

CORPORATE HEADQUARTERS BUILDING SALE

ORLANDO, FLORIDA

± 150,814 SF Corporate Headquarters with ±6 vacant
acres in the Lake Nona submarket of Orlando, FL.



FIRST CAPITAL
Property Group, Inc.
Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm

CORPORATE HEADQUARTERS BUILDING SALE

First Capital Property Group is pleased to present this unique corporate headquarters building in southeast Orlando. Currently Wycliffe Bible Translators’s Worldwide headquarters, this 150,814 SF building provides an unrivaled opportunity for a full campus user looking for their own headquarters within the metro area.

This class “A”, highly amenitized office building sits on 14.73 acres, with an additional ± 6 acres adjacent to the parking lot. Included within the building is a full commercial kitchen, assembly space for up to 938, approximately 12,000 SF of warehouse and storage space with two dock-high loading doors, and a ½-acre pond with walking trail, accessed via a scenic back patio along the central spine of the building.

LOCATION DETAILS

Address: 11221 John Wycliffe Blvd.,
Orlando, FL 32832

Acreage: ± 20.73

County: Orange

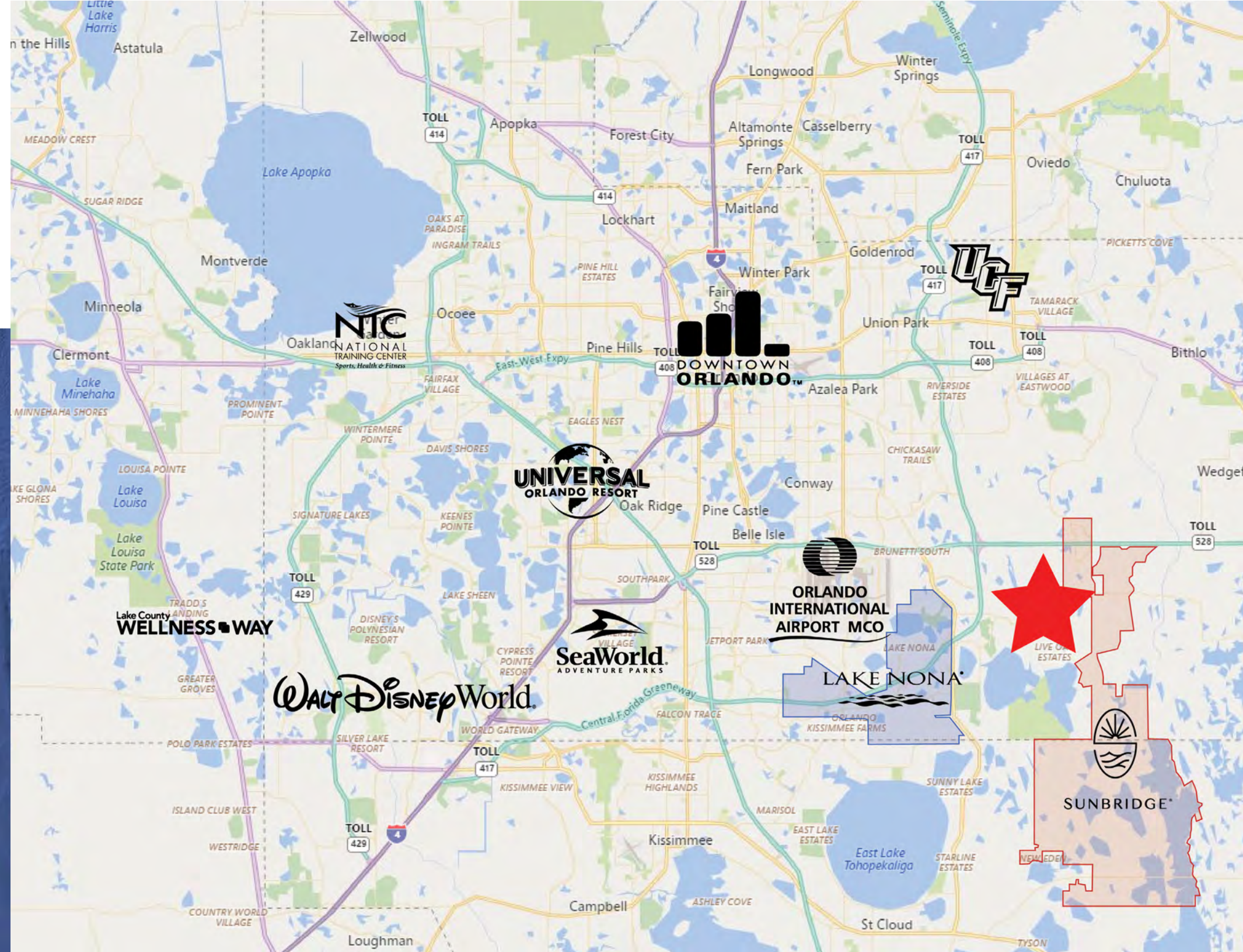
Building SF Allocation:

Total Professional Office	115,139 SF
Total Warehouse/Storage	12,000 SF
Total Assembly/Training	23,675 SF
Total	150,814 SF

Horizontal Improvements:

- Site is fully retained for potential future development
- All off-site improvements completed
- Irrigation, Water, and Sewer mass infrastructure in place
- Power is being sub-metered by building site/use







PROPERTY HISTORY

Originally developed in the early 2000s, Wycliffe’s World Headquarters buildings and campus have served as the hub of their ministry work around the world. Designed to be expanded in phases, its 272 total acres are located adjacent to both the Lake Nona and Sunbridge master developments. As Wycliffe’s needs have changed, they have decided the time is right to sell the site to a user who could benefit from the headquarters building and adjacent entitled land in this truly superior location.

The current headquarters building is ± 150,814 SF with an additional ± 6 acres for expansion.



Moss Park Entrance



Office Building

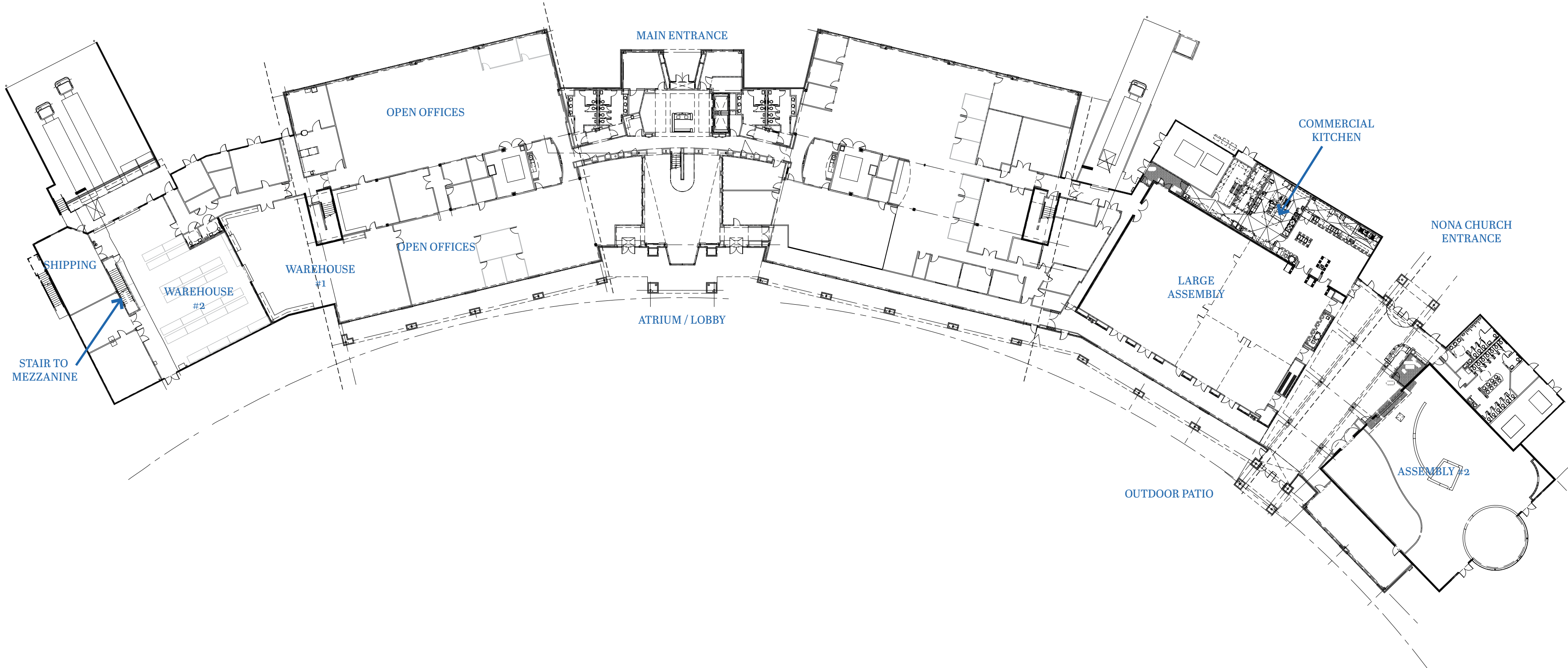
CORPORATE HEADQUARTERS BUILDING

The existing corporate headquarters building is comprised of 150,814 square feet across three central floors, each with floorplates mirroring one another on both sides of an open-air center atrium and staircase. The current configuration provides 111 enclosed offices, 235 workstations, over 20 conference rooms of varying size, and the 3rd floor boardroom overlooking the central lake.

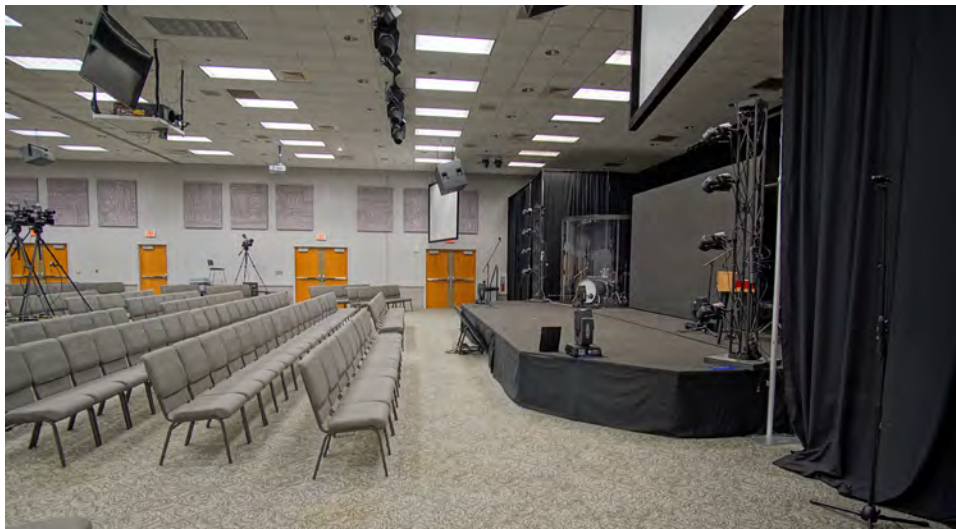
On the eastern end of the core office stack is a 12,000 SF air-conditioned warehouse with mezzanine and two loading docks and roll up doors. Connected to the main storage room of the warehouse is a metal shop, a woodworking shop, a packing and shipping annex, and a spacious mezzanine for additional storage, complete with multiple loading doors for access via forklift. The western side of the central building offers 23,675 SF for multiple configurations of meeting and assembly spaces. The primary auditorium has a maximum capacity of 938 people, with the ability to subdivide and an adjoining commercial kitchen. The secondary auditorium, currently configured as an exhibit, adds an additional capacity of 416 people.

Positioned as a portion of the central property, the entire building backs up to the central pond, with open-air patio and picnic tables along a connector walkway.



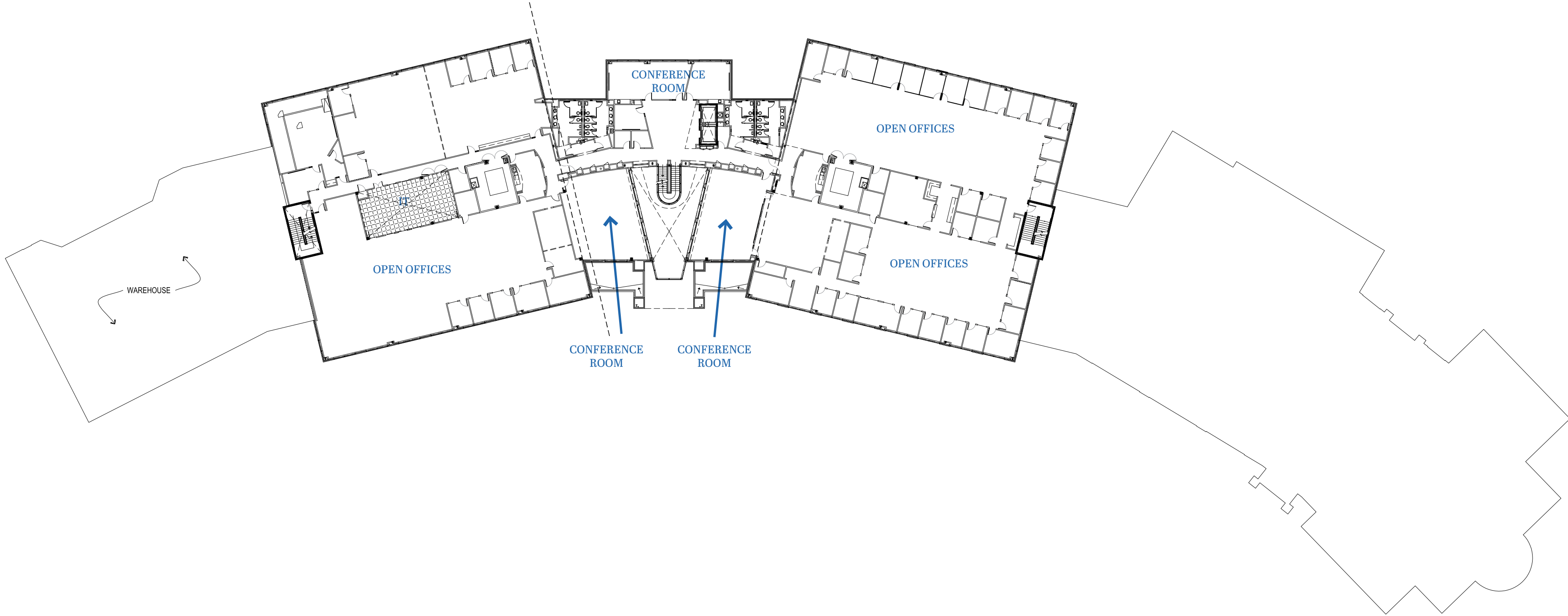


FIRST FLOOR PLAN

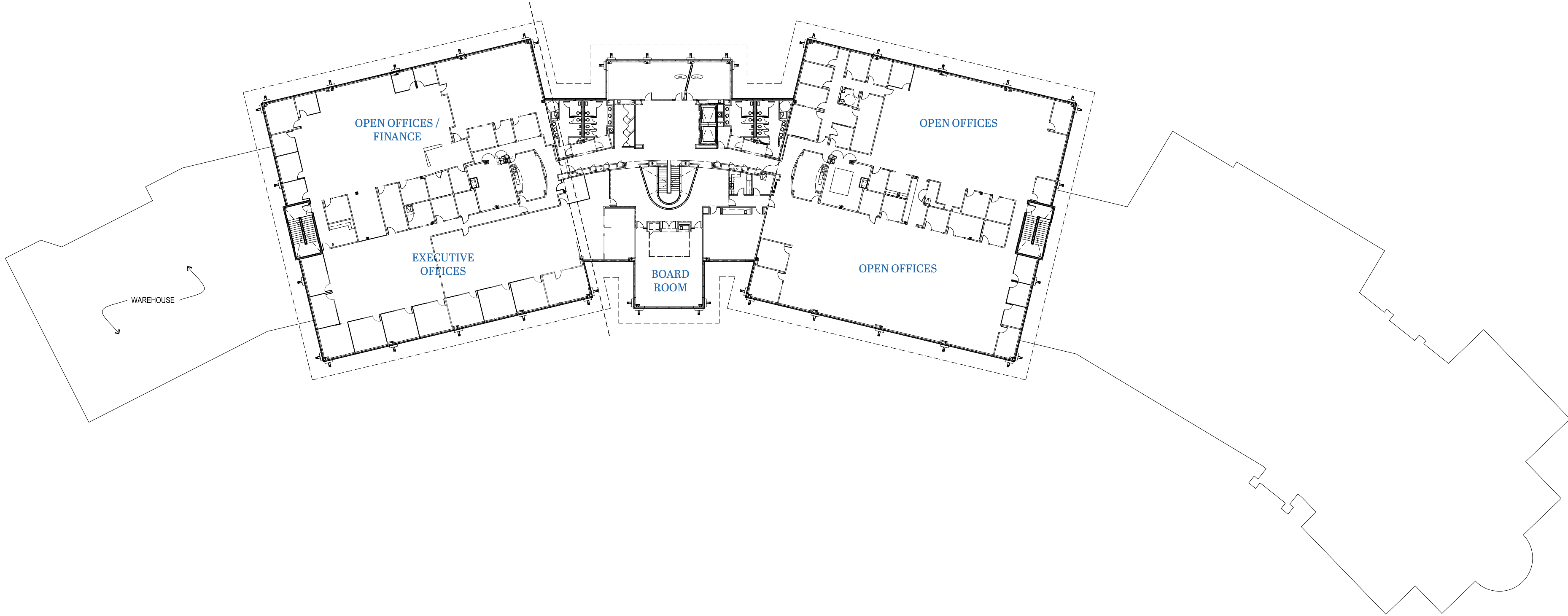


FIRST FLOOR PLAN









THIRD FLOOR PLAN





THE SUNSHINE STATE: FLORIDA

Florida stands out for its diverse and thriving economy, drawing businesses from various sectors. The state’s strategic location has made it a hub for both domestic and international markets, offering businesses unique advantages in terms of connectivity and access. Florida’s geographical location as the southeastern gateway to the Americas is a strategic advantage for businesses with regional or global ambitions. The state’s well-connected infrastructure, encompassing highways, ports, and airports, facilitates efficient logistics and distribution. Businesses in the state can leverage this strategic location, gaining access to major markets and a diverse talent pool.

Florida has emerged as a hub for innovation and technological progress, with a network of research institutions, technology parks, and incubators fostering collaboration between academia and industry. Lake Nona, exemplified by its Medical City, embodies a thriving innovation ecosystem that attracts top talent. This collaborative environment supports businesses in their pursuit of growth and excellence.

Florida’s reputation as a business-friendly state is anchored in its commitment to providing incentives and a supportive environment for corporations. The absence of state income tax and a regulatory framework that fosters business growth make Florida an appealing choice for companies seeking operational efficiency.

Florida’s real estate market has demonstrated resilience, consistently attracting investment and development. Lake Nona, with its thoughtful approach to sustainable growth, reflects the state’s commitment to creating thriving communities. Florida’s appeal for business expansion is rooted in its diverse economy, supportive business environment, strategic location, innovation ecosystem, and high quality of life. Lake Nona, as a reflection of these qualities, offers an exciting opportunity for businesses seeking a strategic and sustainable corporate presence.

ORLANDO MSA

The Orlando, FL MSA is comprised of a four county region; Orange, Osceola, Lake and Seminole Counties spanning across 4,012 square miles. With 75 million annual visitors, Orlando is a top tourist destination. Orlando is the 4th fastest growing city in the U.S. with a population of ±2.6 million and 1,087 people moving to Orlando every week.

As the “Theme Park Capital of the World,” home to NBA, MLS, NWSL, ECHL and many other professional sports organizations, the presence of a strong research park, high concentration of post-secondary institutions, technologically advanced companies & communities, two of the nation’s largest healthcare systems, and it’s proximity to the Space Coast, the Orlando MSA is a highly diverse, sought after market that fosters an environment for continued growth and advancements.

Currently, \$15 billion is designated for infrastructure improvements throughout the MSA. The overwhelmingly high demand for apartments in Orlando surpasses the supply, leading to \$1.16 billion in apartment developments either proposed or under-construction. The Orlando International Airport’s \$2.15 billion expansion of the South Terminal, the \$2.7 billion construction of the Intermodal Terminal Facility and the \$2.3 billion I-4 Ultimate Improvement Project are all improving transportation throughout Orlando.

80% of Orlando’s Workforce is Employed Outside of Leisure & Hospitality Industries
Orlando Economic Partnership

±550,000 Students Attending 35 Post-Secondary Institutions within 100 miles of Orlando
Orlando Economic Partnership

1,503,800 Civilian Labor Force
Sept. 2023 | BLS.gov
3.1% Unemployment Rate
Sept. 2023 | BLS.gov

“Rising Star” City for Tech Employment and Job Growth
Brookings Institute, 2022

MAJOR RELOCATIONS & EXPANSIONS

CMG Cleantech S.A
New to Market Expansion
Advanced Manufacturing
Kissimmee, FL | 1,201 Jobs

Luminar Technologies
Local Expansion
Corporate Headquarters
Orlando, FL | 100 Jobs

Village M.D.
New to Market Expansion
Healthcare Center
Various | 411 Jobs

KPMG LLP
Local Expansion
Corporate Headquarters
Orlando, FL | 985 Jobs (2022)

Lockheed Martin
Local Expansion
Aviation, Aerospace, Defense
Orlando, FL | 1,000 Jobs

Deloitte Consulting LLP
Local Expansion
Software Development
Lake Mary, FL | 400 Jobs

AMAZON
New to Market Expansion
Advanced Manufacturing
Orlando, FL | +100 Jobs

Checkr Inc.
New to Market Expansion
Corporate Headquarters
Orlando, FL | 630 Jobs

KPMG LLP
Local Expansion
Regional Office
Orlando, FL | 350 Jobs (2021)



LEARN MORE ABOUT THE ORLANDO MARKET IN OUR “WHY ORLANDO” PACKET
www.FCPG.com/WhyOrlando

INNOVATION HUB & GROWING FAMILIES

Situated southeast of Downtown Orlando and directly east of the Orlando International Airport, Wycliffe’s World Headquarters is surrounded by recent developments like Lake Nona, Sunbridge, and technological advancements, enhancing local and global connectivity.

The area benefits from a high concentration of medical, tech, and professional business services employers, reflecting in Lake Nona’s above-average incomes within Orlando.

With 68.2% of residents in a 5-mile radius holding college degrees, the demographic profile is dominated by the “Up and Coming Families” Tapestry Segment. Comprising 68.3% of households, this segment includes young families with multiple workers, characterized as ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. These factors contribute to the area’s appeal, making it an attractive location for businesses and residents alike.



	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	4,095	29,966	68,089
2030 Population	7,374	44,542	87,865
2024-2029 Annual Rate	12.48%	8.25%	5.23%
2025 Median Age	35.2	35.1	36.2

HOUSEHOLDS			
2025 Households	1,267	9,778	21,865
2030 Households	2,280	14,385	28,197
2024-2029 Annual Rate	12.47%	8.03%	5.22%
2025 Average Household Size	3.21	3.036	2.98

MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$129,165	\$121,135	\$128,028
2030 Median Household Income	\$149,768	\$144,154	\$150,181
2024-2029 Annual Rate	3.00%	3.54%	3.24%

AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$151,388	\$148,406	\$160,934
2030 Average Household Income	\$171,978	\$170,149	\$182,679
2024-2029 Annual Rate	2.58%	2.77%	2.57%



LAKE NONA®

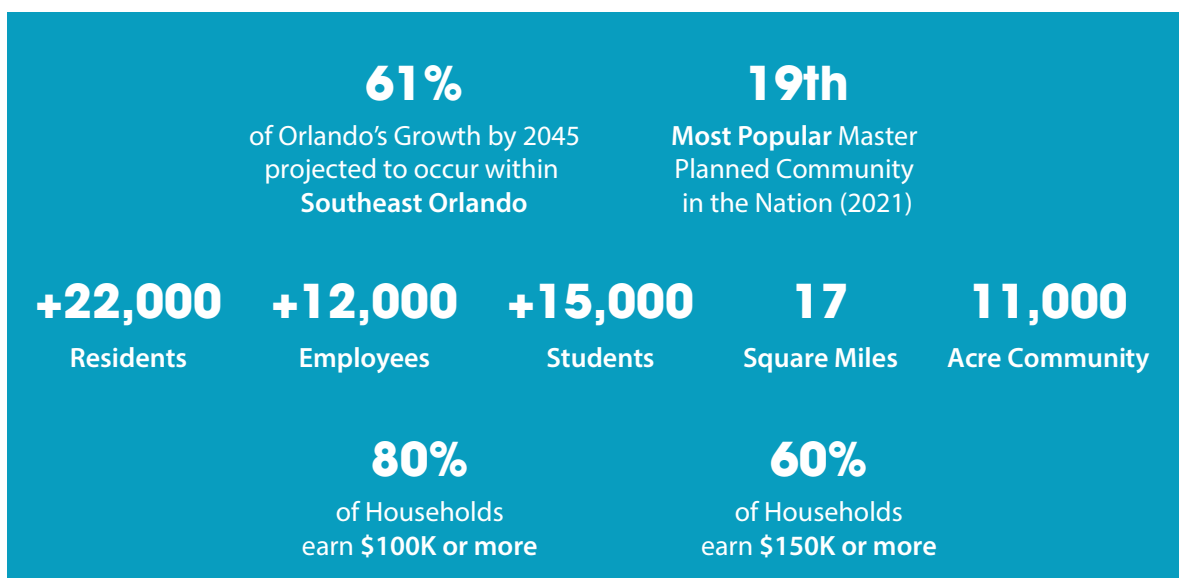
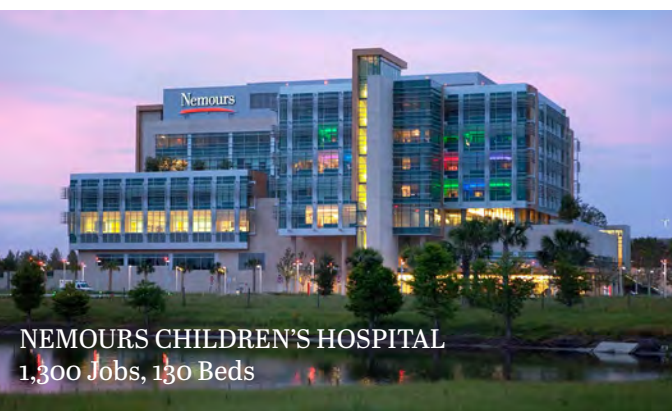
“A COMMUNITY OF & FOR THE FUTURE”

Master-planned Lake Nona has quickly become one of the most sought-after submarkets in Central Florida for homeowners and businesses alike. Tavistock Development Company’s innovative community, comprised of 17 square miles of former cattle land, includes cutting-edge medical research, upscale fine dining, and Fortune 500 training and education. Within the millions of square feet of commercial real estate in Lake Nona are boutique coffee shops, Michelin-recognized fine dining, locally brewed beer, and state-of-the-art medical office facilities.

KPMG relocated their corporate training and education facility to Lake Nona in 2020, alongside Johnson & Johnson, the U.S. Department of Veterans’ Affairs, Verizon, and the United States Tennis Association, among other high-profile employers. The University of Florida, University of Central Florida, and Nemours Children’s Hospital all provide top-tier medical education and care within the confines of the Tavistock development as well.

As a hub for high-wage employment, and with its proximity to Orlando International Airport, Lake Nona is a highly sought after neighborhood for professionals and families alike. For apartment tenants, homeowners, retirees and even senior living residents, a carefully curated quality of life has been made available for residents of this wellness-focused community. Morning meditation and yoga sessions are made available to residents, easily accessible via miles of running and biking paths. Art also abounds, via ‘Art After Dark’ events and multiple public art installations highlighted by the sculpture garden at the newly opened Wave Hotel.

Simply put, Lake Nona sets the standard for quality of life in Central Florida for the 21st century and beyond.



MAJOR EMPLOYERS



CHROMA MODERN BAR & KITCHEN



DRIVE SHACK



VA HOSPITAL
4,200 Jobs, 1.2M SF

THE NONA EFFECT

Sprawling outward from the confines of the Tavistock site, numerous housing, health, leisure, employment, and education options populate the greater Lake Nona region.

Students in the area are zoned for 'A' rated public elementary, middle and high schools; Valencia College also has a Lake Nona campus fronting main artery Narcoossee Rd.

Eagle Creek, North Shore and Lake Nona Country Clubs, Drive Shack, USTA's National Campus, and Nona Adventure Park offer ample opportunity for sports enthusiasts. Moss Park and Split Oak Forest give locals the chance to reconnect with nature just a few minutes' drive from the future-focused Lake Nona Town Center.

Retail staples all along bustling Narcoossee Road include casual and fast casual dining, national grocers and retailers, essential services, and medical specialists. The Narcoossee Rd. corridor offers a convenient balance to the thoughtfully curated and experiential nature of Lake Nona Town Center – designed for quick trips to meet daily needs.

The expansion of the Lake Nona lifestyle outward beyond the master planned development also affords increased quality of life to more area residents. Even in the surrounding areas where average household incomes may be slightly lower than within Tavistock's confines, developers have maintained the same commitment to quality and cater to modern customers' tastes with each new development delivered in the greater Lake Nona region.



CANVAS RESTAURANT & MARKET



GUIDEWELL INNOVATION CENTER
250 Jobs

“With its innovative take on combining top level healthcare, sports, technology and other amenities with residential planning, Lake Nona is offering a futuristic vision of how people should live.”
- Worth



WAVE HOTEL



NONA ADVENTURE PARK



BOXI PARK



JOHNSON AND JOHNSON HUMAN PERFORMANCE
INSTITUTE GLOBAL HEADQUARTERS



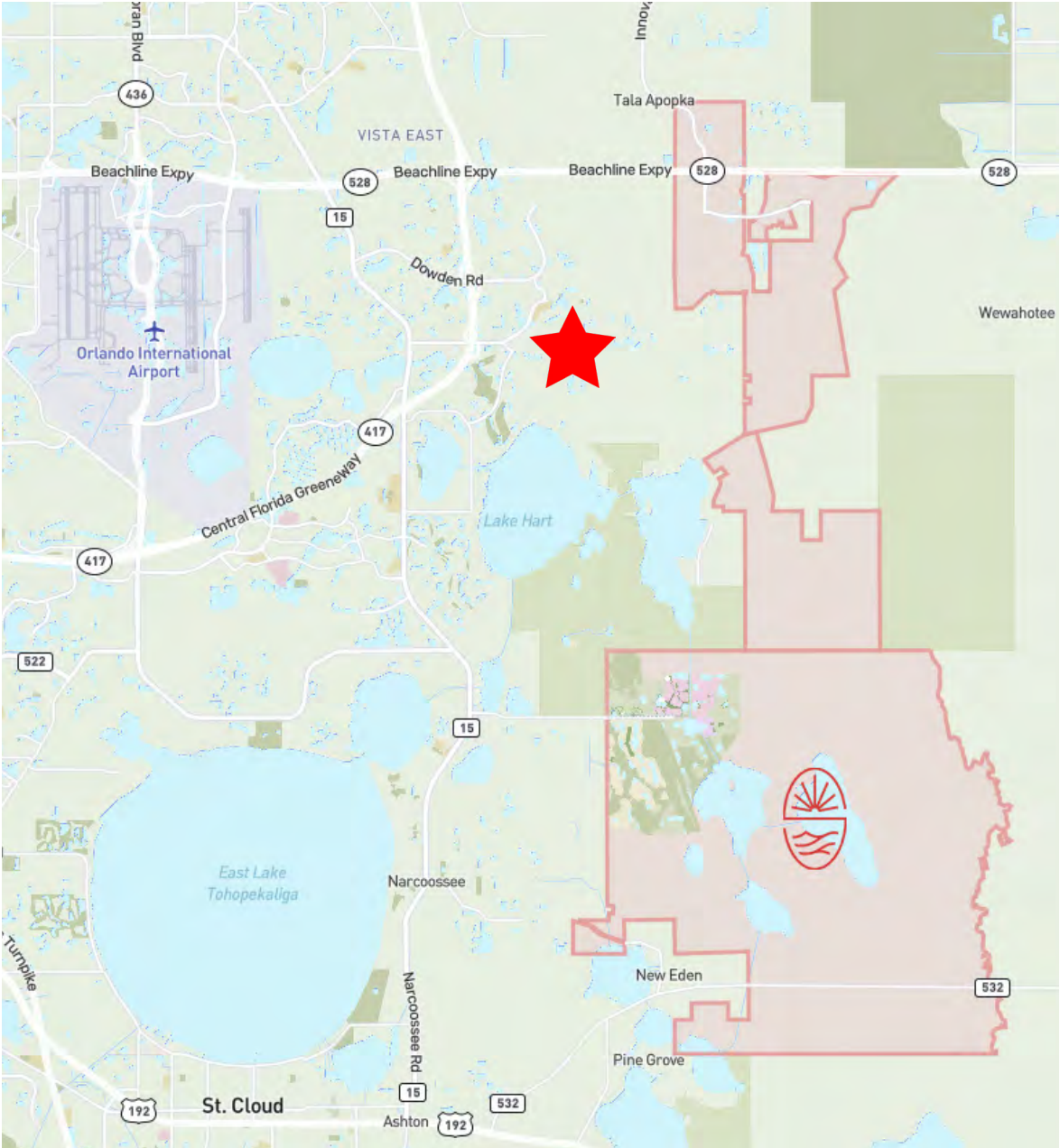
“A community founded on the idea that spending time in nature is more than an every-once-in-a-while luxury. It’s an everyday essential.”

WELCOME TO THE NATUREHOOD

Expanding upon their success with the development of the Lake Nona master planned community, Tavistock Development Company has begun a multi-decade initiative in developing their Sunbridge community. Sunbridge is a 27,000+ acre master planned development spanning Orange and Osceola Counties 20 minutes from Orlando International Airport and 6 minutes from Lake Nona.

Sunbridge will be built on 13,000 acres with a core focus on natural beauty and sustainability for the 37,000 residential units and 18 million SF of commercial space. Residents will have ample access to lakes, oak forests, waterways, and walking trails while protecting the natural environment and preserving water quality. Every home will be pre-wired for solar panels, a power wall, and electric vehicle plug-ins as well as landscaping tactics that will utilize more drought-tolerant and heat-resilient practices.

Current homebuilders linked to Sunbridge include Del Webb, Ashton Woods, Craft Homes, David Weekley Homes, Pulte Homes, and Toll Brothers, all being held to higher-than-normal standards of smart construction and sustainable design. With a range of neighborhoods, employment centers, and commercial districts built around a highly environmentally conscious ethos, Sunbridge will attract residents and companies that want to be near job drivers in both Orlando and Port Canaveral while enjoying Florida’s natural landscape for years to come.

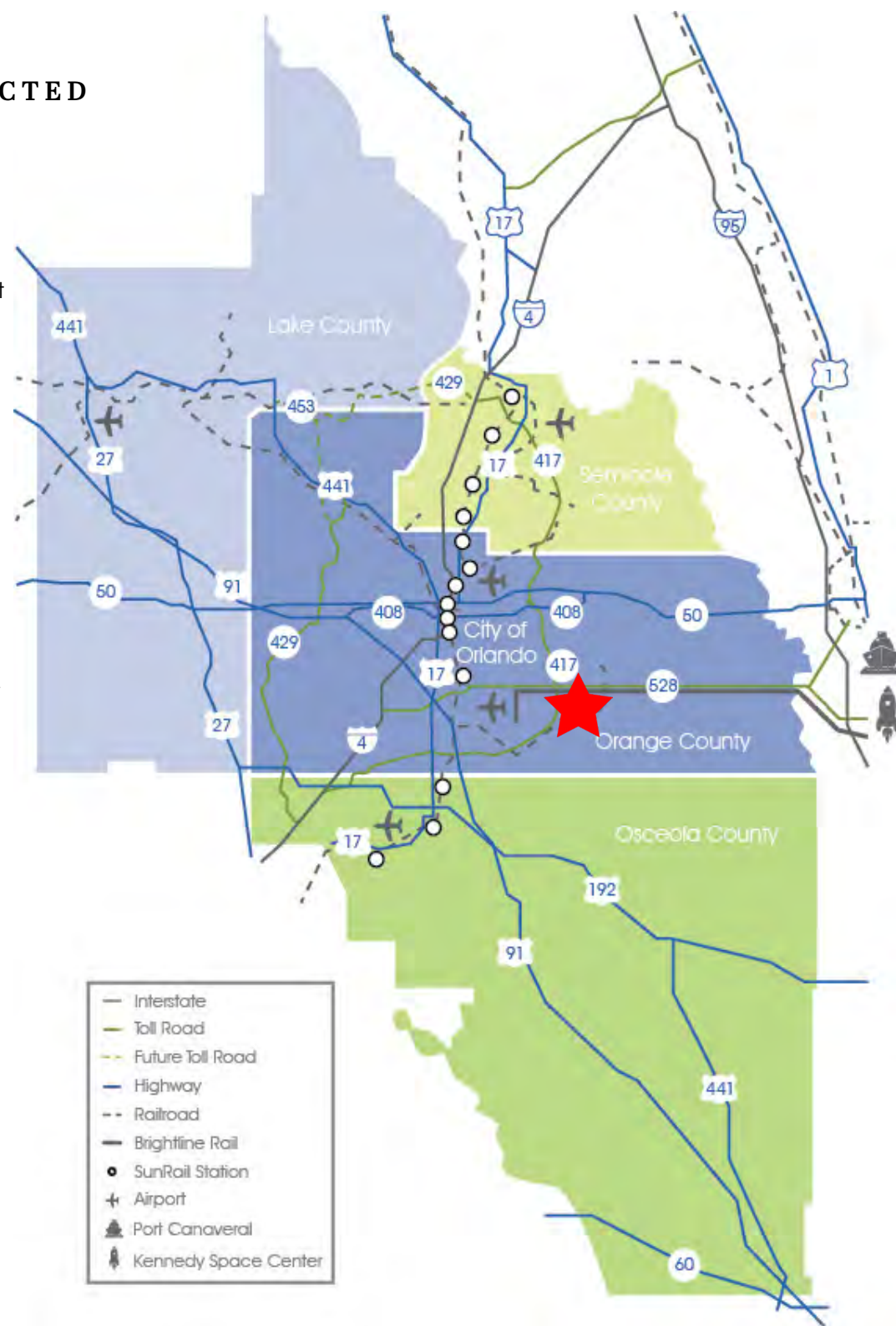


WITHIN ORANGE COUNTY			WITHIN OSCEOLA COUNTY		
7,887	5,720	1,650	19,560	16,980	12,340
Acres	Single-Family Homes	Multi-Family Units	Acres	Single-Family Homes	Multi-Family Units
880,000	5,470,000	2,900,000	1,820,000	5,720,000	1,000,000
SF of Retail	SF of Office	SF of Industrial	SF of Commercial	SF of Office	SF of Industrial
490	104		5,000	360	
Hotel Rooms	Acres of Civic		Hotel Rooms	Acres of Civic	

Anchored by Orlando International Airport (MCO), the 7th busiest airport in the U.S., the Lake Nona region is strategically positioned as a centralized transportation hub.

Drivers have direct access to 570 miles of interconnected toll roads and interstate highways just minutes from home, spanning the entirety of Central Florida and leading beyond. Not only is MCO bustling with airline traffic, Brightline's newly opened high-speed rail now offers enhanced connectivity to the Miami/Fort Lauderdale metro areas, with additional service to Tampa on the horizon. Seafarers depart by the thousands daily from Port Canaveral, the 2nd busiest port, just a 50-minute drive away.

Existing infrastructure aside, Lake Nona continues to innovate in new modes of transportation as well. German aviation company Lillium has partnered with the City of Orlando to build America's first high-speed, electric air mobility hub in Lake Nona by 2025. Featuring an all-electric, vertical take-off and landing (eVTOL) aircraft, Lake Nona will be a hub for a state-wide urban and regional air mobility network. For locals looking for a quick trip out to dinner but preferring to stay on the ground, Beep Autonomous Vehicles provides Move Nona - the largest and longest-running single-site autonomous vehicle fleet in the country.

**ORLANDO INTERNATIONAL AIRPORT (MCO)**

1st BUSIEST PASSENGER AIRPORT IN FLORIDA
7th BUSIEST PASSENGER AIRPORT IN THE U.S.
26th BUSIEST PASSENGER AIRPORT IN THE WORLD
5th LARGEST AIRPORT FOR DOMESTIC ORIGIN/DESTINATION
\$2.15 BILLION SOUTH TERMINAL EXPANSION UNDERWAY

**ORLANDO SANFORD INTERNATIONAL AIRPORT (SFB)**

7 CONSECUTIVE YEARS OF GROWTH
5% ANNUAL PASSENGER GROWTH EXPECTED
\$60 MILLION EXPANSION, COMPLETED IN 2021
190 ACRES RETAINED FOR FUTURE DEVELOPMENT
STATE'S LARGEST FOREIGN TRADE ZONE DESIGNATION



SUNRAIL COMMUTER TRAIN

± 1.5 MILLION PASSENGERS SINCE DECEMBER, 2019
50 OPERATIONAL MILES WITH 16 STATIONS IN VOLUSIA,
SEMINOLE, ORANGE & OSCEOLA COUNTIES
CONNECTOR TO OIA'S INTERNODAL TERMINAL FACILITY
17,000 JOBS CREATED SINCE GROUNDBREAK



BRIGHTLINE PASSENGER TRAIN

- \$5 MILLION BRIGHTLINE PASSENGER TRAIN
- \$2.1 BILLION ORLANDO LEG OF RAIL LINE COMPLETED
- 6,000 LOCAL JOBS GENERATED
- CONNECTS ORLANDO TO PORT CANAVERAL, MIAMI



PORT CANAVERAL

2ND BUSIEST MULTI-DAY CRUISE EMBARKMENT PORT IN WORLD
BEST CRUISE HOMEPORT IN THE US OF 2021
WORLD'S LARGEST SHIP, ROYAL CARIBBEAN'S WONDER OF THE SEAS, DEBUTED IN MARCH 2022
HOME TO CARNIVAL, DISNEY CRUISE LINE, ROYAL CARIBBEAN & NORWEGIAN CRUISE LINE
\$6.2 MILLION CRANE FOR HEAVY CARGO INSTALLED 2019

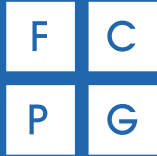


KENNEDY SPACE CENTER

1.5 MILLION ANNUAL VISITORS
NASA'S LAUNCH & RESEARCH FACILITY
LAUNCH SITE FOR ALL U.S. MANNED SPACE FLIGHT SINCE 1968
HOME TO THE 4TH LARGEST STRUCTURE IN THE WORLD BY
VOLUME: VEHICLE ASSEMBLY BUILDING
219 SQUARE MILES WITH 9% DEVELOPED. WILDLIFE SANCTUARY



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