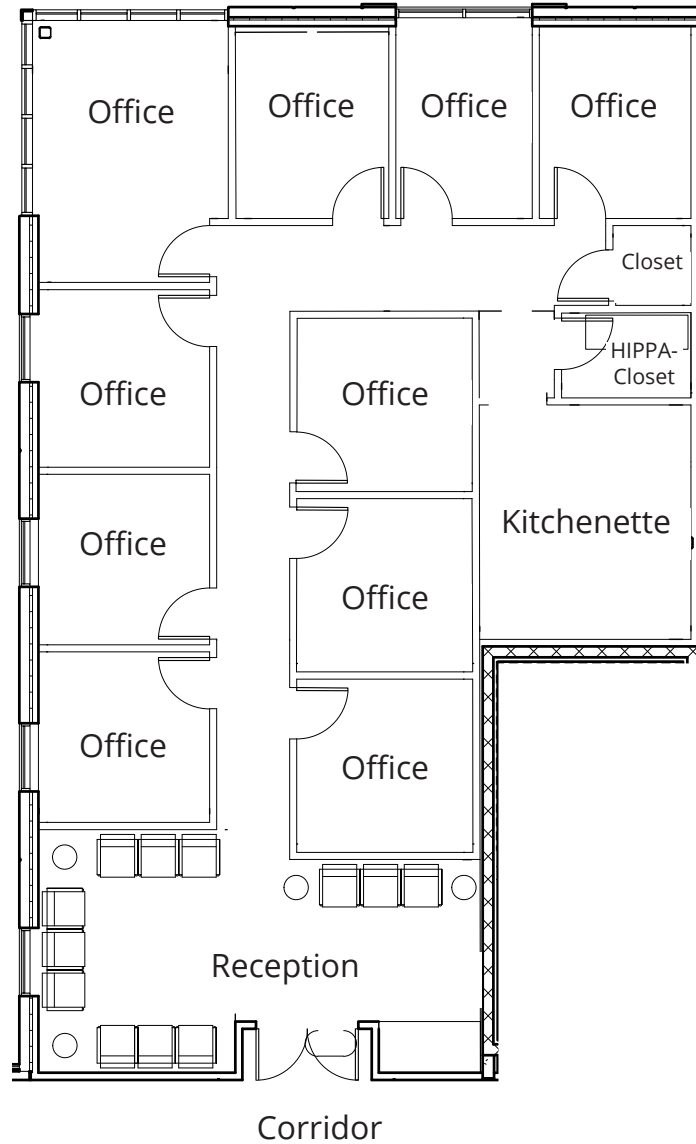


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SUITE 120 - 2,503 SF



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