

## FOR LEASE

1,200 - 25,000 sf Available  
Negotiable (NNN)  
Office

### HIGHLIGHTS

- An intriguing mixture of business and pleasure, this area of Celebration Pointe will complement our class A office space and the 140-room Hotel Indigo. Offering integrated seating areas and beautifully landscaped grounds, "Tech Park" will give guests, office employees and residents a quiet place to relax, take a break and enjoy the Celebration Pointe experience.
- The area will have concierge service and a valet area, free Wi-Fi availability, music, and more. And it's just a short stroll away from the Archer Braid Trail system and other nature areas, as well as from City Walk. Framed by the 65,000-square-foot headquarters of Info Tech, the Hotel Indigo, and a five-story, 76,000-square-foot multi-tenanted Class A office building, Tech Park will be a second-to-none destination.
- 5001 Celebration Pointe Ave will be the centerpiece of Celebration Pointe's corporate world. Covering 70,000-plus square feet of Class-A office space, 5001 will offer a full range of in-demand features and amenities. Tenants will be able to work with providers to design a network that meets their specific redundancy, reliability and performance requirements. And because 5001 is open-access, tenants can use any carrier they choose. 5001 at Celebration Pointe will be the ideal location for forward-thinking businesses that want to make a mark in North Central Florida.

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### Aerial Map



#### Location

Located within  
Celebration Pointe's  
Tech Park



#### Features

Class A office space,  
fiber-ready buildings,  
and more



#### Proximity

Conveniently located near  
many of Celebration Pointe's  
shopping and dining options



#### Amenities

Free Wi-Fi availability,  
valet area,  
and more



### Aerial Map





### About Celebration Pointe



Celebration Pointe will make available the most advanced, competitive, and diverse telecom services to meet any tenant's needs. Multiple telecommunications providers will provide both infrastructure build-out and ongoing delivery of services to all retail and commercial tenants at Celebration Pointe on an as-needed basis.

**World-Class Network:** The providers will design, build, operate, and maintain a secure telecom network to deliver an array of services to Celebration Pointe businesses that will meet current and emerging business requirements. The providers will be responsible for the associated capital investment to achieve this objective. Celebration Pointe will work with the providers to ensure that tenants are satisfied with the services and that the project continues to enjoy a world-class telecommunications infrastructure.

#### Features:

- Voice, video, data, and wireless services
- Fiber optic networks
- Fiber-ready buildings
- Multiple service providers
- Multiple access points
- Secure, reliable network connectivity
- Competitive pricing & offerings
- Ubiquitous Wi-Fi
- Experienced, local, reliable carriers
- Dark fiber availability
- Future-proof technologies





### About Celebration Pointe



Celebration Pointe is North Central Florida's premier destination to live, shop, work and play. Totalling over 1 million square feet, the project is comprised of dining and entertainment, outlet shopping, Class-A office space and multiple luxury residential offerings. Residents and guests alike will enjoy year round events and live entertainment from Tech Park, a centrally located public space adjacent to Hotel Indigo in the central part of main street. Relax watching the latest box office hit in the area's first luxury-seating theatre, multiple dining options, convenient shopping and entertainment, easy access and great public space make Celebration Pointe the place to be.

### LIVE



### WORK



### PLAY





### About Celebration Pointe



#### Multiple Access Points

Celebration Pointe will have multiple access points with true physical path diversity for each point. Tenants will be able to work with service providers to specify and design a network topology that will meet their individual redundancy, reliability, and performance requirements.



#### Multiple Service Providers

Celebration Pointe will be positioned as an open-access property where any carrier a tenant desires to provide service will have access to the property and where carriers will compete with each other to serve tenants. Tenants will experience some of the most competitive pricing in the region and the widest range of service offerings. Tenants will be able to design their networks with multiple service providers to ensure redundancy and virtually indefeasible continuity of service.



#### Fiber Connectivity

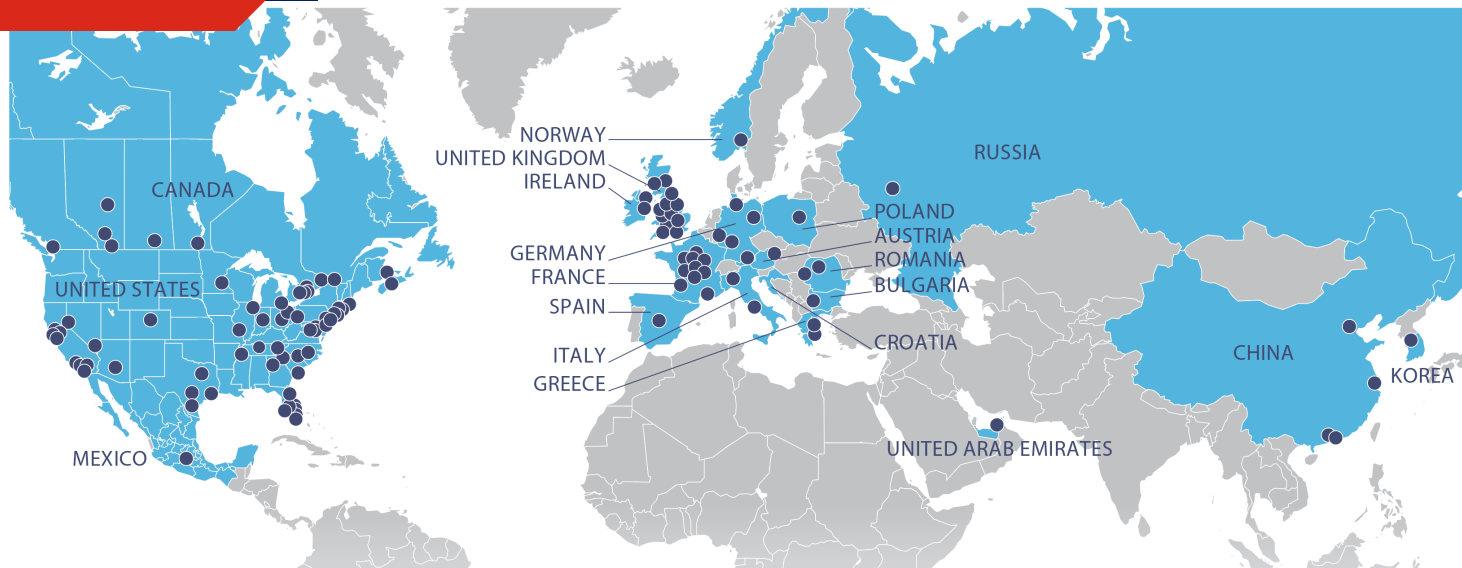
Direct fiber connectivity will provide easy access to data centers and co-location facilities. In addition, dark fiber connectivity will be available for those tenants with more sophisticated and technologically advanced needs. The entire gamut of world-class telecommunications technology will be available – from secure traditional services to metro and carrier Ethernet services; IP voice and video; and Wi-Fi to enable creative collaboration. In short, 5001 at Celebration Pointe will be the ideal location for forward-thinking businesses that want to make a mark in North Central Florida.



#### Best-In-Class Service

Tenants will have access to world-class telecommunications technology at Celebration Pointe. The services available will range from traditional services required for the most secure applications to metro and carrier Ethernet services. Internet Protocol voice and video services will also be available. The project will be provisioned with Wi-Fi connectivity to facilitate creative collaboration and ubiquitous connectivity.

### About Us



### Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
 Offices: **120**  
 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.



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