

# CAMBRIA SUITES - DOWNTOWN ORLANDO

Located on the only remaining parcel on the shores of Lake Eola, Cambria Hotel & Suites will be an unrivaled dining and shopping destination. Featuring desirable lakefront views from the retail spaces, outdoor/patio seating and rooftop bar, Orlando's newest iconic destination offers a fresh, upscale atmosphere and will provide a dynamic experience for local residents, employees and visitors.

170 East Washington Street  
Orlando, FL 32801



**READY FOR TENANT POSSESSION  
1ST QUARTER 2020**



**BRIAN JONES**

5770 Hoffner Ave., Suite 102  
Orlando, FL 32822  
Direct: 407.516.9405  
bjones@selectstrat.com  
www.selectstrat.com

**Prime Location For Lease On Lake Eola Waterfront**  
2,000 SF TO 11,000 SF Prime, Class A Space Available

**MARKET HIGHLIGHTS**



- ◆ **LIVE • WORK • PLAY:** Prime Lake Eola Waterfront location is easily accessible by foot from surrounding residential, office and entertainment venues making it *DOWNTOWN ORLANDO'S ONE-STOP DESTINATION!*
- ◆ **CORPORATE MARKET:** Located in the heart of Orlando's Central Business District with approx. *10 MILLION SF OF OFFICE TOWERS* and *175,850 EMPLOYEES* within 3 miles, it is the dominant location for Class A office space in Central Florida.
- ◆ **NEW UCF DEVELOPMENT:** UCF Downtown will bring 7,700 students to live, learn and work *APPROX. 1/2 MILE FROM CAMBRIA HOTEL & SUITES* in Downtown Orlando!
- ◆ **WALKABLE AREA:** The site is within walking distance to the areas entertainment venues including: Amway Center, Doctor Phillip Performing Arts Center and Thornton Park.
- ◆ **ECONOMIC BOOM:** The Orlando MSA is currently experiencing an economic boom exceeding state and national averages due to its vibrant tourism, real estate and life sciences industries. The MSA has a *YOUNG, WELL-EDUCATED AND DIVERSE* workforce from a population of more than 1.2 million people.

**DEMOGRAPHICS (2018 estimates)**

	Population 	Households 	Average HH Income 	Daytime Population 
<b>1 Mile</b>	20,002	11,234	\$76,417	69,710
<b>3 Miles</b>	93,951	44,393	\$78,250	168,029
<b>5 Miles</b>	287,898	119,305	\$71,189	262,351

**TRAFFIC COUNTS**

- 11,724 on E. Washington Street directly in front of site.
- 17,284 one block North of site on N. Rosalind Ave.
- 31,173 one block South of site on S. Rosalind Ave.





# CAMBRIA SUITES - DOWNTOWN ORLANDO

## CORPORATE MARKET

- ◆ In 2016, Orlando led the country in job growth. Orlando added 189,870 jobs over the last five years and maintains one of the lowest unemployment rates in the State of Florida.
- ◆ Verizon recently invested \$50 million in its 250,000 square foot finance headquarters.
- ◆ Deloitte added 200,000 square feet to its new IT headquarters in Central Florida.
- ◆ ADP recently announced the addition of 2,400 new jobs in Orlando due to its business friendly environment.
- ◆ Due to East Orlando's high-tech sector and university expansion, technology is now the second largest industry in Central Florida, with more than 5,000 companies employing approximately 70,000 people.

## NEW DEVELOPMENTS

- ◆ The University of Central Florida (UCF) announced its expansion into a new 15-acre downtown campus, serving up to 7,700 students. It will be one of the best-in-the-nation sites for emerging animation, digital media, communications, film and public affairs. The campus is expected to open in Fall 2019.
- ◆ Orlando continues to see new resort and theme park development, including new attractions at Walt Disney World Resort, Universal Orlando, Sea World and LEGOLAND Florida.
- ◆ Downtown Orlando is the hub of Central Florida, with more than 2 Billion in public and private sector investments that have led to the revitalization of the downtown economy.



**BRIAN JONES**

5770 Hoffner Ave., Suite 102  
Orlando, FL 32822  
Direct: 407.516.9405  
bjones@selectstrat.com  
www.selectstrat.com



**RESIDENTIAL & HOTEL MARKET**

Orlando ranks fourth in out of state migration, with a population growing on average by more than 56,800 people per year, over the last five years.

**CAMBRIA HOTEL**  
Housing Aerial

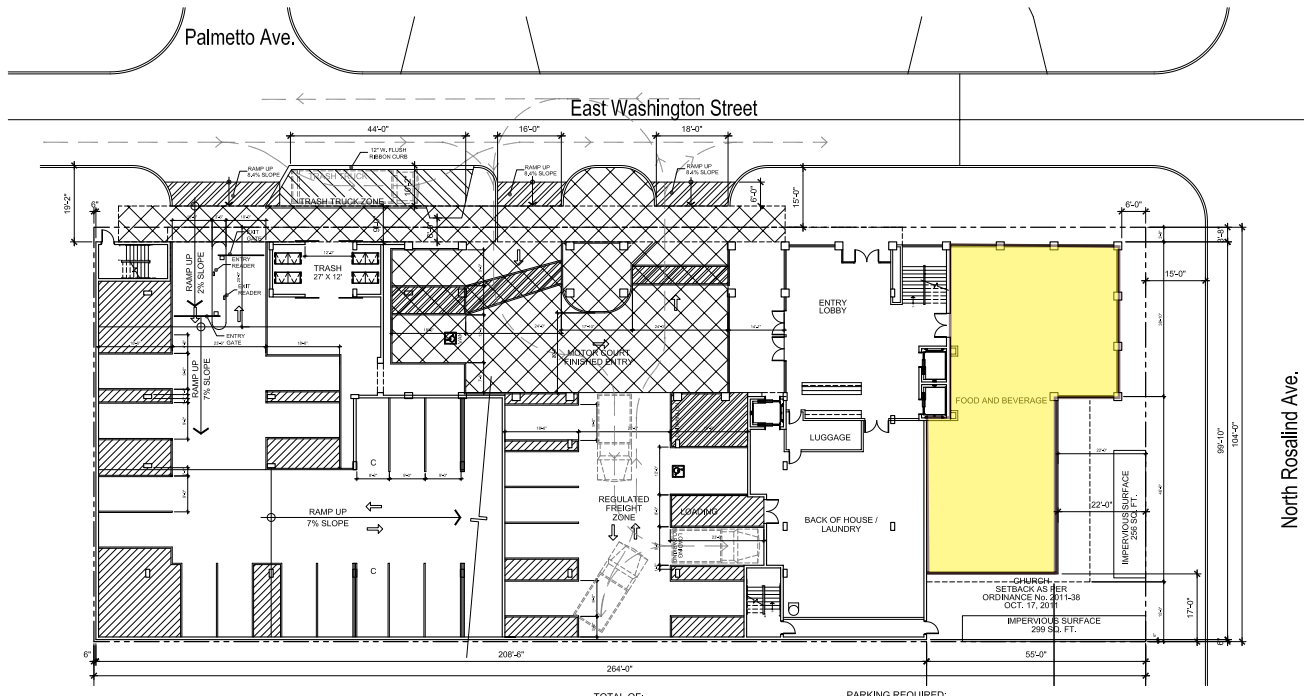
- Hotels
- Condo / Apartments





# CAMBRIA SUITES - DOWNTOWN ORLANDO

## SITE PLAN - GROUND FLOOR



**PARKING REQUIRED:**  
(AS PER PD / ORDINANCE NO. 2011-38 / OCT. 17, 2011)

USE	UNITS	RATIO	REQUIRED
HOTEL	155	.35/UNIT	55 SPACES
RETAIL	3,137 SQ. FT.	2.5/1000 G.F.A.	8 SPACES
<b>TOTAL REQUIRED:</b>			<b>63 SPACES</b>

**PARKING PROVIDED:**

STANDARD PARKING:	55 SPACES
COMPACT SPACES:	13 SPACES
ADA SPACES:	4 SPACES
<b>TOTAL:</b>	<b>72 SPACES</b>



**SITE PLAN**  
ZON2011-0003

**TOTAL OF:**  
153 ROOM KEYS

**SITE SQUARE FOOTAGE** 27,456 S.F.  
**I.S.R. REQUIRED:** 4% = 1,098 S.F.  
**I.S.R. PROVIDED:**  
GROUND LEVEL: 555 S.F.  
ON ROOF: 544 S.F.

**NOTE - WATER RETENTION TO BE LOCATED WITHIN RAMP PARKING STRUCTURE.**

**READY FOR TENANT POSSESSION**  
**1ST QUARTER 2020**



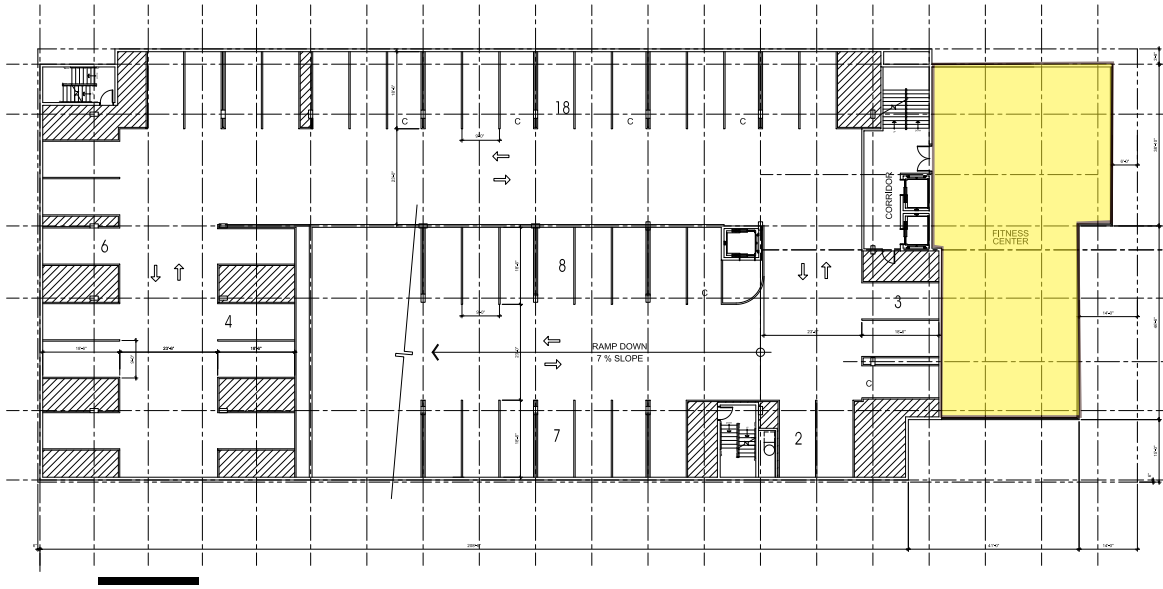
SELECT  
STRATEGIES  
REALTY

For Retail Lease Information:  
**BRIAN JONES**

5770 Hoffner Ave., Suite 102 • Orlando, FL 32822  
Direct: 407.516.9405 • [bjones@selectstrat.com](mailto:bjones@selectstrat.com)  
[www.selectstrat.com](http://www.selectstrat.com)

# CAMBRIA SUITES - DOWNTOWN ORLANDO

## SITE PLAN - SECOND FLOOR



For Retail Lease Information:

**BRIAN JONES**  
5770 Hoffner Ave., Suite 102 • Orlando, FL 32822  
Direct: 407.516.9405 • [bjones@selectstrat.com](mailto:bjones@selectstrat.com)  
[www.selectstrat.com](http://www.selectstrat.com)

**READY FOR TENANT POSSESSION  
1ST QUARTER 2020**

