

# CORPORATE HEADQUARTERS BUILDING SALE

## ORLANDO, FLORIDA

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



**F C**  
**P G**  
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  $\pm$  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  $\frac{1}{2}$ -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:**  $\pm$  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
<b>Total</b>	<b>150,814 SF</b>

### 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

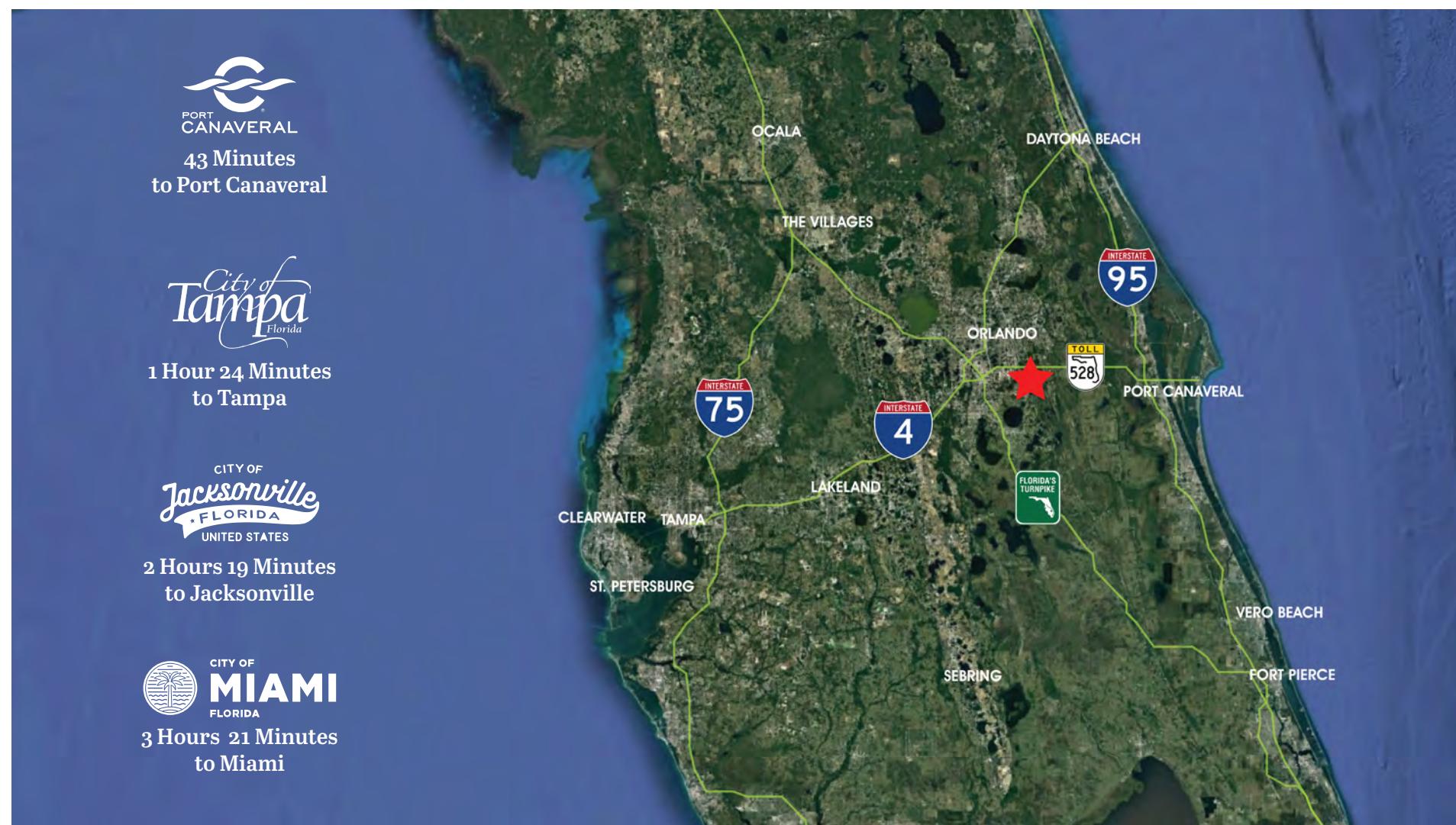


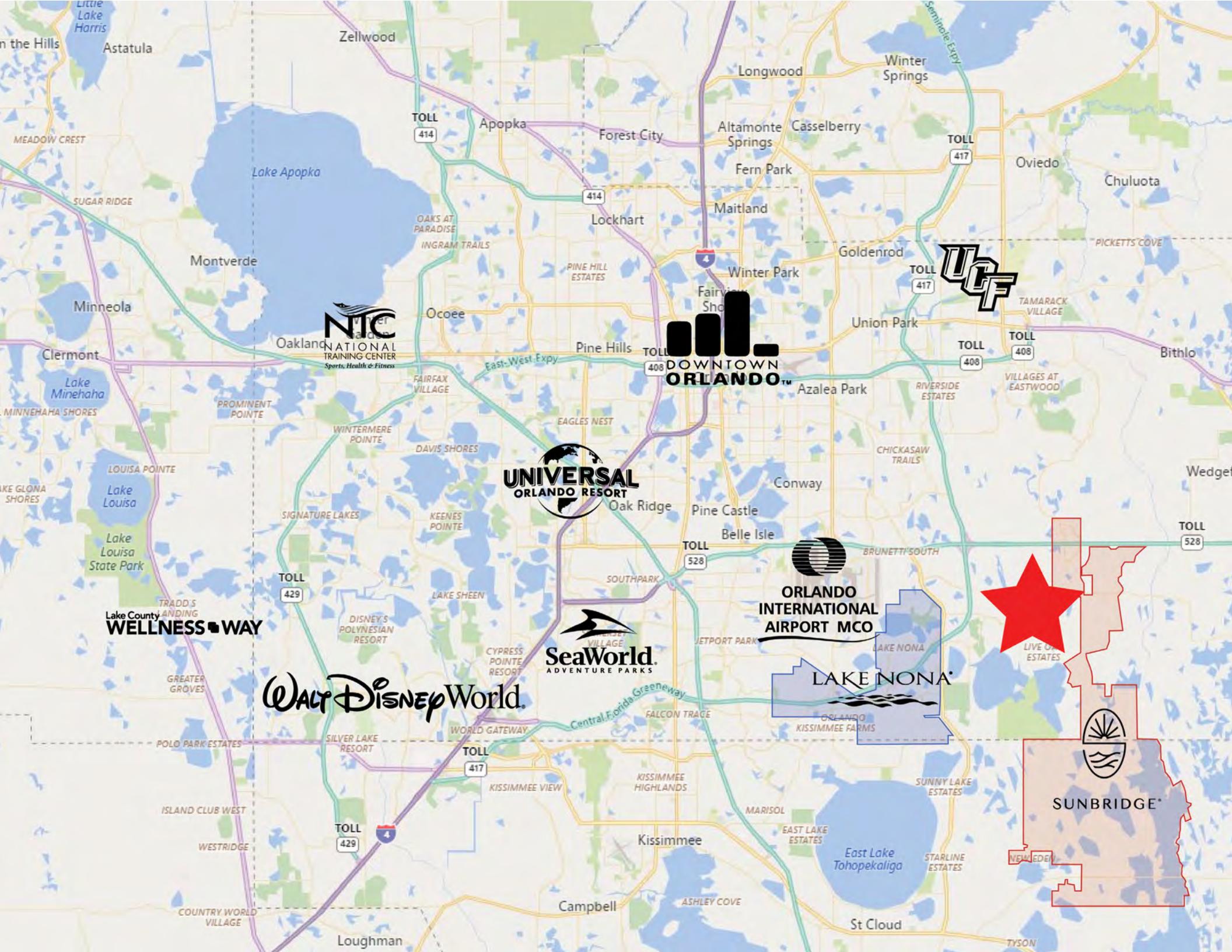


## FLORIDA: A THRIVING HUB FOR BUSINESS AND INNOVATION

Florida's dynamic and diverse economy positions it as a prime destination for businesses across various sectors. Its strategic location provides unique advantages for both domestic and international markets, fostering efficient connectivity and access. The state's well-connected infrastructure, including highways, ports, and airports, facilitates seamless logistics and distribution, allowing businesses to tap into major markets and a diverse talent pool.

With a business-friendly reputation anchored in incentives, absence of state income tax, and a supportive regulatory framework, Florida is an attractive choice for companies seeking operational efficiency. The resilient real estate market reflects the state's appeal for business expansion. Orlando stands out as the fastest-growing large region in the U.S. and the highest among the country's 30 most populous areas, offering a diverse and sought-after market with significant infrastructure investments, high demand for apartments, and key developments like the Orlando International Airport's expansion and the I-4 Ultimate Improvement Project. Florida has emerged as an innovation hub, exemplified by Lake Nona's thriving Medical City, showcasing a collaborative environment that supports growth and excellence. The region's unique blend of attractions, professional sports, research parks, and healthcare systems further solidifies its status as a vibrant and promising business environment with continued growth prospects.







## 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  $\pm$  150,814 SF with an additional  $\pm$  6 acres for expansion.



# AERIAL PHOTOS



## 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.

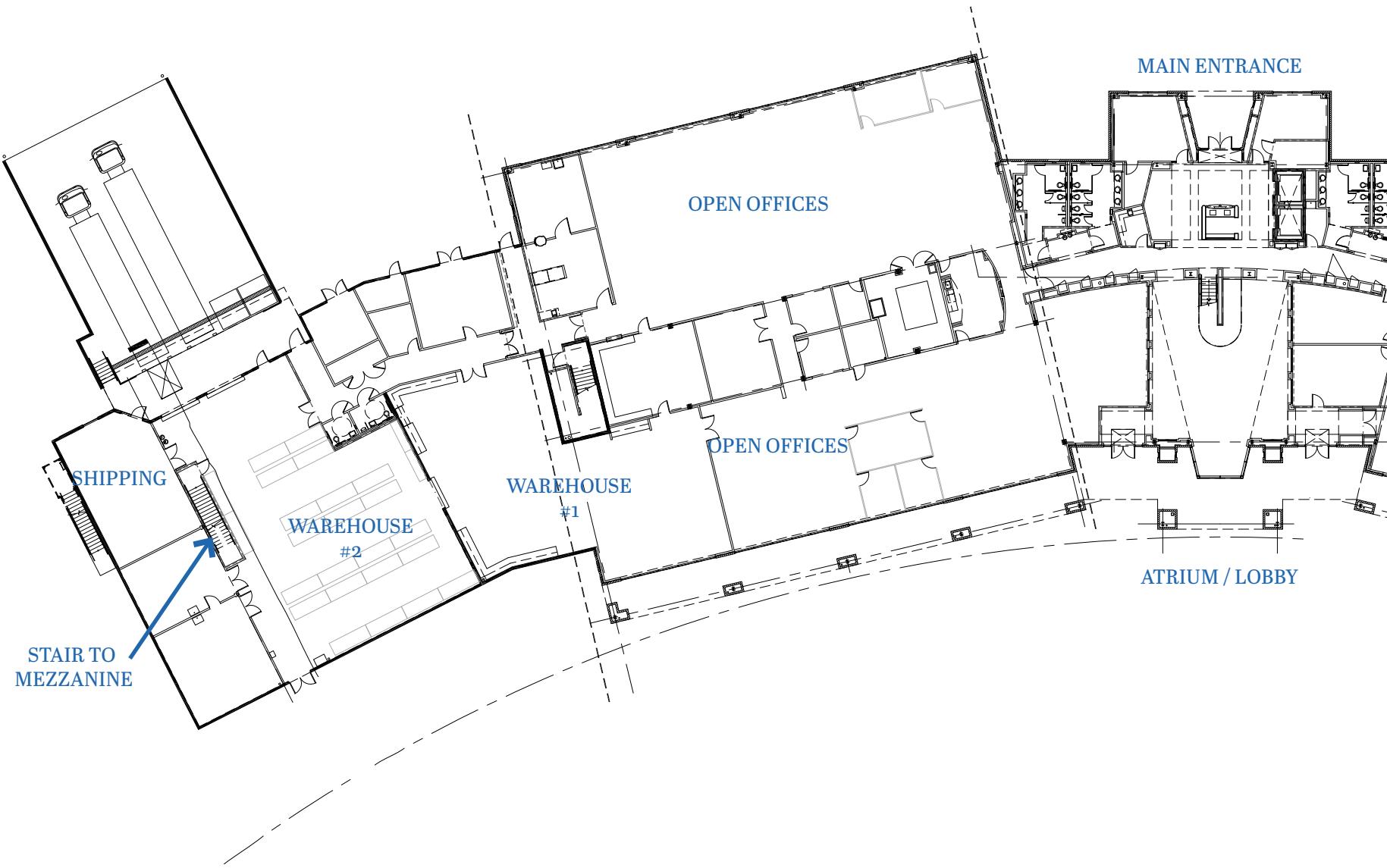
On the eastern end of the core office stack is a 12,000 SF air-conditioned warehouse with mezzanine and two loading docks and roll up doors. Connected to the main storage room of the warehouse is a metal shop, a woodworking shop, a packing and shipping annex, and a spacious mezzanine for additional storage, 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.





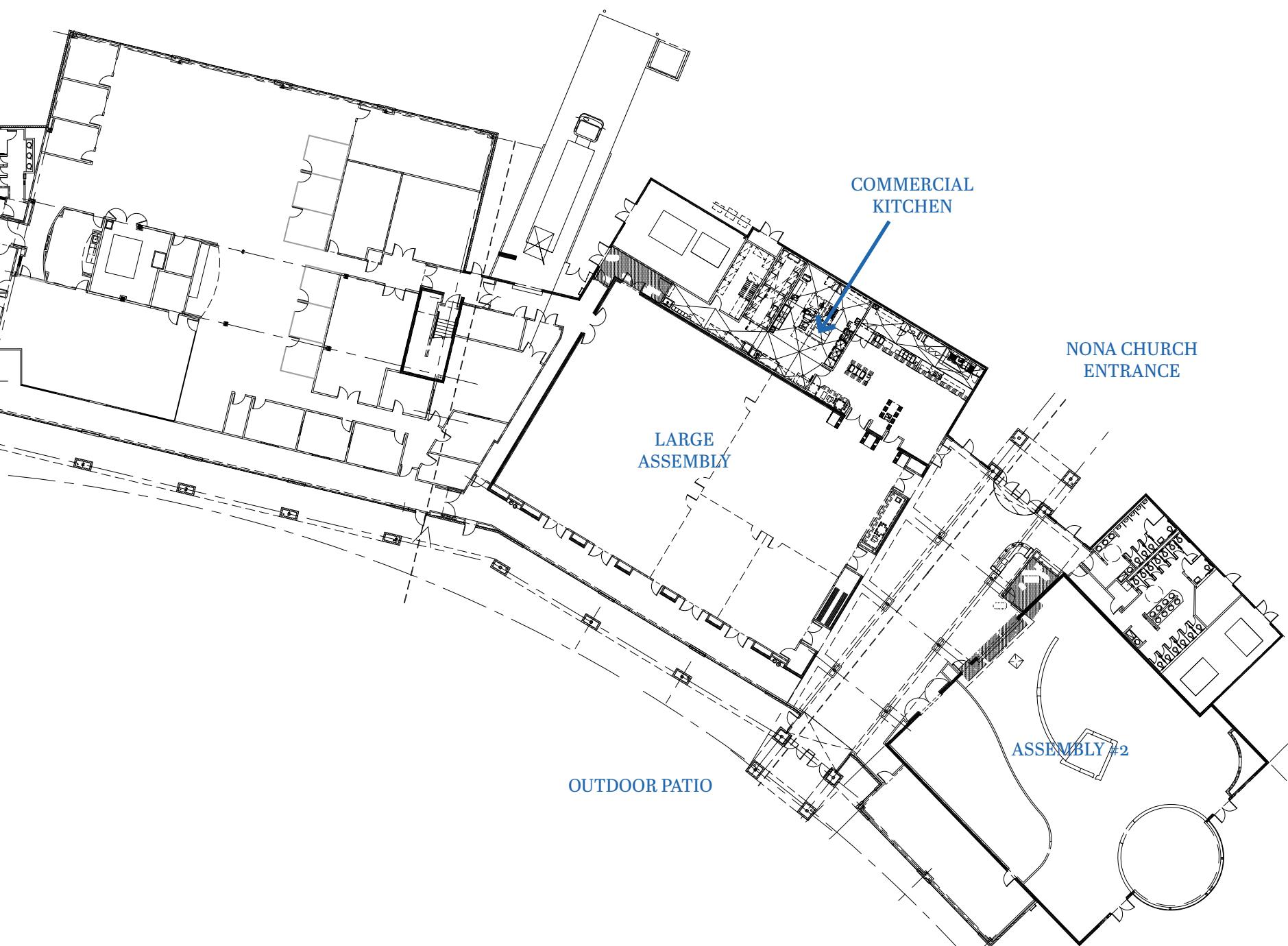
# FIRST FLOOR PLAN



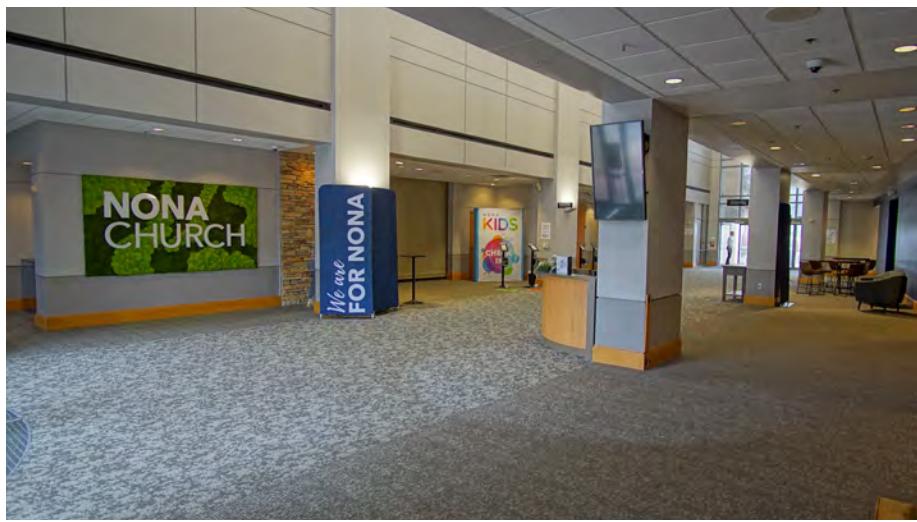
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# FIRST FLOOR PLAN



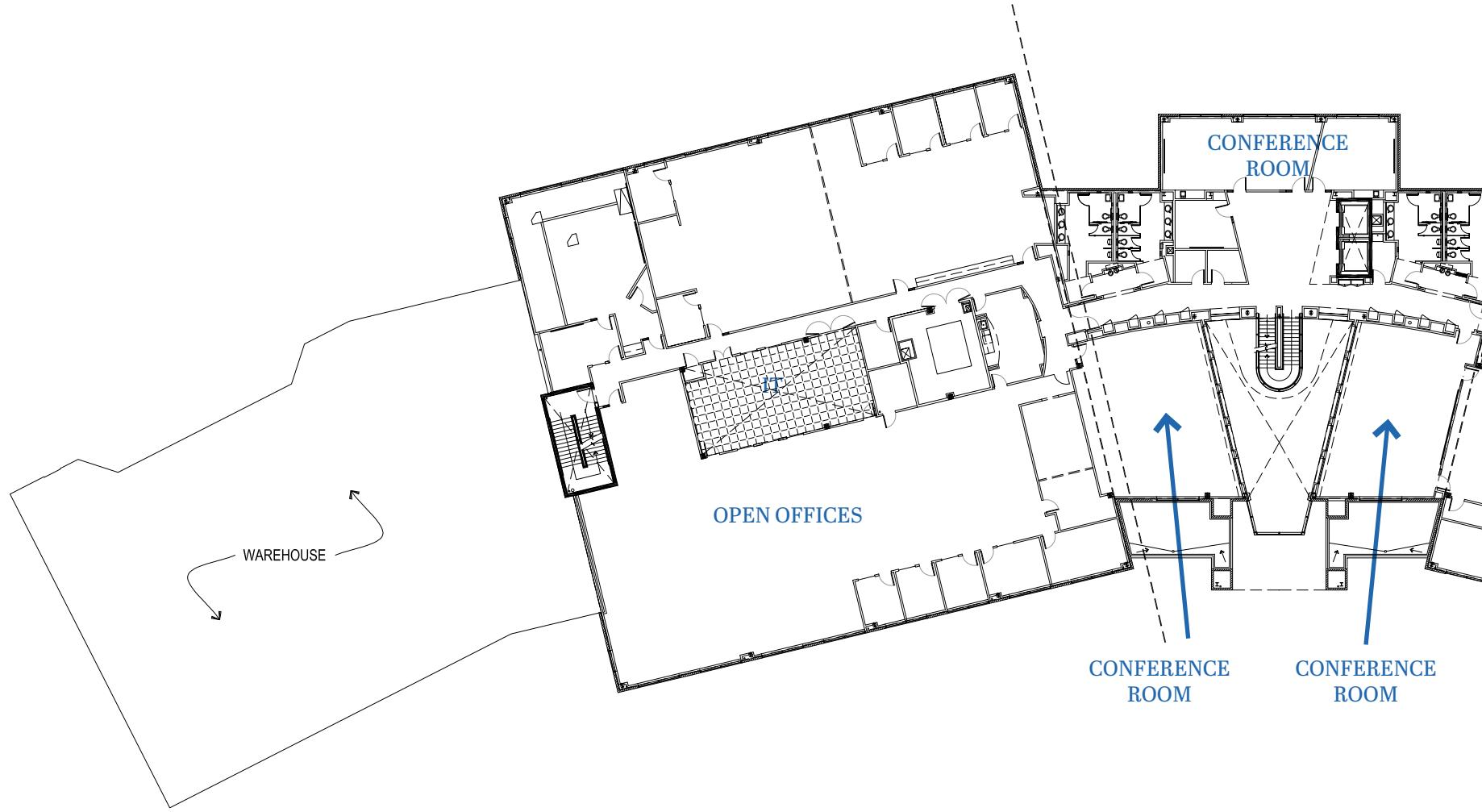


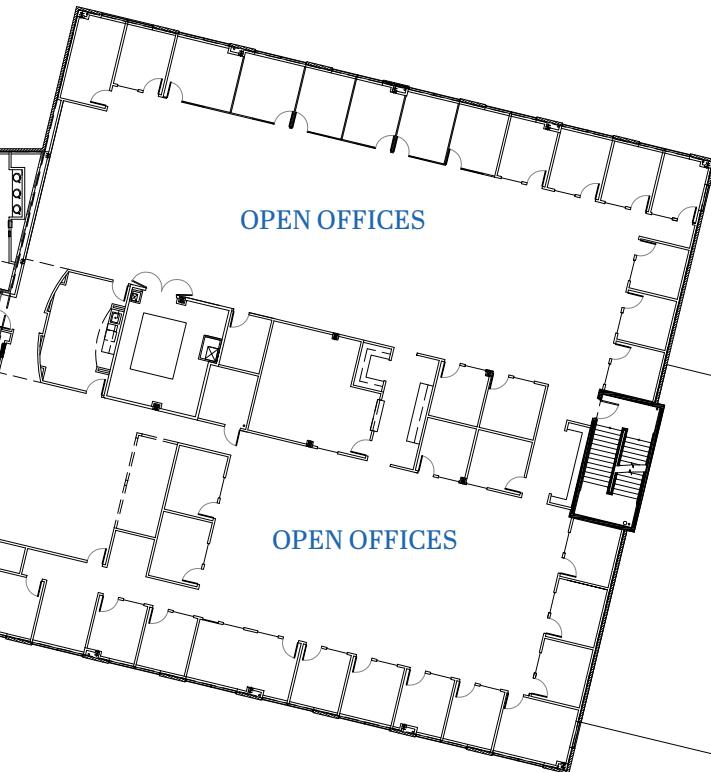
# FIRST FLOOR PLAN





# SECOND FLOOR PLAN





OPEN OFFICES

OPEN OFFICES

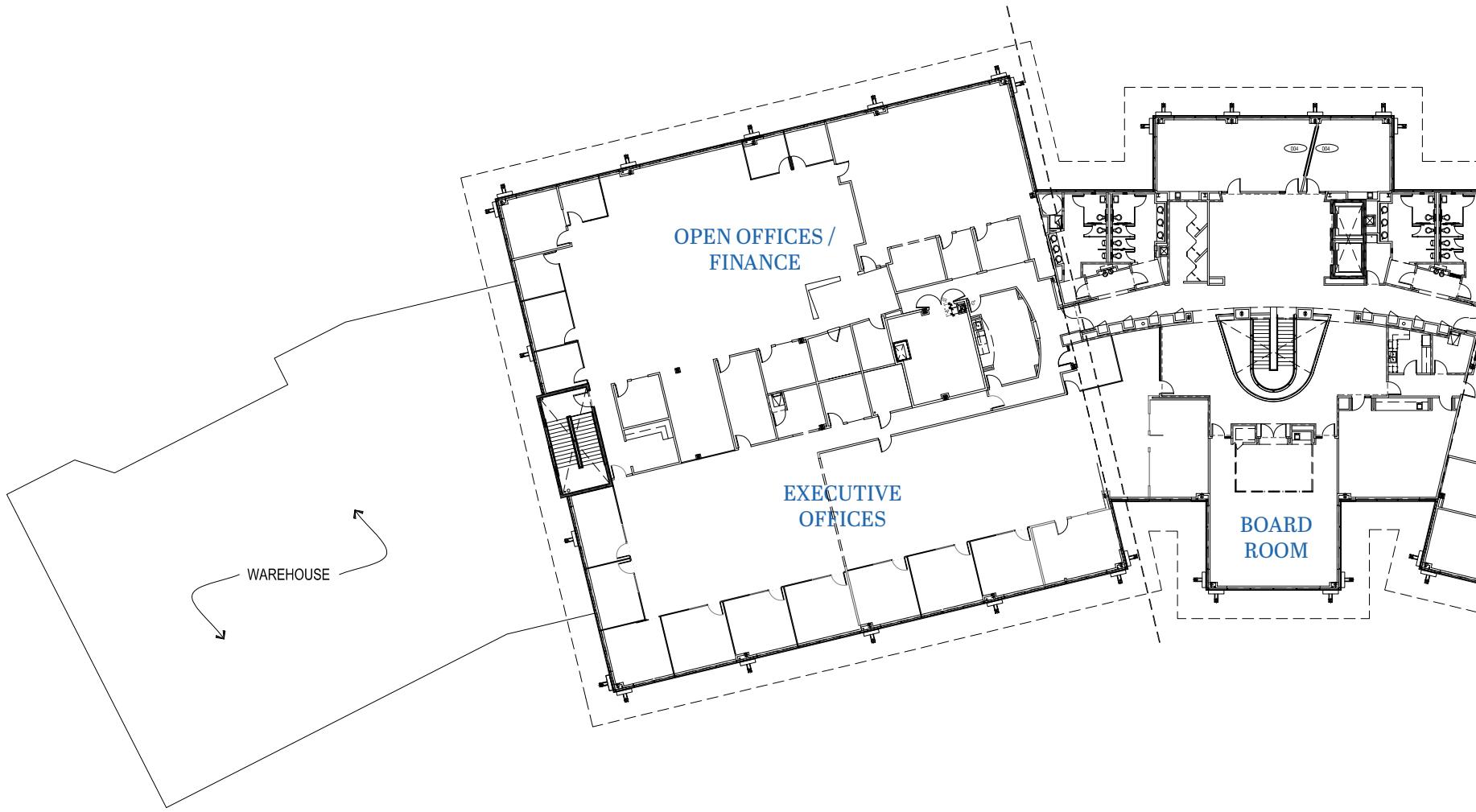


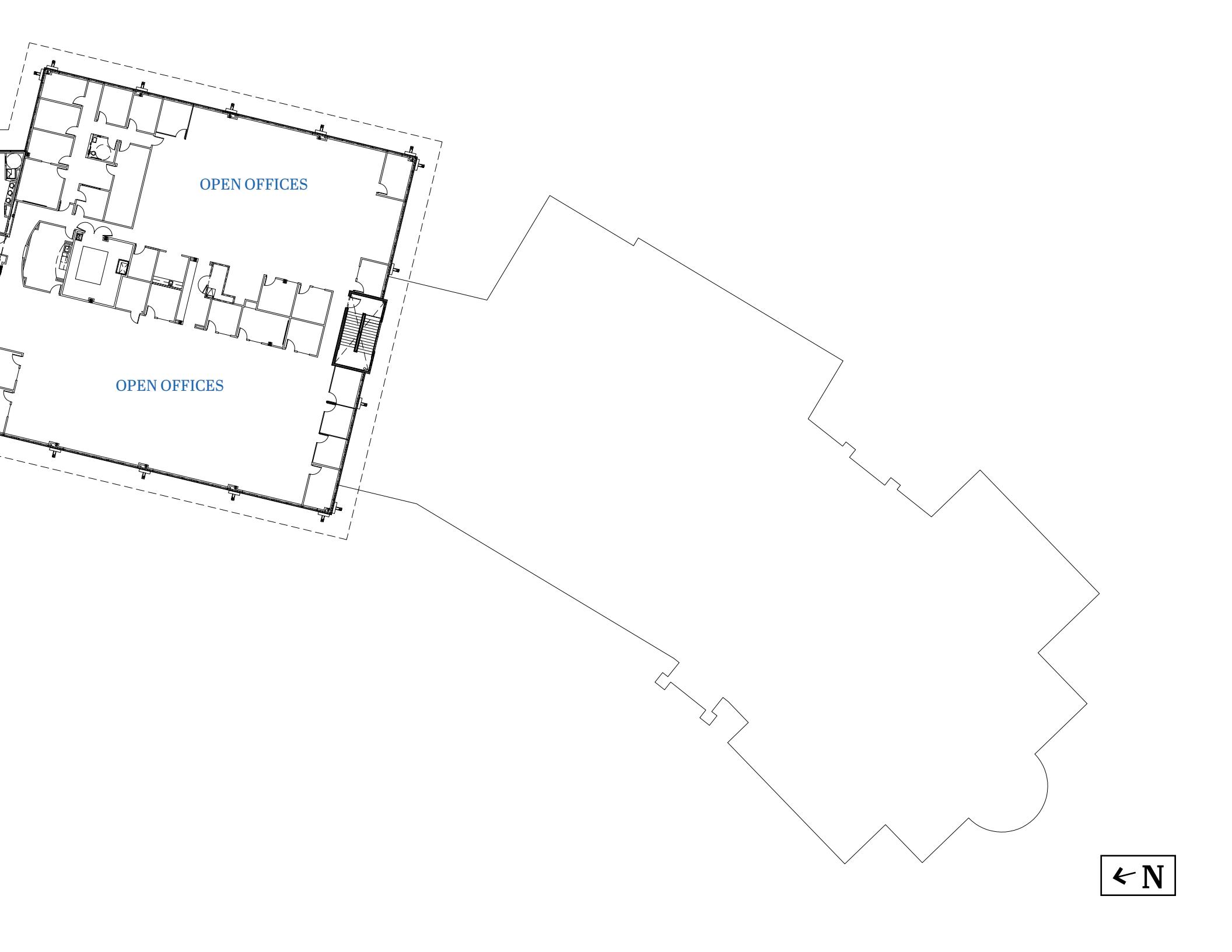
# SECOND FLOOR PLAN





# THIRD FLOOR PLAN





OPEN OFFICES

OPEN OFFICES

↖ N

# THIRD FLOOR PLAN





# MARKET AREA



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## 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  $\pm 2.6$  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

**$\pm 550,000$  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

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

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

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

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

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

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

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

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



First Capital Property Group | CORFAC International | A full-service commercial real estate services firm with the company history of 10 years and the title of being the #1 Commercial Real Estate Services firm in the Orlando area. First Capital Property Group | CORFAC International | A full-service commercial real estate services firm with the company history of 10 years and the title of being the #1 Commercial Real Estate Services firm in the Orlando area.

**LEARN MORE ABOUT THE ORLANDO MARKET IN OUR "WHY ORLANDO" PACKET**  
[www.FCPG.com/WhyOrlando](http://www.FCPG.com/WhyOrlando)

## INNOVATION HUB &amp; 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
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>MEDIAN HOUSEHOLD INCOME</b>			
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%
<b>AVERAGE HOUSEHOLD INCOME</b>			
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%

# SURROUNDING AREA





## "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 mediation 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.



**"The master-planned community feels like it's equal parts proof of concept and grand social experiment. Lake Nona was able to effectively start from scratch, creating a community built around the necessities and amenities of our modern culture, economy and way of living."**

- FORBES



**61%**

of Orlando's Growth by 2045  
projected to occur within  
**Southeast Orlando**

**19th**

**Most Popular Master  
Planned Community  
in the Nation (2021)**

**+22,000**

Residents

**+12,000**

Employees

**+15,000**

Students

**17**

Square Miles

**11,000**

Acre Community

**80%**

of Households  
earn **\$100K or more**

**60%**

of Households  
earn **\$150K or more**



UNIVERSITY OF FLORIDA COLLEGE OF PHARMACY  
LAKE NONA  
150 Jobs, 92K SF Facility



LAKE NONA GOLF  
AND COUNTRY CLUB



KPMG NATIONAL TRAINING CENTER  
\$450M Campus | ± 800,000 SF



NEMOURS CHILDREN'S HOSPITAL  
1,300 Jobs, 130 Beds



UCF LAKE NONA MEDICAL CENTER  
300 Jobs, 64 Beds (Expansion to 500 Beds)



USTA NATIONAL CAMPUS

## MAJOR EMPLOYERS

**UF** UNIVERSITY of  
**FLORIDA**

**VA** U.S. Department  
of Veterans Affairs

**Johnson & Johnson**



**USTA**  
NATIONAL  
CAMPUS

**UCF**

**GUIDEWELL**

**SIMCOM**  
AVIATION TRAINING

**BBA Aviation**

**Nemours**

HUMAN  
PERFORMANCE  
INSTITUTE.

**beep**

**KPMG**  
**verizon**



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.

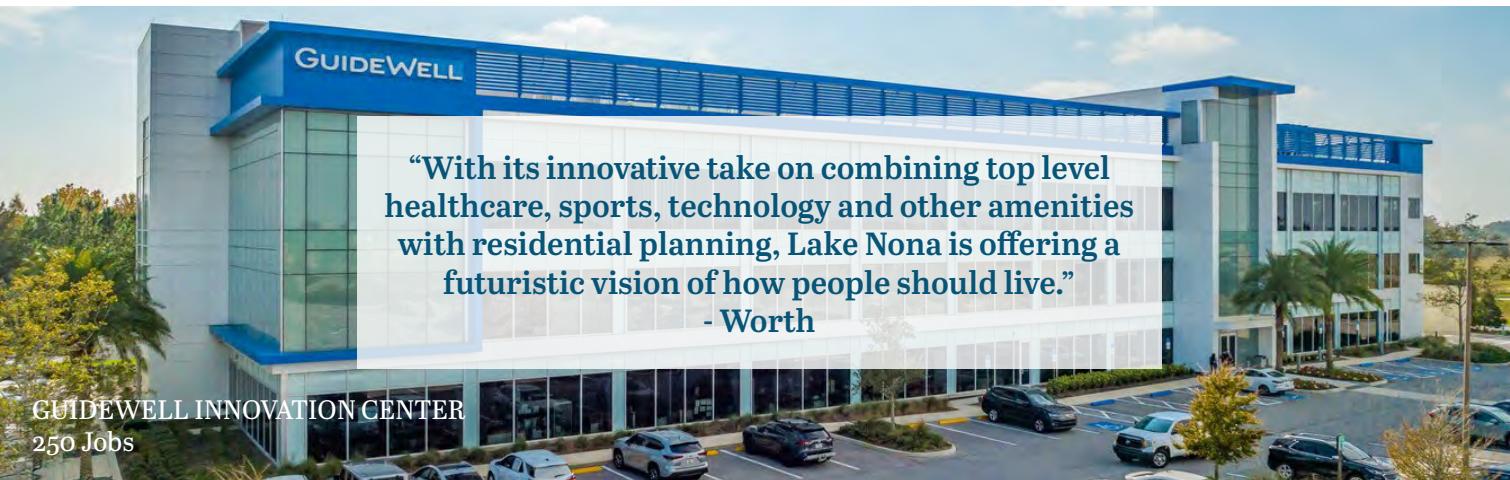
Eagle Creek, North Shore and Lake Nona Country Clubs, Drive Shack, USTA's National Campus, and Nona Adventure Park offer ample opportunity for sports enthusiasts. Moss Park and Split Oak Forest give locals the chance to reconnect with nature just a few minutes' drive from the future-focused Lake Nona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





## SUNBRIDGE

“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

**7,887**

Acres

**5,720**

Single-Family  
Homes

**1,650**

Multi-Family  
Units

**880,000**

SF of Retail

**5,470,000**

SF of Office

**2,900,000**

SF of Industrial

**490**

Hotel Rooms

**104**

Acres of Civic

#### WITHIN OSCEOLA COUNTY

**19,560**

Acres

**16,980**

Single-Family  
Homes

**12,340**

Multi-Family  
Units

**1,820,000**

SF of Commercial

**5,720,000**

SF of Office

**1,000,000**

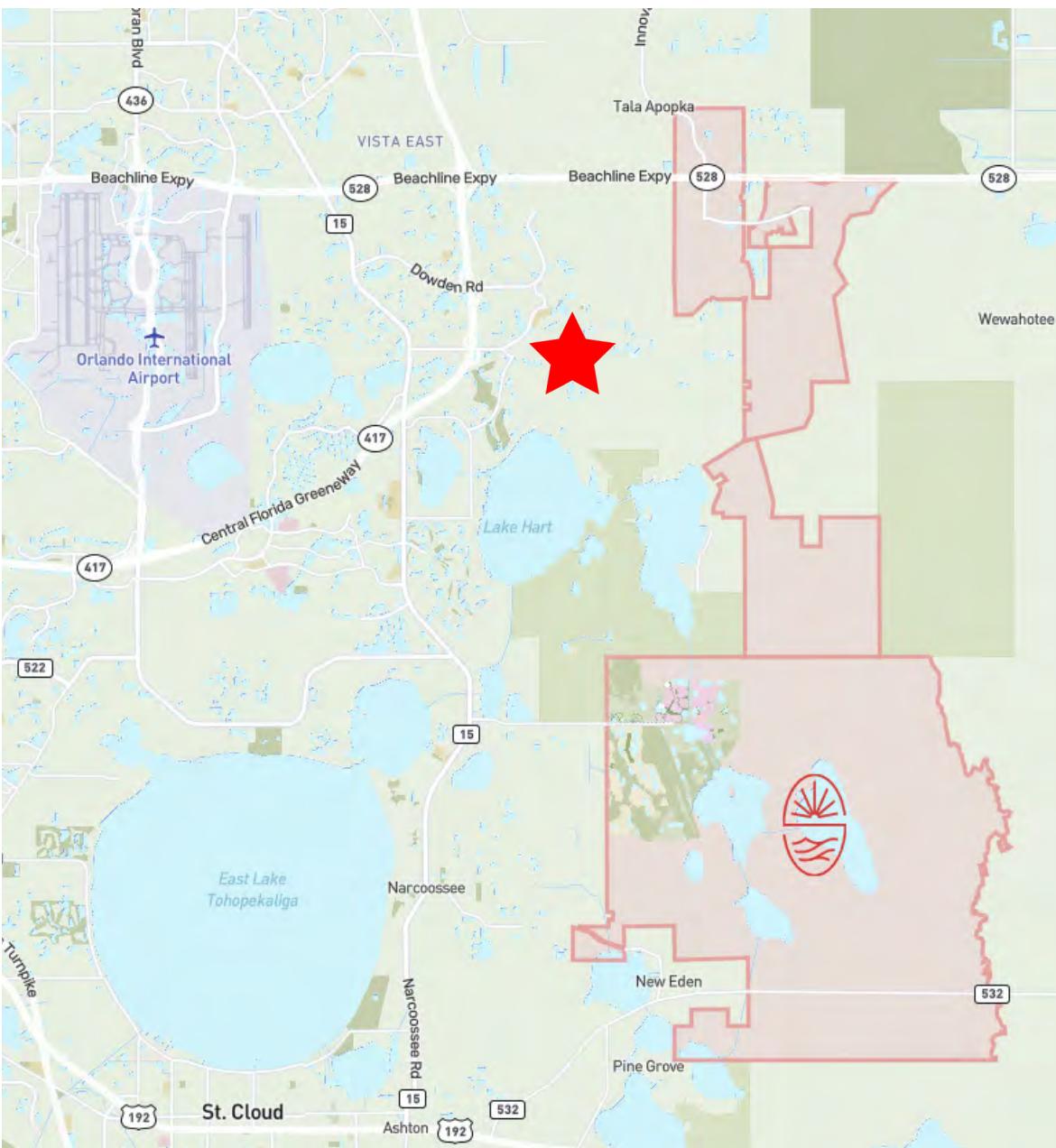
SF of Industrial

**5,000**

Hotel Rooms

**360**

Acres of Civic

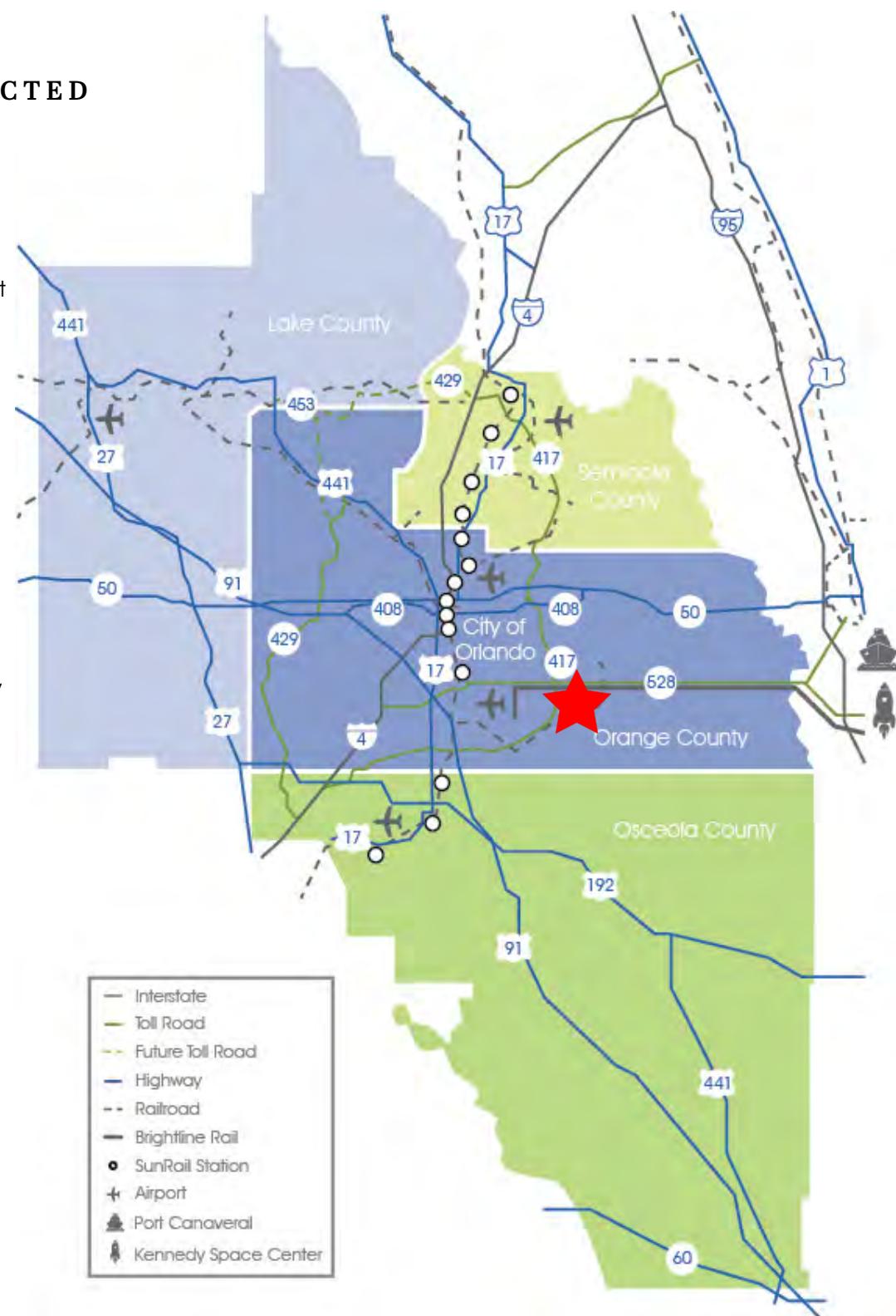


## LOCALLY & GLOBALLY CONNECTED

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 Lilium 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



## UNBELIEVABLY REAL

Orlando Economic Partnership offers a full range of services to businesses looking to locate or expand in Orange, Seminole and Osceola counties and the City of Orlando. Along with confidential project management, financial and entrepreneurial resources, site selection assistance, workforce recruiting and training, in-depth market data, connections and film and commercial production assistance, they also provide aggregated offerings of both state and local incentives.

Incentive programs have been developed conservatively and are aimed at business opportunities that deliver a clear return on investment and provide intense value-added economic impacts, above average wages and/or high levels of capital investment. The Orlando Economic Partnership is an information portal, business advisor and liaison to our state and local governments and their incentive programs.

### State Incentives

- Capital Investment Tax credit
- High Impact Business Performance Incentives
- Machinery & Equipment Sales Tax Exemption
- Research and Development Sales/Use Tax Exemption
- Research and Development Tax Credit
- Electricity and Steam Sales Tax Exemption

### City of Orlando

- STRIVE Job Creation Grant

### Local Incentives

- Expedited Permitting
- Infrastructure Incentives

### Workforce Training Grants

- Quick Response Training (QRT)
- Incumbent Worker Training (IWT)
- Florida Veterans Workforce Training Grant

#### STATE AND LOCAL INCENTIVES OVERVIEW.

Incentive programs have been developed conservatively and are aimed at business opportunities that deliver a clear return on investment and provide intense value-added economic impacts, above average wages and/or high levels of capital investment. The Orlando Economic Partnership is an information portal, business advisor and liaison to our state and local governments and their incentive programs.

#### UNBELIEVABLY REAL

##### STATE INCENTIVES

###### Capital Investment Tax Credit

An annual credit provided for up to 20 years, against Florida corporate income tax. Eligible projects are those in designated high-impact sectors creating a minimum of 100 jobs and investing at least \$25 million in eligible capital costs. The credit is available for all costs incurred in the acquisition, construction, installation and equipping of a project from the beginning of construction to the commencement of operations.

###### High Impact Business Performance Incentive

A grant available for pre-approved businesses in certain high-impact sectors that create at least 50 jobs (or 25 jobs for a research & development facility) and make a cumulative investment of \$50 million in a 3-year period (or \$25 million for a research & development facility). The grant is awarded 50% of the eligible grant upon commencement of operations and the balance of the awarded grant once full employment and capital investment are met.

###### Machinery & Equipment Sales Tax Exemption

An exemption from sales and use tax is available for purchases of industrial machinery and equipment used at a fixed location in Florida by an eligible manufacturing business that will manufacture, process, compound, or produce items of tangible personal property. The exemption also includes parts and accessories for the industrial machinery and equipment if they are purchased before the due date the machinery and equipment are placed in service.

###### Research and Development Sales/Use Tax Exemption

Available to a business enterprise (1) that is in a targeted industry and has qualified research expenses in Florida in the previous year, up to a base amount and, (2) for the same taxable year, claims and is allowed a research credit for such qualified research expenses under 26 U.S.C. s. 41. The credit is equal to 10% of the excess qualified research expenses that exceed the average Florida qualified research expenses allowed to the previous four tax years (base amount).

###### Electricity and Steam Sales Tax Exemption

Available to a business enterprise that uses electricity exclusively as a fixed location to operate machinery and equipment that is used to manufacture, process, compound, or produce items of tangible personal property for sale, or to operate pollution control equipment, recycling equipment, maintenance equipment, or monitoring or control equipment used in such operations, may be exempt from the sales tax.

#### Orlando Economic Partnership | Orlando Unbelievably Real™

#### INVESTORLANDO.ORG | 1

#### ECONOMIC DEVELOPMENT SERVICES

##### CONFIDENTIAL PROJECT MANAGEMENT

The Partnership helps companies evaluate locations within the region in a confidential, objective manner. We serve as our client's single point of contact for business location or expansion.

##### SITE SELECTION ASSISTANCE

The Partnership starts on the current estate availability and can help companies narrow their location search for everything from a manufacturing operation to the perfect site for the latest biotech research facility.

##### IN-DEPTH MARKET DATA

The Partnership provides information for your business, including demographics, labor availability, transportation, taxes, cost of living comparisons, education and much more.

##### CONNECTIONS

The Partnership can facilitate introductions to key government, education and private partners at the local and state level.

##### FILM AND COMMERCIAL PRODUCTION ASSISTANCE

With the Orlando Film Commission housed in our office, the Partnership can help speed up the permitting process, find the perfect location for your next production and help connect you with crew and support services.

#### SERVING THE ORLANDO, FL REGION

#### ORLANDO

#### UNBELIEVABLY REAL

##### CONTACT

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