Mixed-Use Downtown Orlando Building

35-39 W Pine St Orlando, FL 32801

OFFERING MEMORANDUM

First Capital Property Group, Inc., as exclusive broker, is pleased to offer the opportunity to acquire the mixed-use two-story building located in the heart of the Central Business District in Orlando, Florida.

FIRST CAPITAL Property Group
Commercial Real Estate Services

CORFAC INTERNATIONAL
Affiliate Firm
Locally Owned. Globally Connected.

TABLE OF CONTENTS

PROPERTY OVERVIEW

Executive Summary.....3

Property Description.....4

Location Overview.....5

Location.....6

Parking Options.....7

Demographic Profile.....8

GRANT OPPORTUNITIES

DTO Restaurant Program..... 9

DTO Retail Program..... 10

Façade Program..... 11

FINANCIAL SUMMARY

Value-Add Opportunities..... 12

Real Property Assessment & Taxes..... 12

MARKET HIGHLIGHTS

Orlando, Florida Highlights..... 13-23

Executive Summary

THE OPPORTUNITY

First Capital Property Group is pleased to present 35-39 West Pine Street, a ±17,000 SF, two story mixed-use building located steps from Orlando's busiest pedestrian intersection of Orange Ave and Pine St in the heart of Downtown Orlando, FL.

Positioned in a prime, unparalleled location within the bustling heart of downtown Orlando, this office building is a rare gem, just steps from the coveted Main and Main intersection in the core of the central business district. For the first time in three decades, this rare opportunity is available to the market, presenting a golden opportunity for owner-users. Spanning ±17,000 square feet, this space provides flexibility, allowing owner-users to occupy 8,500 square feet of re-imagined office space while generating significant revenue from the ground-level 8,500 square feet of retail, or opt to utilize the entire building. Situated in the ultra-core downtown area, this property is surrounded by a landscape of ongoing, high-value development worth hundreds of millions, making it a strategic and promising investment for any discerning entrepreneur. This opportunity checks all the boxes for those seeking a prestigious and lucrative presence in the heart of Orlando's thriving business hub.

OFFERING SF
±17,000 SF

LAND AREA AC
0.23

OCCUPANCY
50%

YEAR BUILT
1960

PRICE
$4,995,000

MARKET HIGHLIGHTS

#1 in Job Growth per the U.S. Department of Labor Statistics (2014-2018) with a current workforce of 1.2 million people

Concentrated Downtown Core of ± 4,152 businesses and over ±51,471 employees within the 1.78 mile subject area

2nd Best State for Business in the United States by Chief Executive Magazine (2021)

4th Best Tax Climate in the United States by the Tax Foundation (2020)

4th Fastest Growing MSA in the United States and Florida's largest MSA with ±1,087 people move to Orlando each week

Features the Highest Rate of Growth in STEM Jobs in the Country (Forbes, 2018), and sees $13.4 billion in economic impact from high-tech industries

#1 Best Place to Work in Tech per Yahoo Finance (2021) and **#1 Fastest Growing City for Entrepreneurs**, LinkedIn News (2021)

Property Description

Address:	35-39 West Pine Street Orlando, Florida 32801
County:	Orange County
Zoning:	AC-3A/T/HP
Land Use Code:	1800 - Office Low-Rise
Tax District:	City District, Orlando
Parcel ID:	26-22-29-7352-37-025
Land Size:	10,160 SF / .23 acres
Building Size:	± 17,000 SF
Stories:	2 Floors
Year Built:	1960
Renovated:	1984
Property Type:	Class "C" Office Building
Number of Tenants:	1 in-place tenants
Frontage:	± 80 ft on West Pine Street
Slab/Foundation:	Concrete / Cinder Block
Parking:	No Parking included with building purchase. Street parking and spaces available for monthly rate in 55 W Garage across the street.
Walk Score:	Walker's Paradise (97)
Transit Score:	Excellent Transit (72)

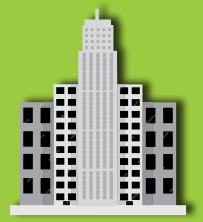
PROPERTY SNAPSHOT

This 2-story, 17,000 square foot property on 35-39 W Pine Street is a unique opportunity for owner-users seeking downtown office space in the core of the city. With a charming brick exterior and the convenience of an elevator, this property offers both style and functionality.

The added bonus of an in-place ground floor retail tenant opens the door to income potential, making it an attractive investment opportunity. What sets this property apart is the ample opportunity for high visibility signage and naming rights to the building, ensuring your brand stands out in the heart of Downtown Orlando.

Whether you're looking for an exceptional downtown office space for your own business or aiming to maximize returns through leasing, this property provides endless possibilities in a prime urban location.

TRAFFIC COUNT
9,300 AADT
Orange Ave



AVERAGE HOUSEHOLD INCOME
$134,477
(0.5 mile radius)

EMPLOYMENT POPULATION
± 66,205
(1 mile radius)

DAYTIME POPULATION
± 96,730
(1 mile radius)

Location Overview

LOCATION HIGHLIGHTS

- Strategically positioned within 1 block of Orange Ave, Downtown Orlando's busiest thoroughfare, and within 2 blocks of I-4, Central Florida's North-South busiest highway
- Orlando's Central Business District surrounds the property with 12 million square feet of office space which numerous national and regional headquarters are housed
- Downtown Orlando features a lively nightlife, sporting venues, farmers markets, annual events and more contributing to heavy foot traffic around the core

ONE BLOCK FROM SUNRAIL STATION

TWO BLOCKS FROM I-4

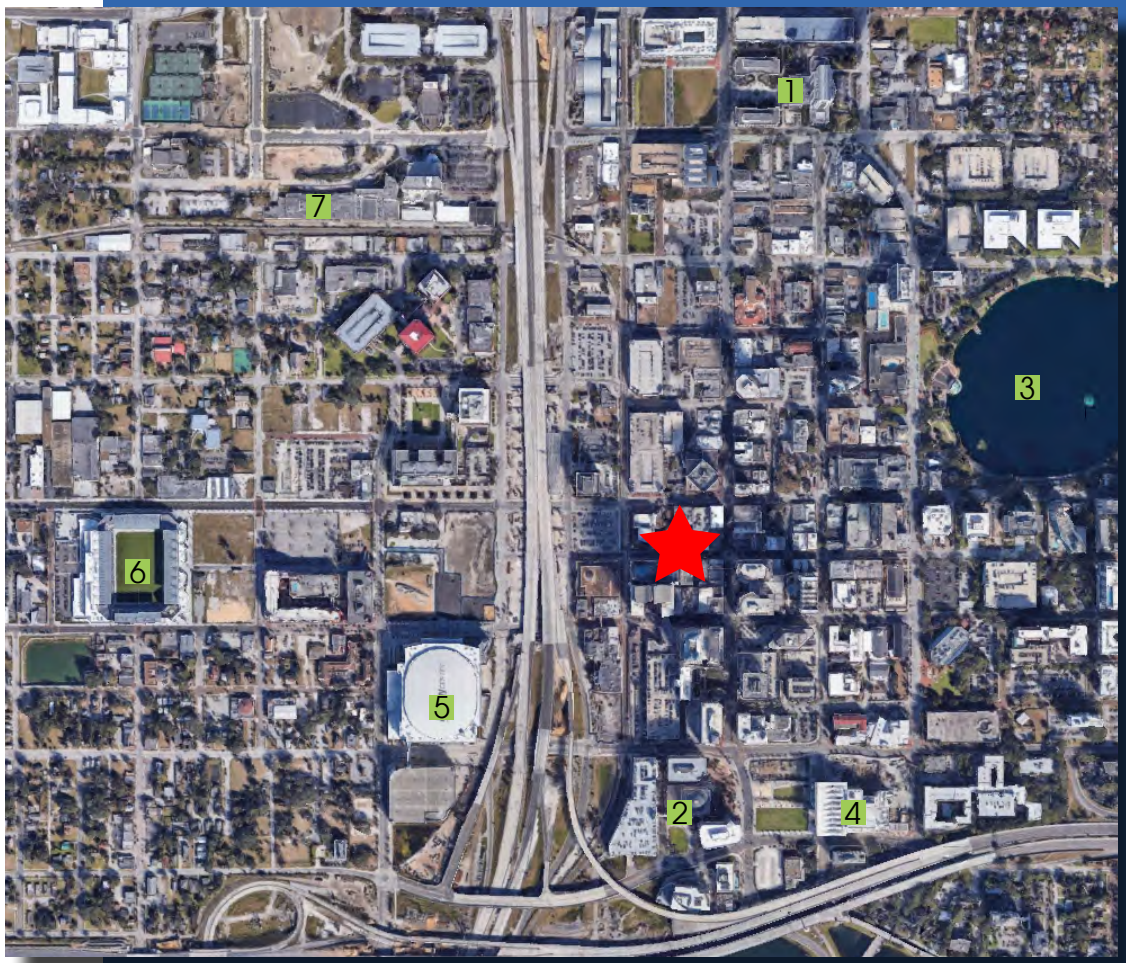
THREE BLOCKS FROM LYNX STATION

Average Daily Traffic	
2025	
Orange Ave	9,300
I-4	140,500

CLICK TO LEARN MORE ABOUT THE DOWNTOWN ORLANDO MARKET IN OUR "WHY ORLANDO" PACKET

LOCATION FACTS

1. Orange County Courthouse - .3 miles / 8 min. walk
2. Orlando City Hall - .4 miles / 10 min. walk
3. Lake Eola - .4 miles / 10 min. walk
4. Dr. Phillips Center for the Performing Arts - .5 miles/ 11 min. walk
5. Kia Center - .5 miles / 12 min. walk
6. Inter & Co Stadium - .6 miles / 14 min. walk
7. Creative Village / UCF Campus - .8 miles / 19 min. walk



Location

LOCATED, LOCATION, LOCATION

35-39 West Pine is located one block from the intersection of Orange Ave and Pine Street which is the busiest intersection for pedestrian traffic in the Downtown Core. The corner also sees a high AADT of 9,200. I-4, FL 408, Lynx and Sunrail are all within steps from the building providing excellent access. Parking is available in 55 W parking garage across West Pine St.

PEDESTRIAN TRAFFIC COUNT

Orange Ave & Pine St

WEEKDAY AVG.	WEEKEND AVG.
11,128	**16,546**

SURROUNDED BY AMENITIES

The area continues to see billions of dollars in new development, including the introduction Creative Village, the University of Central Florida's Downtown campus. Creative Village will bring over one billion dollars in new development with its education and transit focused site. Showcasing responsible and sustainable development practices, it will be one of the largest LEED-ND developments in Florida. Creative Village, in conjunction with the other infrastructure and improvement projects will continue to propel Downtown Orlando forward.

Immediately accessible from the property are a wide array of amenities including high-end top-rated restaurants and food halls, as Orlando is increasingly becoming known as a "foodie" town. The Church Street Exchange with its focus on Technology & Innovation is just a block away. Hotels, fitness clubs, and hundreds of new luxury apartments surround the Building.

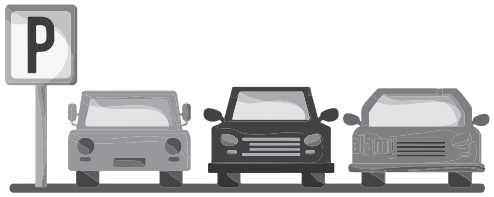
The Dr. Phillips Center for the Performing Arts, the Kia Center, the Orlando City Soccer Stadium and walking trails round scenic Lake Eola are all within a half mile radius. With the strategic positioning in Downtown Orlando, the building is located near access to major transportation outlets including I-4, SR 408, Florida Turnpike, Lynx bus terminal, and the Church Street SunRail Station.

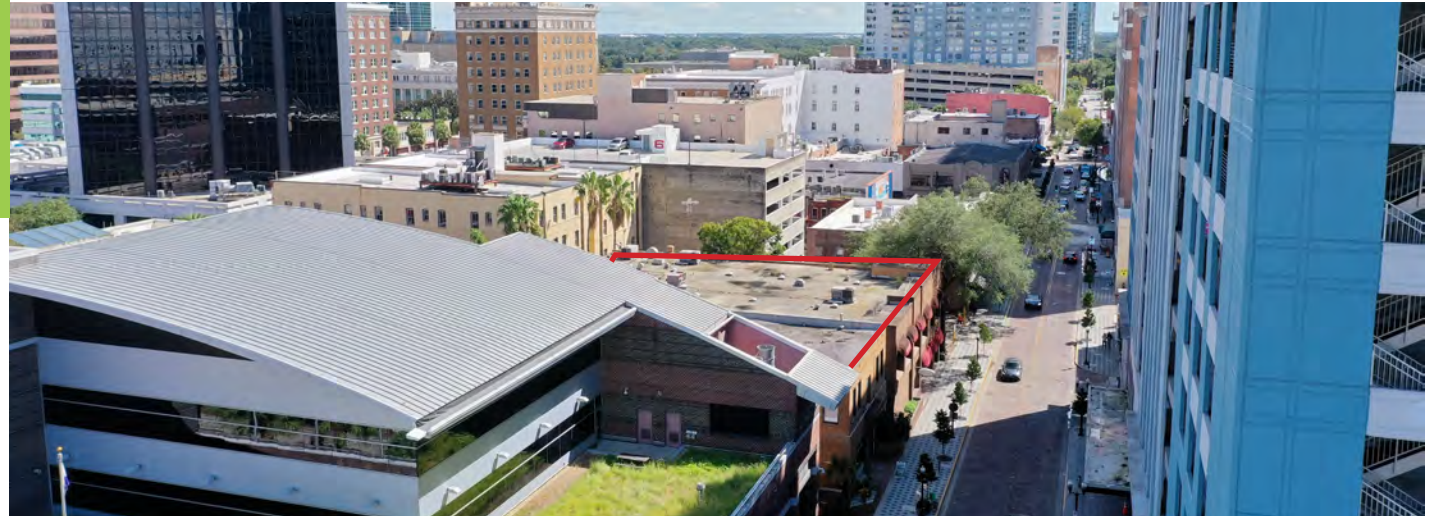
Parking Options

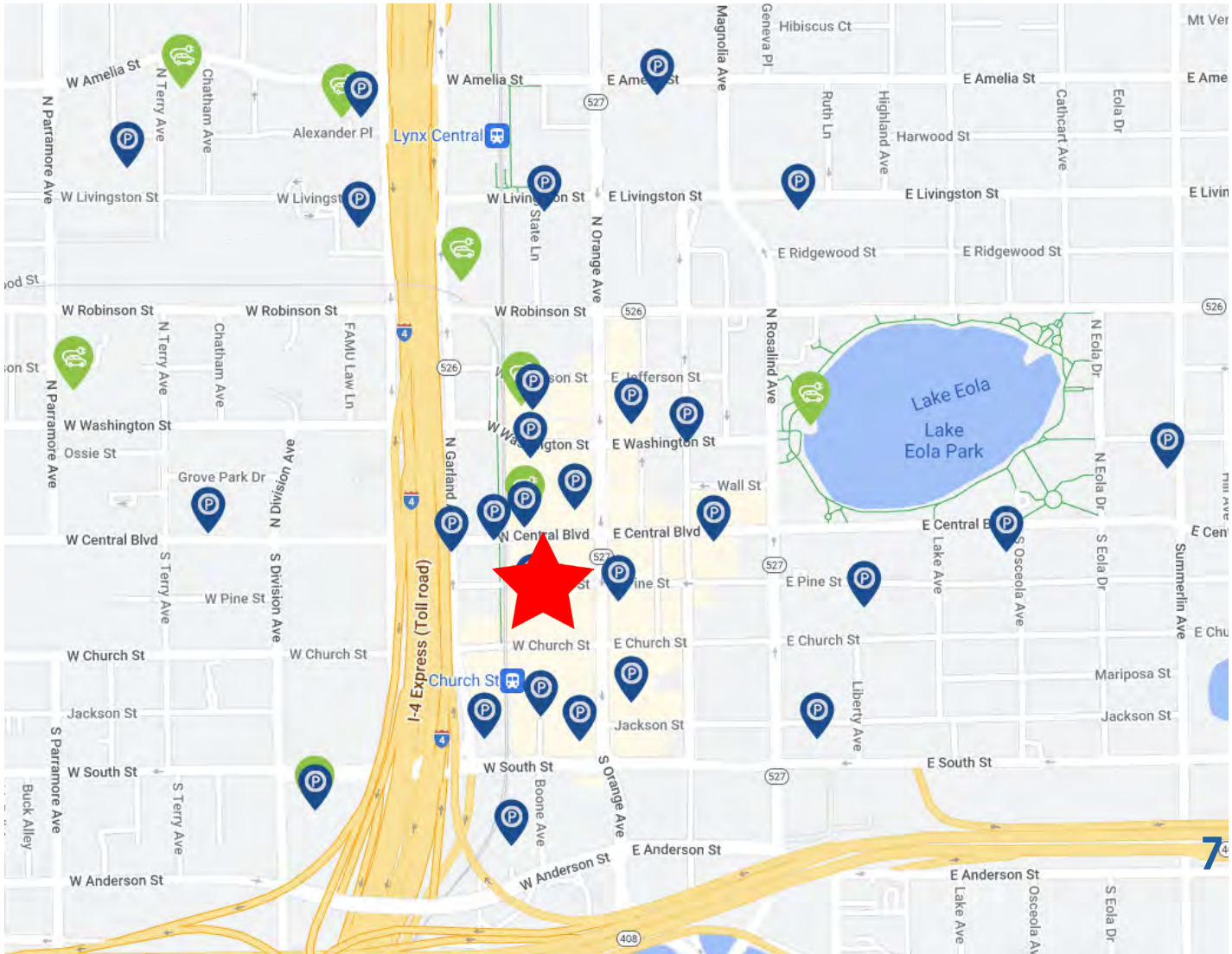
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

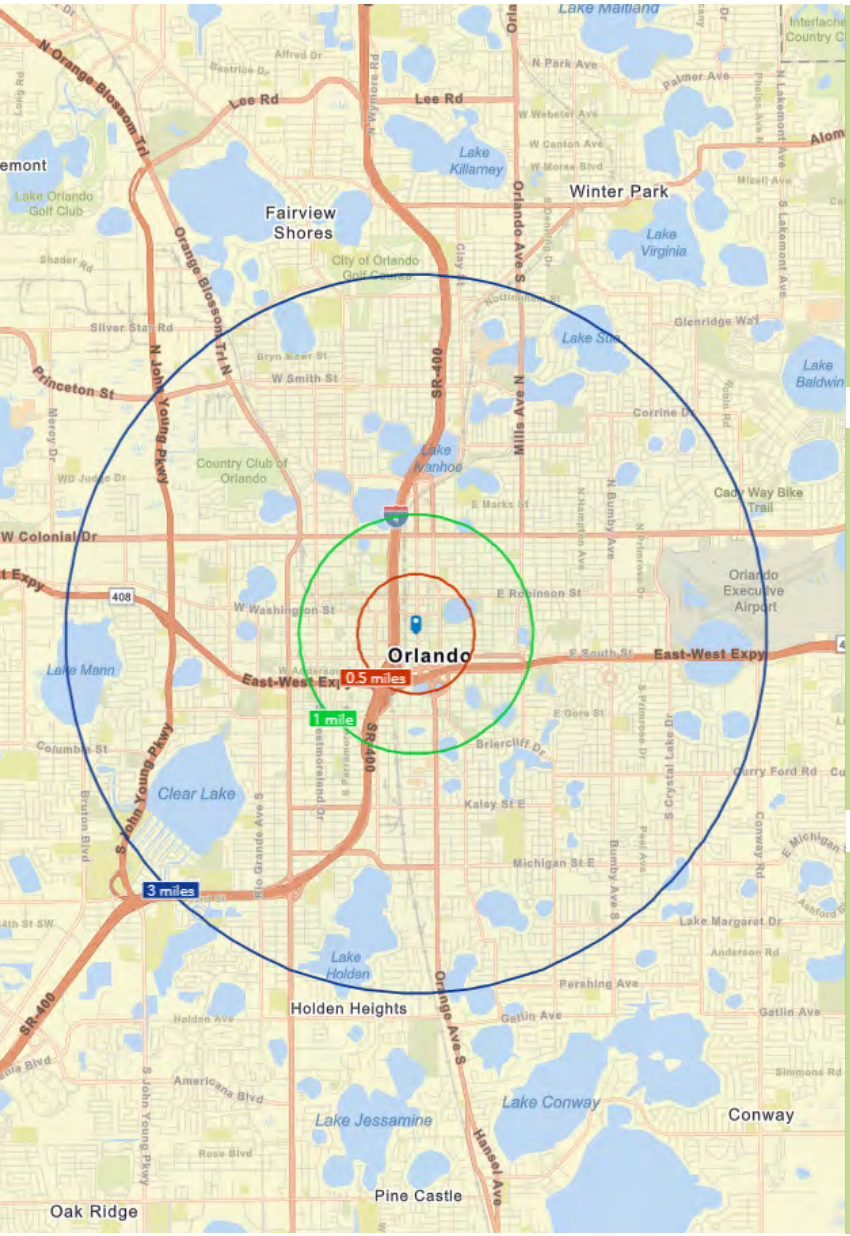
Visit the below link for more information: https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots





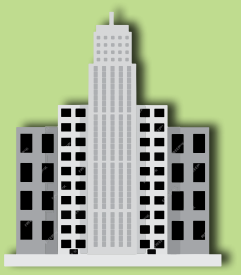


Demographic Profile



POPULATION

	0.5 miles	1 mile	3 miles
2026 Population	7,817	25,434	106,173
2031 Estimated Population	8,430	27,058	111,562
2024-2029 Annual Rate	1.52%	1.25%	1.00%



HOUSEHOLDS

	0.5 miles	1 mile	3 miles
2026 Households	5,111	14,086	51,056
2031 Estimated Households	5,581	15,207	54,100
2024-2029 Annual Rate	1.78%	1.54%	1.16%

INCOME

	0.5 miles	1 mile	3 miles
2026 Average Household Income	$134,477	$120,684	$132,262
2031 Average Household Income	$145,884	$133,668	$148,049

Grant Opportunities

City of Orlando municipal and Community Redevelopment Agency (CRA) grant opportunities provide invaluable assistance in off-setting the costs associated with enhancing the quality of a property. These grants are instrumental in reducing out-of-pocket capital improvement expenses, making it more feasible for owners to invest in upgrading and renovating their buildings. The beauty of these grants lies in their versatility. They can be allocated to a range of projects, from facade improvements and bringing in high-quality retail tenants to energy efficiency enhancements and essential infrastructure upgrades, such as roofing. This flexibility ensures that property owners can tailor their investments to meet specific needs, thereby improving the overall marketability and competitiveness of their properties while significantly easing the burden of financing such projects independently.

Municipal Grant Opportunities offer dual benefit to property owners and the community at large as they present a unique chance to improve the property owner's assets while simultaneously contributing to the broader community's development by aiding in the creation of a more vibrant and appealing business environment, which is a win-win solution. These grants represent a pathway towards increased property value and community prosperity, making them a key consideration for any new property owner.

DTO RESTAURANT PROGRAM

The Program seeks to make downtown properties financially competitive to properties further from the city center by supplementing the funding available for tenant improvements to eligible properties within the Area.

Building Owner/Tenant Investment Requirement:

- The CRA will match dollar for dollar based on the amount the building owner invests in tenant improvements up to a maximum amount based on the square footage requirements - For tenant improvement reimbursement funding.

Funding Eligibility (Tenant Improvements):

- Full-service restaurants within the DTO Focus Area are eligible to receive up to $100 per SF up to $400,000.
- Non-full-service restaurants within the DTO Focus Area are eligible to receive up to $50 per SF up to $100,000.

Rent Assistance (Rent/CAM):

- Restaurants located within the DTO Focus Areas are eligible to receive up to $50,000.
- Rent reimbursement paid out quarterly.

Funding Can Be Used For:

- Interior improvements for ADA compliance, exterior lighting, exterior signage/ awnings, fixtures for prep spaces/bars, kitchen equipment, grease-traps, kitchen hoods, walk-in cooler/freezer and Improvements to outdoor seating areas including permanent outside seating, permanent railings/fencing surrounding outside seating areas, and permanent outside seating fixtures.

Grant Opportunities

DTO RETAIL PROGRAM

The Program seeks to make downtown properties financially competitive to properties further from the city center by supplementing the funding available for tenant improvements to eligible properties within the Area.

Building Owner/Tenant Investment Requirement:

- The CRA will match dollar for dollar based on the amount the building owner invests in tenant improvements up to a maximum amount based on the square footage requirements - For tenant improvement reimbursement funding.

Funding Eligibility (Tenant Improvements):

- Personal service businesses are eligible for $50 per SF up to $150,000.
- Retail businesses are eligible for $25 per SF up to $100,000.
- If the building owner does not invest in tenant improvements, the tenant would be eligible for $25 per SF up to $75,000.
- If the total eligible funding amount is less than $75,000, the application would default to $75,000 for eligible tenant ` improvements.

Rent Assistance (Rent/CAM):

- Personal services and retail businesses located within the DTO Focus Areas are eligible to receive up to $50,000.
- Rent reimbursement paid out quarterly.

Funding Can Be Used For:

- Interior improvements for ADA compliance, exterior lighting, exterior signage/awnings.

Grant Opportunities

DTO FAÇADE IMPROVEMENT GRANT

The purpose of the DTO Façade Program ("DFP") is to encourage building owners, businesses, and owners of historical residential properties to invest in their properties by financially assisting with renovations to rehabilitate their buildings.

- Commercial Buildings located within the "Focus Areas" shall be eligible for funding for façade improvements, roof repairs and/or roof replacements of up to $200,000 or 80% of the total façade improvements, whichever is less.

- Due to the substantial costs associated with renovating historic commercial properties and structures, Historical Commercial Buildings that are considered contributing structures to a historic district or are considered a historic landmark and located within Focus Areas shall be eligible for funding for façade improvements, roof repairs and/or roof replacements up to $300,000 or 80% of the total cost of façade improvements, whichever is less.

- Commercial Buildings and Historical Commercial Buildings located within Parramore Heritage Planning Areas and the Focus Areas are eligible for funding for façade and stabilization improvements. If the applicant applies for façade and stabilization improvements, two-thirds of the improvements must be façade improvements to the outside of the building visible from the right-of-way.

- Work on properties within the Focus Areas that are considered contributing structures to a historic district or are considered a historic landmark are subject to review by the Orlando Historic Preservation Board based on the Historic Preservation Board's Guidelines and the Secretary of the Interior's Standards for Rehabilitation and Downtown Design Guidelines and Standards.

- Within the Focus Areas a property owner or tenant may apply for multiple properties within the fiscal year in these Areas, although total funding to any one owner or tenant shall not exceed $400,000 within a fiscal year. Additionally, only one (1) Grant per property per three-year program term is allowed.

Financial Summary

The acquisition opportunity at 35-39 W Pine Street presents a promising investment prospect in a prime location just steps away from the bustling main and main area. The property boasts a stable and reliable income stream from its fully leased ground floor retail spaces. However, what makes this opportunity particularly enticing is the significant potential for upside.

New owners have the chance to increase the base rate of the ground floor tenant, which could substantially enhance the property's cash flow. Moreover, with strategic improvements and efficient management, there is room for additional revenue generation from the second-floor office spaces.

These factors combined could result in a solid and competitive capitalization rate, making 35-39 W Pine Street an ideal owner-user opportunity for those looking to maximize their returns in a high-demand location.

The acquisition of 35-39 W Pine Street offers a strategically positioned property with a stable income foundation and ample potential for growth. Leveraging the prime location and implementing effective strategies for revenue enhancement, investors can secure a competitive cap rate, making this an attractive prospect for those seeking both income stability and long-term appreciation in the heart of a vibrant commercial area.

SALES OFFERING

LIST PRICE:	$5,500,000
PRICE PER SF	$323.53

2026 REAL PROPERTY ASSESSMENT & TAXES

PARCEL	PARCEL #	2026 ASSESSMENT ($)	MILLAGE	AD VALOREM (4)	NON-AD VALOREM ($)	TOTAL TAXES & ASSESSMENTS	TAXES PER SF
39 W Pine St	26-22-29-7352-37-025	$2,523,855	18.9818	$51,804.63	$1,223.51	$53,028.14	$3.11

WHY DOWNTOWN ORLANDO

Downtown Orlando has emerged into the national spotlight and drawn the attention of investors and entrepreneurs alike. As the city continues to invest in itself monetarily and politically, more and more young people and families are choosing to make Orlando their home spending their time and money in the local markets. The constant growth in population, the city's favorable economical policies, the investment into infrastructure programs, and improved transportation avenues has allowed for the relocation, and investment potential to be realized.

The growth of the technological, medical, and research fields have further propelled the city forward as the transportation improvements have increased the ease of traveling into the city center from outside regions. The rental rates for commercial and residential spaces remain competitive in comparison to other major markets in the United States furthering the attraction for moving businesses here or starting new ventures, professional or personal.

Downtown Orlando is also home to a wide array of entertainment options within its stadiums, performance venues, parks, and streets. From concerts and sporting events to farmers markets and foot races – there is something for everyone to enjoy. Museums, historical establishments, top-rated restaurants, and shops fill the city streets. The city comes even more alive at night with an ample supply of bars, clubs, and other activities within the city.

There are $12 billion in transportation infrastructure improvements across the Orlando MSA underway, over $1.65 billion in Development Investments proposed or under construction within the City of Orlando – all fueled by the growth the city is experiencing.

WHY DOWNTOWN ORLANDO: HISTORY

HISTORY

The City of Orlando has a rich history dating back to the early 1800's. First settled in 1838 as U.S. Army Fort Gatlin just south of present day Orlando City limits, the area grew to a small community by 1840. The first permanent settlement in the area was that of the Jernigan Family, which inspired the area to be known as Jernigan until 1857 when Aaron Jernigan was relieved of his command. Prior to the name change, the first area post office was established May 30, 1850.

In 1857, the town expanded north and took the Orlando name, including the post office. The Town of Orlando was incorporated in 1875 with 85 inhabitants. The origins of the Orlando name is unclear although there are numerous stories told to this day. In 1857, the town centered around the current Magnolia Ave and court Avenue where the courthouse was later built in 1892.

Orlando became a city in 1885, shortly after cattle, cotton and citrus transitioned out of being the sole drivers of commerce following the great freeze in 1894-95. Construction increased as the railroad brought more settlers in the late 1890's. The Church Street rail depot pulled the center of commerce away from the courthouse. By 1920's, Orlando had over 9,000 inhabitants. During this boom, buildings were constructed that are still in use including the Angebilt Hotel, Wells'Built Hotel, Kress Building and the Tinker Building. The Metcalf Building was built in 1923 as one of Orlando's first trio of 'high-rise' buildings and is also in-use still today.

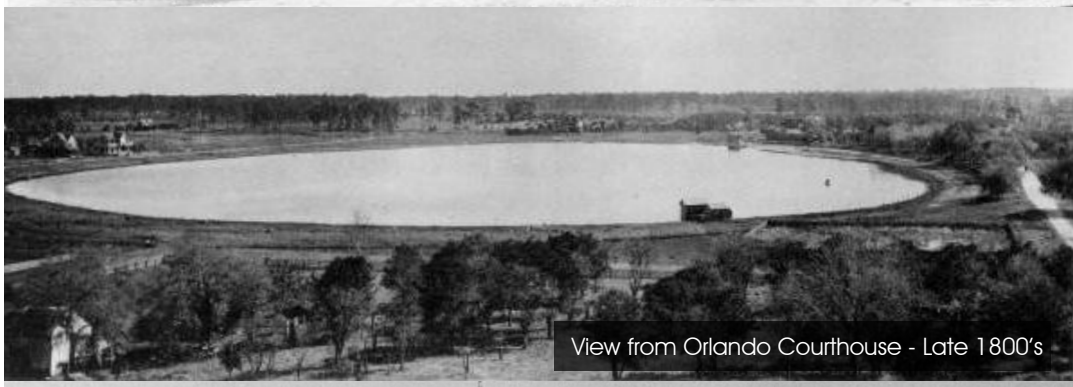
Downtown Orlando continued to grow following WWII, as the Orlando Army Base and Pinecastle Army Airfield was home to many servicemen who stayed and settled throughout central Florida. The company now known as Lockheed Martin established a plant in the City of Orlando in 1956 and established themselves as the area's first aerospace and defense company.

Walt Disney came to Orlando in 1965 to create his Florida theme park designed from his Disneyland Park in California. The Walt Disney Company took residence in the penthouse suite of the Historic Metcalf Building in Downtown Orlando until their new office was built on site.

Development steadily continued through the early 1970's with construction of office towers and the development of I-4. The mid-1980's brought prominent skyscrapers including the Truist Center and Bank of America Center. Lake Eola Park was redesigned during the same time.

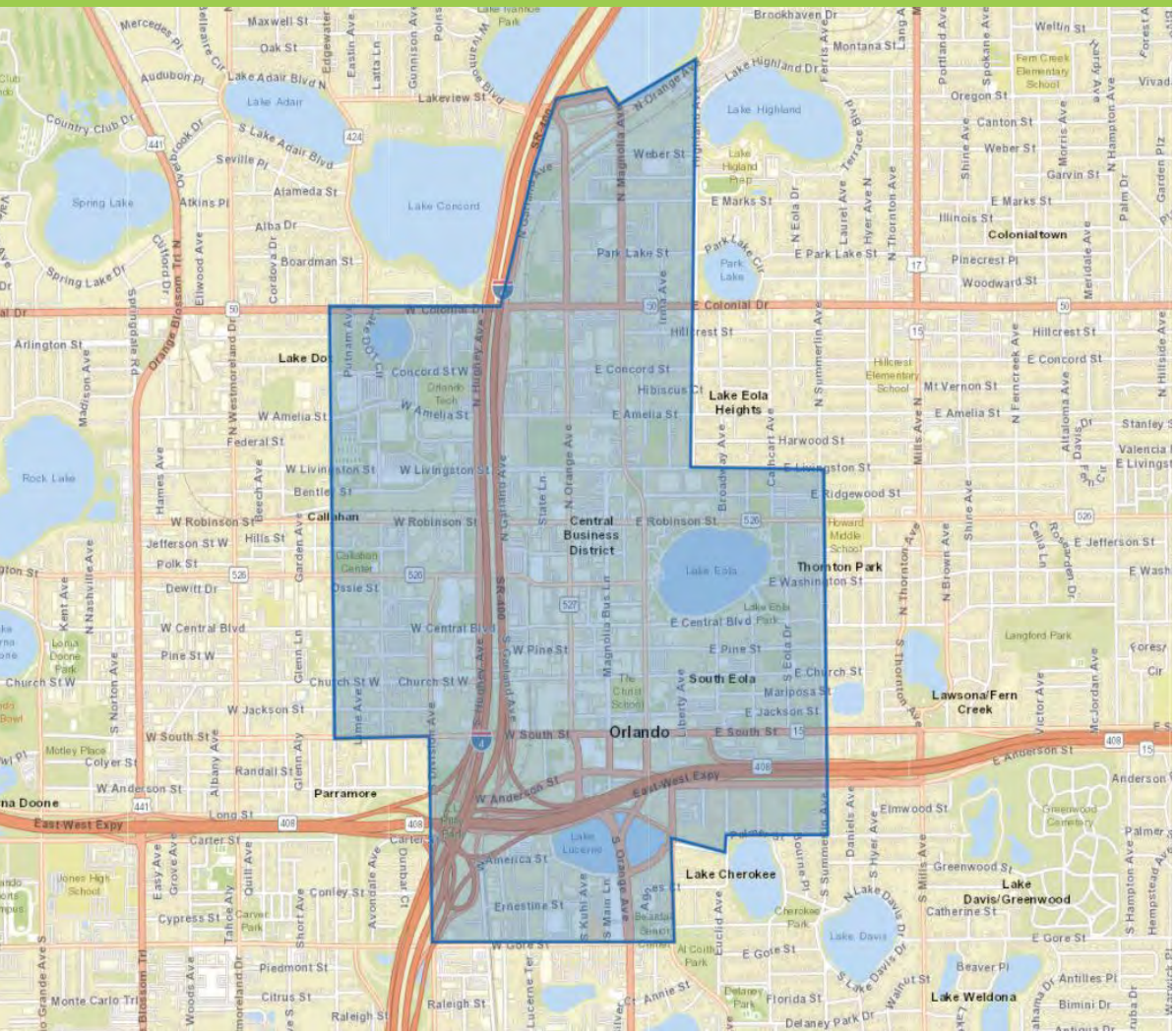
Now, Downtown Orlando continues to flourish with businesses, residents and tourists alike thriving within the mix of history and opportunity the city offers.

Looking west down Pine Street - Late 1800's


View from Orlando Courthouse - Late 1800's

Magic Kingdom Construction - July, 7, 1971

WHY DOWNTOWN ORLANDO: DEMOGRAPHICS



78,632
DAYTIME POPULATION

57.0%
BACHELOR'S / GRAD / PROF DEGREE

4,464
TOTAL BUSINESSES

62.0%
WORKERS DRIVE TO WORK ALONE

POPULATION	
2010 Population	9,705
2020 Population	15,384
2026 Population	19,116
2031 Population	20,533
2010 - 2020 Annual Rate	4.71%
2020 - 2026 Annual Rate	3.54%
2026 - 2031 Annual Rate	1.44%
2026 Male Population	51.8%
2026 Female Population	48.2%
2026 Median Age	35.6
RACE AND ETHNICITY	
2026 White Alone	54.9%
2026 Black Alone	17.7%
2026 American Indian Alone	0.3%
2026 Asian Alone	6.2%
2026 Pacific Islander Alone	0.1%
2026 Some Other Race Alone	7.1%
2026 Two or More Races	13.7%
2026 Hispanic Origin	23.8%
MEDIAN HOUSEHOLD INCOME	
2026 Median Household Income	$80,170
2031 Median Household Income	$92,406
2026 - 2031 Annual Rate	2.88%
AVERAGE HOUSEHOLD INCOME	
2026 Average Household Income	$115,977
2031 Average Household Income	$128,587
2026 - 2031 Annual Rate	2.09%
PER CAPITA INCOME	
2026 Per Capita Income	$69,658
2031 Per Capita Income	$78,071
2026 - 2031 Annual Rate	2.31%

WHY DOWNTOWN ORLANDO: BUSINESSES

RELOCATIONS & EXPANSIONS

Downtown Orlando is home to many national and regional headquarters within it's ±12.23 million square feet of office space offered as of Q3 of 2026. Multi-use developments and redevelopments throughout Downtown Orlando are underway to meet the demand from outside companies relocating to the Downtown Orlando Core.

While the pandemic has slowed office space demand across the country, the demand for space in Downtown Orlando has not seen the same extent of impacts. Office space demand in Downtown Orlando rebounded stronger than before with big corporations looking to invest in and relocate to or expand within the area due to favorable economic climates and business friendly regulations.

Orlando was ranked as the 5th Best Tax Climate in the United States in 2026; this combined with no state property tax and Florida business incentives, Chief Executive Magazine named Florida the 2nd Best State for Business, 2026.

The large workforce in Central Florida is also a driving factor. There are 1.54 million people (2026) within the growing workforce, 35 post-secondary institutions within the Orlando MSA, +500,000 students within 100 mile radius in addition to the 1,500 people that move to the Orlando MSA every week.

DOWNTOWN ORLANDO HEADQUARTERS INCLUDE:

- AssuredPartners Inc.
- Checkr Inc.
- Corkcicle
- Global Insurance
- Morgan & Morgan
- Mears Transportation
- Red Lobster
- Stax
- Travel + Leisure

> "Downtown Orlando continues to enjoy its reputation as a world-class urban core with residential, retail, and commercial development and a thriving, diversified economy. We continue to refine our vision for a vibrant, diverse, and prosperous downtown. With more than $1.65 Billion underway in total development investment, downtown continues to see progress. Over the last few years, downtown has experienced great growth, including doubling the amount of residents living in the urban core, expanding our world-class venues and the development of an education hub at Creative Village."

$29.14 AVG. OFFICE LEASE RATE PRICE / SF

52.4% DOWNTOWN PROFESSIONALS ARE COLLEGE EDUCATED

12,230,000 SF OFFICE SPACE

88.7% OFFICE OCCUPANCY RATE

96,701 JOBS DOWNTOWN

$104,456 AVG. SALARY

16.3% EMPLOYED WITHIN SCIENCE, PROFESSIONAL OR TECH INDUSTRIES

43.9% EMPLOYEES LIVE WITHIN 10 MILES

WHY DOWNTOWN ORLANDO: BUSINESSES

TECHNOLOGY & RESEARCH

Orlando is known for the innovative theme parks, but the technological advancements expand well beyond the rides found there. Theme parks push technology in order to exceed tourists expectations of experiences and require large high-tech teams to keep the attractions running. Simultaneously, other industries in Orlando including gaming and digital media, life sciences and medical technology, advanced manufacturing, and aerospace and defense, to name a few, are booming with growth. Filled with a young and diverse community with a collaborative culture, Orlando is driving cutting edge innovations that will enhance the future of the region and beyond.

As the 12th largest digital media clusters in the nation, Orlando's $9 billion digital media industry continues to serve as a hub for technological innovation. Companies who call Downtown Orlando home work to deliver cutting edge technology that is geared towards setting new industry standards and are magnets for growth.

Downtown Orlando houses UCF's Florida Interactive Entertainment Academy, FIEA, a graduate level game development degree program. FIEA was ranked #2 among the best in the world for their Graduate Game Development Program in 2026 by Princeton Review and #3 Best Video Game College in 2026 by Princeton Review and PC Gamer Magazine. In Fall 2022, UCF launched a Financial Technology Master's Degree to focus on a growing industry in Central Florida.

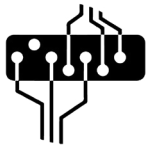
Stax, formerly FattMerchant, is located in the heart of Downtown Orlando and was the 3rd fastest growing company in Central Florida in 2020, and also named the Most Innovative Fintech Business on the Forbes Fintech 50 list in 2020. Stax employs over 300 employees in Orlando and are invested in building the local talent to continue to grow their company and the tech industry; they are "obviously Orlando proud." In March 2022, Stax officially reached unicorn status with their valuation of over $1 billion. Furthering their growth, they acquired APPS in 2023.

The Orlando Economic Partnership announced in late 2021 the formulation of a strategic plan to grow and mature the tech sector. Led by local technology founders and executives, including those of Stax, this 5-year plan is in place to foster the growth of technology focused companies in the region as well as create new jobs and education plans to ensure the workforce instills the necessary skills to fill those jobs. The average local tech wage is more than $65,809 (indeed, 2026), much higher than the metro-Orlando's average wage of $61,900 (bls.gov, 2025).

Ensuring the communication of the strength of the Technology and Research Industries within Orlando is also of high importance; Orlando is known for being the happiest place on Earth, but is also the #2 fastest growing US tech hub for IT talent according to 302 Interactive, 2025, and the #2 best large city to start a business, WalletHub, 2026.

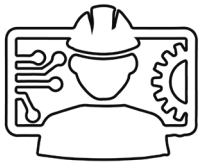
Synapse Orlando is an annual conference to celebrate the talent, discover the industries and engage with industry leaders within the innovation communities of Orlando. Doers, creators, innovators and thought leaders gather to immerse themselves in the innovations of the year, and collaborate on what is to come. This event ends with the Immerse Fest, see events page.

Located outside of the Downtown Orlando core is the Central Florida Research Park. Adjacent to the University of Central Florida's Main Campus, the Research Park is comprised of over 140 companies in 68 buildings on 1,027 acres with over 9,500 employees all within the technology and research fields. Some of the tenants include Cole Engineering Services, Inc., Institute for Simulation and Training, Luminar Technologies, Inc., Northrop Grumman, and countless other governmental and military companies. The Research Park fuels further technology and research growth into Central Florida and Downtown Orlando alike.



$12 BILLION IN ECONOMIC IMPACT FROM THE HIGH TECH INDUSTRY

Orlando Economic Partnership



+130,000 AEROSPACE RELATED EMPLOYEES

spaceflorida.gov

#4 LARGEST RESEARCH PARK IN THE U.S.

Central Florida Research Park

80% EMPLOYMENT IS OUTSIDE OF HOSPITALITY & TOURISM

Orlando Economic Partnership

#2 BEST LARGE CITY TO START A BUSINESS

WalletHub, 2026

Florida Interactive Entertainment Academy

WHY DOWNTOWN ORLANDO: BUSINESSES

KEY SECTORS

- Advanced Manufacturing
- Aerospace & Defense
- Autonomous Vehicles
- Aviation
- Biotechnology & Pharmaceuticals
- Digital Media
- FinTech
- Innovative Technologies
- Life Sciences & Healthcare
- Medical Technology
- Simulation
- Optics & Photonics
- Entertainment Technology
- Gaming
- Headquarters & Regional Offices
- Business Services
- Logistics & Distribution

MARKET ACTIVITY

Travel +Leisure: They officially opened their new global headquarters in Downtown Orlando in January 2026, relocating over 900 employees to the heart of the downtown core and investing more than $36 million in the move, with plans to grow their Orlando workforce to 1,000 positions.

Electronic Arts, Inc.: Global leader in digital interactive entertainment. 2nd fastest growing Central Florida Technology company in 2021, hiring 800 positions to add to it's 1,000+ person local team. In the fall of 2022, EA, Inc. moved their headquarters to the Creative Village, learn more in the developments section.

MyRadar: Top radar and weather prediction app with over 50 million downloads. The free app provides radar and rain alerts in addition to information on wind patterns, wildfires, cyclones, etc. Future features include predicting the intensity of hurricanes or locating illegal fishing ships and will be powered by a "constellation of satellites" that provide a "detailed imagery of the ground." MyRadar is located in a FCPG managed and leased historical building Downtown, pictured below.

DESIGNATED AN AI 'STAR HUB'
Brookings Institution, 2025

14,000+ TECH-RELATED STUDENTS WITHIN 100 MILE RADIUS
of Downtown Orlando, OEP

UCF AMONG TOP 5 MOST INNOVATIVE UNIVERSITIES
U.S. News & World Report, 2025

#1 AEROSPACE & DEFENSE WORKFORCE SUPPLIER IN NATION
UCF, Aviation Week, 2015-2025

500K+ HIGHER EDUCATION STUDENTS WITHIN 100 MILE RADIUS
of Downtown Orlando, OEP

900+ BIOPHARMA ESTABLISHMENTS IN FLORIDA
Orlando Economic Partnership

1,400+ CLINICAL TRIALS INITATED
Orlando Economic Partnership

4 OF THE 60 LARGEST U.S. HOSPITALS WITHIN 2-HOUR DRIVE
Becker's Hospital Review, 2024

BEST REGULATORY ENVIRONMENT FOR AUTONOMOUS VEHICLES
Orlando Economic Partnership

ORLANDO IS THE LARGEST RENTAL CAR MARKET IN THE WORLD
Orlando Economic Partnership

5 MAJOR PORTS LESS THAN 2 HOURS AWAY
Orlando Economic Partnership

OVER 10,000 MILES OF FIBER OPTIC COMMUNICATIONS INFRASTRUCTURE
Orlando MSA geoTel, 2025

#2 BEST CITY TO START A CAREER
WalletHub, 2026

68 ACRE CREATIVE VILLAGE SUPPORTS A HIGH TECH CLUSTER
Orlando Economic Partnership

MODELING, SIMULATION & TRAINING CAPITAL OF THE WORLD
Orlando Economic Partnership

#2 IN THE U.S. FOR AVIATION & AEROSPACE ESTABLISHMENTS
spaceflorida.gov

WHY DOWNTOWN ORLANDO: BUSINESSES

BUSINESSES - MAJOR ACTIVITY

Downtown Orlando's size and diversity attracts growth and inspires connections as well as retains the bright minds who already call Downtown Orlando home. This attraction is one of the many reasons why the Orlando region was named #1 fastest growing employment center in the nation for the 4th year in a row (2025) (Florida Department of Commerce).

Travel + Leisure Co. relocated its Florida headquarters in January 2026 from the tourist corridor to 501 W Church Street, a 5-story building near the Kia Center and Inter&Co Stadium. They will consolidate +900 current employees and add +100 new high-wage positions by late 2025. They will be vacating the nearly 360,000-square-foot office it has occupied for +10 years.

302 Interactive expanded into Downtown Orlando in early 2025, where the team specializes in interactive and spatial media using game-engine technology for real-world applications in education, healthcare, training, and simulations. The company embodies Orlando's growing identity as a tech hub, ranked the South's second-fastest growing metro in tech.

Vekoma Rides, a Netherlands-based global leader in roller coaster and amusement attraction design, has officially established its Americas headquarters in downtown Orlando at 420 South Orange Avenue as of April 2025. This newly expanded office, part of a strategic effort following significant U.S. growth, will support operations across the Americas and is expected to create numerous jobs.

ThreatLocker, a Maitland-based cybersecurity firm, is planning a major expansion into Downtown Orlando's upcoming Westcourt development to accommodate its rapid growth. The company, having already outgrown its Summit Park Drive headquarters occupied since 2022, plans to lease at least 100,000 square feet and add over 1,000 new jobs in the region within the next 18 months.

Swiss banking technology leader Temenos launched its U.S. Innovation Hub in downtown Orlando in June 2025. Located at 150 N Orange Ave in the Fulcrum building, the hub is already home to 50 high-skilled tech professionals and is expected to expand over the next two years.

BUSINESSES - MAJOR ORLANDO EMPLOYERS

AdventHealth
Bank of America
CNL
Coca-Cola
DARDEN RESTAURANTS
Frito Lay Good fun!
HD SUPPLY
jetBlue AIRWAYS
MEARS TRANSPORTATION GROUP
ORACLE
ORLANDO HEALTH
Orlando Sentinel
RED LOBSTER FRESH FISH • LIVE LOBSTER
Spectrum
TRUIST
TRAVEL+ LEISURE
UNIVERSAL A COMCAST COMPANY
WELLS FARGO

WHY DOWNTOWN ORLANDO: TRANSPORTATION

TRANSPORTATION OPTIONS

LYMMO FREE BUS SYSTEM

The convenient free bus transit circulator, LYMMO, runs 7 days a week with 3 designated lines and over 30 stops strategically dispersed throughout Downtown Orlando. Each of the 3 LYMMO lines; Orange-Downtown, Lime, and Grapefruit provide service to each stop every 15 minutes during evenings, weekends, and holidays, and every 7-10 minutes during office hours. These buses operate in their own right of way with dedicated lanes and intersection signals, providing a non-congested route downtown.

SUNRAIL

The SunRail is Central Florida's commuter rail that runs through 4 counties with 17 different stations, 2 of which are located downtown. Running Monday through Friday, the SunRail is a convenient and affordable option for daily commuters.

LYNX CENTRAL STATION

LYNX Central Station is an intermodal transit station near Creative Village. With over 62 local routes, the LYNX buses run in 15, 30, and 60 minute intervals. Commuters and visitors alike can conveniently take the Lime or Orange LYMMO lines to Central Station and connect to the SunRail or the LYNX bus service.

TAXIS / PRIVATE CARRIERS

Taxis provide a convenient alternative to and from the downtown area. Six different companies offer premium taxi services available downtown.

CAR SHARE (ZIPCAR)

Car sharing is a modern short-term car rental. Cars are available by the hour or day, and gas and insurance are included. Car sharing options are available by Zipcar, the world's leading car sharing network. Users can enjoy the convenience of a car without the monthly payment.

RIDE DTO MICROTRANSIT PROGRAM

Ride DTO is a city-operated, on-demand downtown shuttle service that offers flexible, eco-friendly transportation within the core of Downtown Orlando. It passed 50,000 rides in February 2026. Resembling a modern rickshaw, the service connects riders to key destinations with convenience and ease, supporting pedestrian flow and mobility across major corridors.

SunRail

LYNX

WHY DOWNTOWN ORLANDO: TRANSPORTATION

INFRASTRUCTURE IMPROVEMENTS

Downtown Orlando continues to benefit from significant infrastructure investment that enhances regional connectivity, supports long-term growth, and reinforces its role as Central Florida's urban core.

Interstate 4 (I-4) Corridor Enhancements

- I-4 Ultimate Project ($2.3B): Completed in 2022, this 21-mile reconstruction from Kirkman Road to SR 434 added four tolled express lanes, rebuilt 15 major interchanges, and replaced over 140 bridges. The improvements enhanced capacity, safety, and travel times through Downtown Orlando.

- I-4 Express Lanes: These dedicated managed lanes, operational since 2022, have improved commuter reliability, reduced crashes by over 30 percent, and generated more than $115 million in toll revenue. They provide a faster option for longer-distance travel into Downtown from the broader region.

- Beyond the Ultimate and Accelerated Relief Projects: FDOT continues phased expansion of the I-4 corridor through additional lanes and interchange improvements. Recent segments, including near ChampionsGate and Daryl Carter Parkway, have opened ahead of schedule, with other upgrades advancing toward completion in 2027.

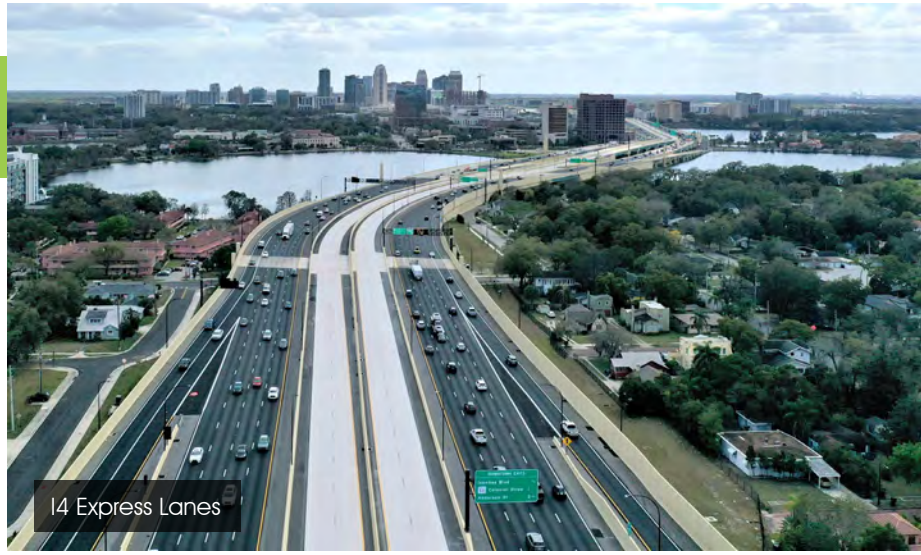
Downtown Mobility and Placemaking Initiatives

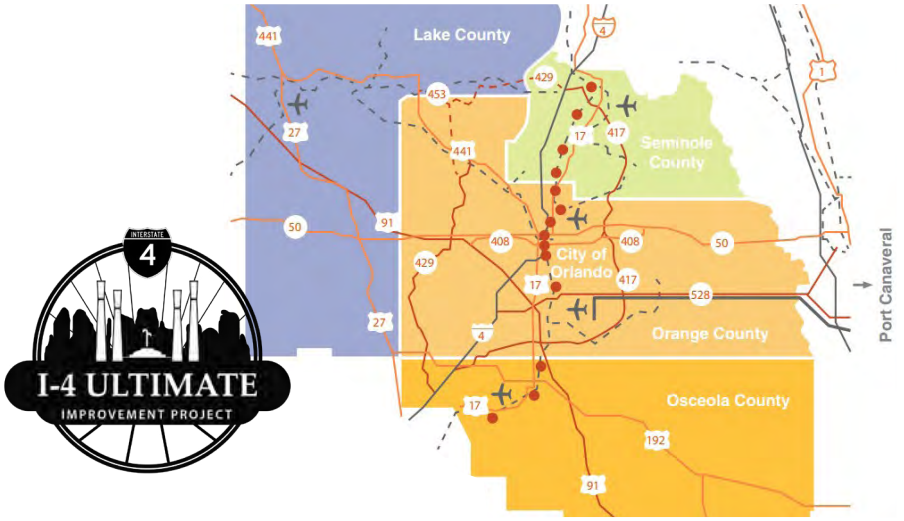
- The Canopy Project ($34M): Currently nearing construction beneath I-4 between West Church and West Washington Streets, this 10-acre urban park will add pedestrian walkways, event space, public art, and 300 new parking spaces. Completion is targeted for late 2027.

Regional and Statewide Infrastructure Funding

- FDOT Statewide Transportation Plan: The Florida Department of Transportation has committed $14.4 billion in FY 2026–27 to projects across the state, including $1.7 billion for I-4 improvements focused on reducing congestion.
- CFX Capital Investment: The Central Florida Expressway Authority plans to invest $4.46 billion for FY 2027–2031 to expand toll roads, modernize interchanges, and improve mobility across five counties in the region.

These improvements reduce commute times, improve regional access, and increase the value and performance of Downtown assets. The investment in transportation and placemaking continues to drive new development, enhance the pedestrian experience, and position Downtown Orlando for long-term growth.


I4 Express Lanes



The Canopy

WHY DOWNTOWN ORLANDO

LEARN MORE ABOUT THE DOWNTOWN ORLANDO MARKET IN OUR "WHY DOWNTOWN ORLANDO" PACKET

www.FCPG.com/ Why-Downtown-Orlando

LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY WEST ORLANDO" PACKET

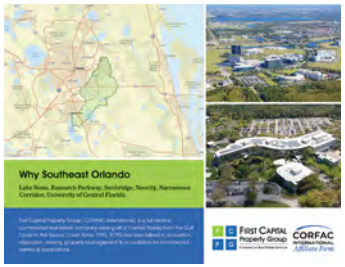
www.FCPG.com/ Why-West-Orlando

LEARN MORE ABOUT THE ORLANDO MARKET IN OUR "WHY ORLANDO" PACKET

www.FCPG.com/ WhyOrlando

LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY SEMINOLE COUNTY" PACKET

www.FCPG.com/ Why-Seminole-County



LEARN MORE ABOUT THE SURROUNDING MARKET IN OUR "WHY SOUTHEAST ORLANDO" PACKET

www.FCPG.com/ Why-Southeast-Orlando/

ASKING PRICE: $4,995,000 ($293.82 / SF)

This Offering Memorandum contains select information pertaining to the business and affairs of the above referenced Property. It has been prepared by First Capital Property Group (FCPG). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller and FCPG. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by FCPG from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

FIRST CAPITAL Property Group
Commercial Real Estate Services

CORFAC INTERNATIONAL *Affiliate Firm*
LOCALLY OWNED. GLOBALLY CONNECTED.

615 E. Colonial Drive
Orlando, FL
www.FCPG.com

Jeré Matheny
Vice President of Brokerage Services
407.872.0209 ext. 132
JMatheny@FCPG.com

Trent Scott, CCIM
President
407.872.0209 ext. 118
TScott@FCPG.com