

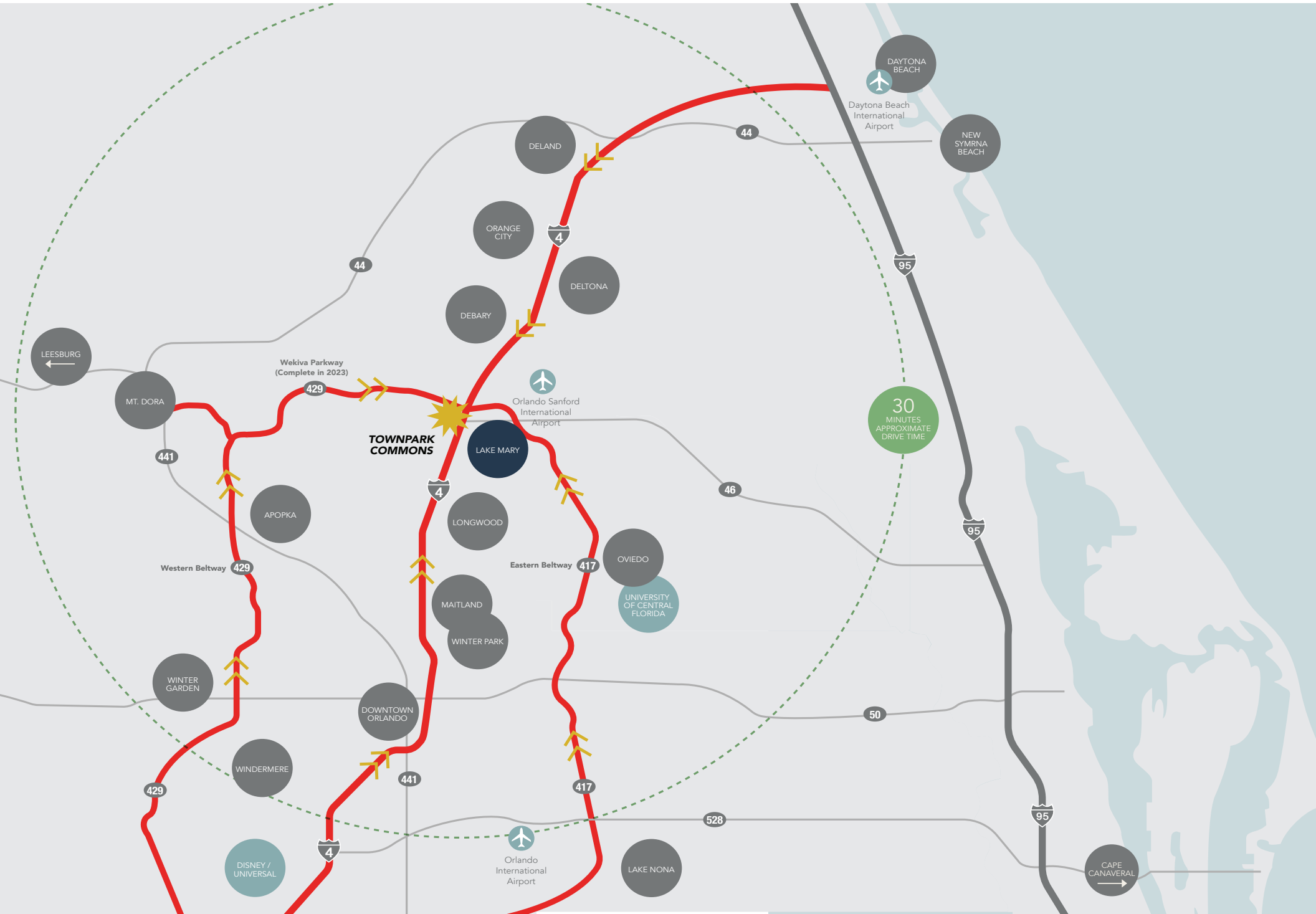


# Town Park

COMMONS

TOWNPARK COMMONS

# TOWNPARK COMMONS // REGIONAL CONNECTIVITY



# TOWNPARK COMMONS // LOCATION OVERVIEW



# TOWNPARK // WALKABLE AMENITIES

<b>Publix.</b>	 <b>STARBUCKS</b>	
 <b>menchie's</b> frozen yogurt	<b>AMURA</b>	
 <b>THE VINEYARD</b> WINE COMPANY	<b>LIAM FITZPATRICK'S</b> Irish restaurant and pub	
<b>DUFFY'S</b> SPORTS GRILL	<b>Dexter's</b>	
 <b>Peterbrooke</b> CHOCOLATIER	 <b>COLD STONE</b> CREAMERY	 <b>JUNKIES</b> American Burger Bar
 <b>PIZZA PAPA JOE'S PASTA</b>	<b>AmStar</b> CINEMAS	
<b>F&amp;D</b> cantina - EST. 2016 -	 <b>Hampton Inn</b> by HILTON	<b>THE WESTIN</b> LAKE MARY ORLANDO NORTH



## TOWNPARK COMMONS

On-site (Proposed)



58,600 SF  
Retail



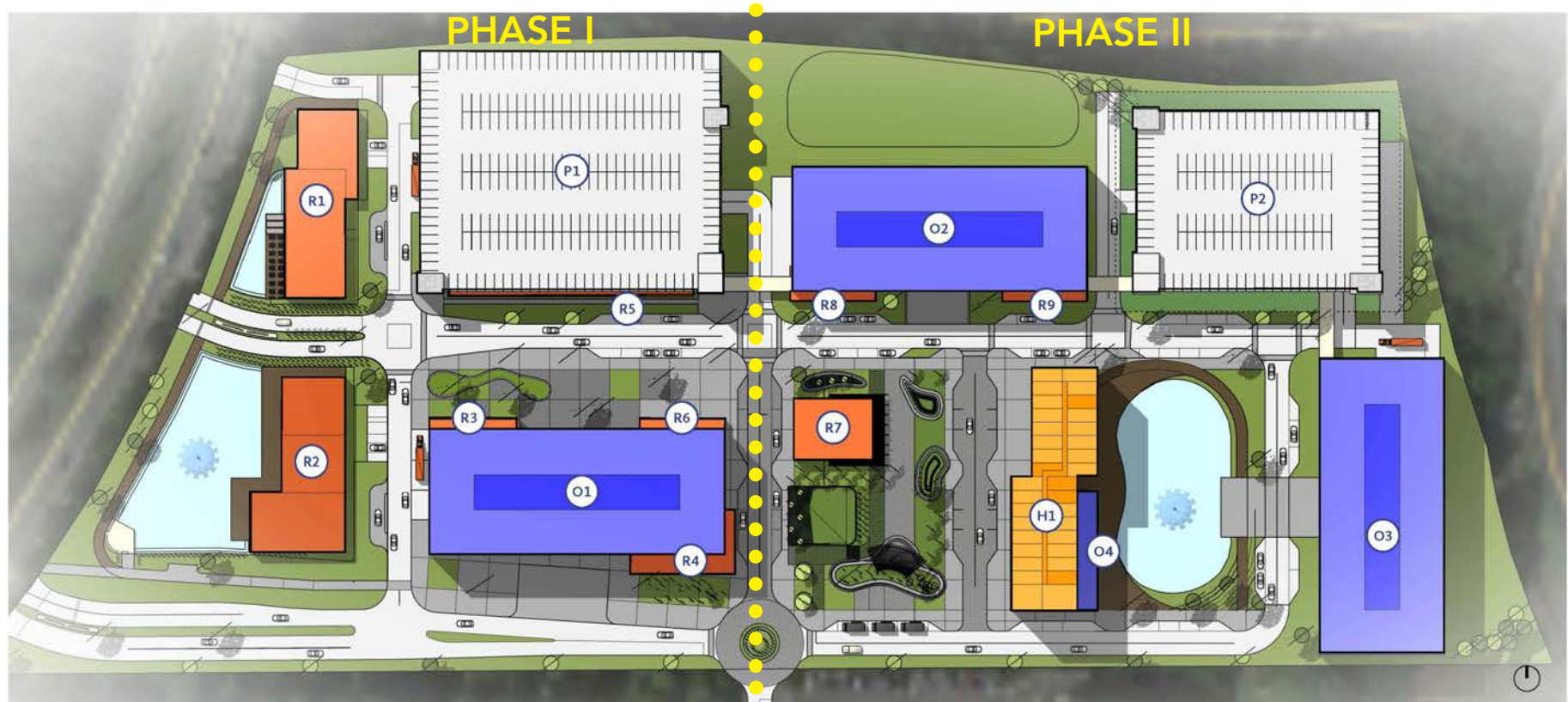
200+ Room  
Hotel



Central Park &  
Outdoor Plaza

**TownPark  
Commons**

# TOWNPARK COMMONS // SITE PLAN



## PROGRAM

**O1. OFFICE** 169,600 RSF  
33,900 RSF / FLOOR  
5 LEVELS  
125' x 295'

**O2. OFFICE** 169,600 RSF  
33,900 RSF / FLOOR  
5 LEVELS  
125' x 295'

**O3. OFFICE** 169,600 RSF  
33,900 RSF / FLOOR  
5 LEVELS  
125' x 295'

**O4. CONFERENCE CENTER**  
6,000 SF

**H1. HOTEL** UP TO 250 KEYS

**R1. RETAIL** 11,720 SF

**R2. RETAIL** 13,000 SF

**R3. RETAIL** 3,000 SF

**R4. RETAIL** 6,375 SF

**R5. RETAIL** 10,800 SF

**R6. RETAIL** 3,000 SF

**R7. RETAIL** 4,750 SF

**R8. RETAIL** 3,000 SF

**R9. RETAIL** 3,000 SF

**P1. STRUCTURED PARKING**  
6 LEVELS (5 covered + 1 open)  
1,368 CARS<sup>1</sup>

**P2. STRUCTURED PARKING**  
7 LEVELS (6 covered + 1 open)  
1,022 CARS<sup>1</sup>

**P3. SURFACE PARKING**  
75 CARS<sup>1</sup>

**TOTAL OFFICE:** 514,800 RSF  
**TOTAL HOTEL:** UP TO 250 KEYS  
**TOTAL RETAIL:** 58,645 SF  
**TOTAL PARKING:** 2,465 CARS<sup>1</sup>

# TOWNPARK COMMONS // ENTITLED MASTER PLAN



- 515,000 SF Office
- 58,600 SF Retail
- 200+ Room Hotel

# TOWNPARK COMMONS // MAIN ENTRANCE



# TOWNPARK COMMONS // SOUTH ENTRANCE



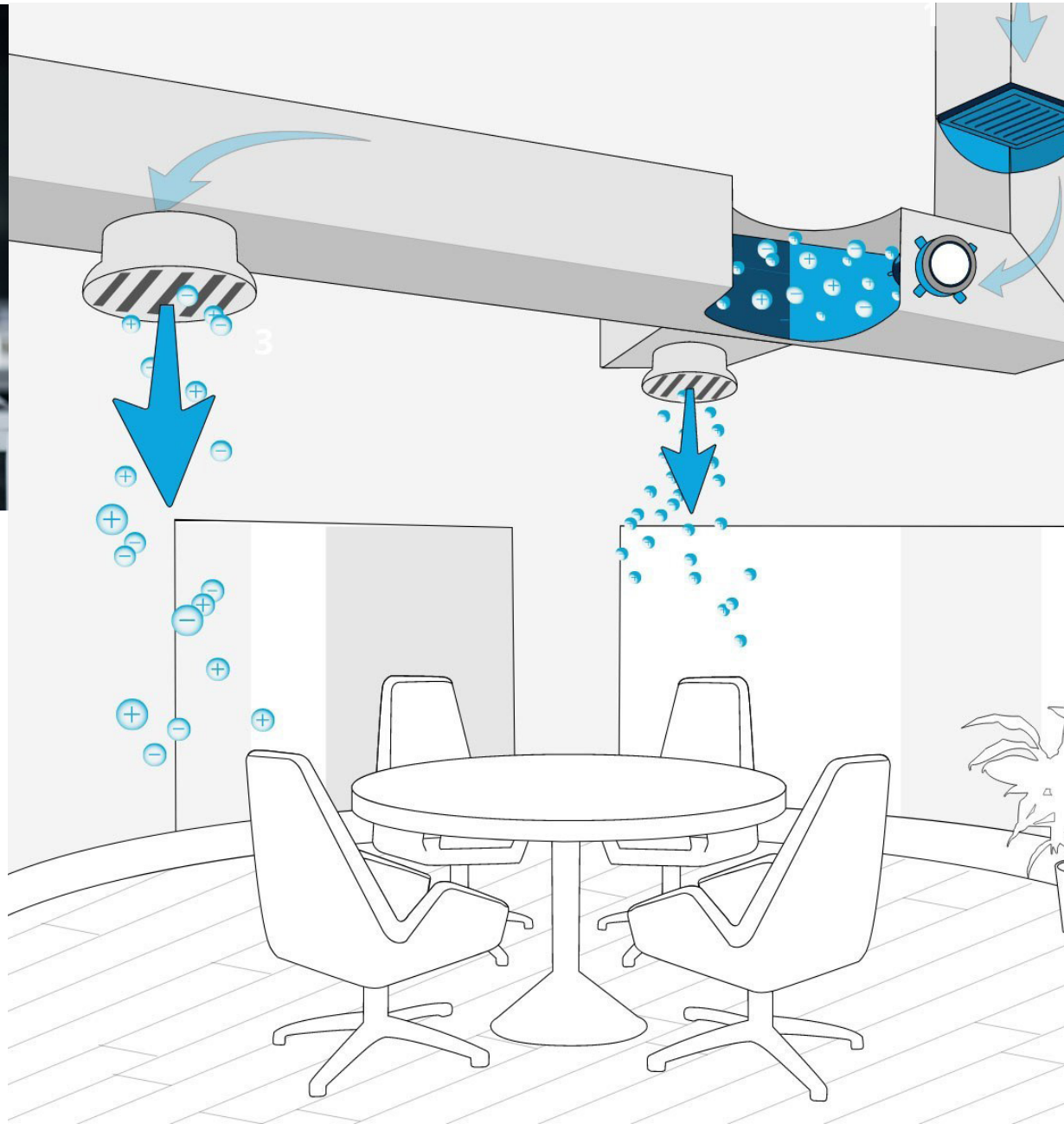


# TOWNPARK COMMONS // HEALTH + WELLNESS



Ownership has been investing in state-of-the-art air quality systems and installing them throughout the portfolio.

TownPark Commons would be no exception. Piedmont is focused on creating an environment focused around Health, Wellness and Safety.



Piedmont has received the WELL Health + Safety Rating on multiple buildings and is currently working to certify its entire portfolio.

# TOWNPARK COMMONS // OUTDOOR WORKSPACE

Upfit outdoor structures to create an outdoor workspace.

Connectivity - Ultrafast 1 gig Wi-Fi

Flexibility - Adaptive to serve as an extension of your workplace

Collaboration - Outdoor open-air meeting space



# TOWNPARK COMMONS // EXPERIENCE



# TOWNPARK COMMONS // OWNERSHIP

## About Piedmont Office Realty Trust

Piedmont Office Realty Trust, Inc. (NYSE: PDM) is an owner, manager, developer, redeveloper, and operator of high-quality, Class A office properties located primarily in select sub-markets within seven major Eastern U.S. office markets, with the majority of its revenue being generated from the Sunbelt. Its geographically-diversified, approximately \$5 billion portfolio is currently comprised of approximately 17 million square feet. The Company is a fully integrated, self-managed real estate investment trust (REIT) with local management offices in each of its markets and is investment-grade rated by S&P Global Ratings (BBB) and Moody's (Baa2). Piedmont is a 2021 ENERGY STAR Partner of the Year.

**5.5 Billion**  
Gross Assets

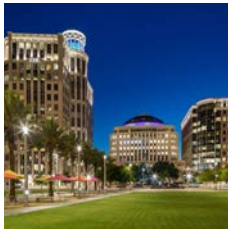
**17 Million**  
Square-Feet

**1.8 Million**  
in Orlando, FL

## Representative Assets | Orlando, FL



**200 S. Orange**  
Downtown  
644,000 SF



**CNL Center**  
Downtown  
623,000 SF



**400 TownPark**  
Lake Mary  
175,000 SF



**500 TownPark**  
Lake Mary  
135,000 SF



**501 W Church**  
Downtown  
182,000 SF



# WHY TOWNPARK?

## ACCESS

Immediate access to I-4, SR 417 & SR 429 (Beltway) with 9 points of entry

## AMENITIES

Walkable to retail, hotels, & luxury apartments

## PARKING

Structured deck & surface parking on-site & easily accesible

## INFRASTRUCTURE

Dual-feed power

## GROWTH

Opportunity with expansion capability for future growth

## SIGNAGE

Top of building signage with excellent market visibility

## DEVELOPMENT

Highly respected on-site development team

## EXECUTION

Piedmont will develop with operating capital & no lender risk

TOWNPARK COMMONS

# TOWNPARK COMMONS // CONTACT US



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**AVISON  
YOUNG**

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