



SITE DESCRIPTION

100 Sunport Lane is a well-positioned asset in a prime sub-market of Orlando. Located in a park that houses both office and industrial space, the facility has the potential to suit a wide variety of users ranging from call center operations to light manufacturing. The 159,788 SF building is 75% cold-dark shell ready for improvement, with the balance occupied.

With a potential parking ratio of approximately 5.67/1,000 SF, the property offers a parking density that is virtually unmatched within the marketplace for large blocks of office space. The facility also has the potential to service industrial or industrial/flex users.

HIGHLIGHTS

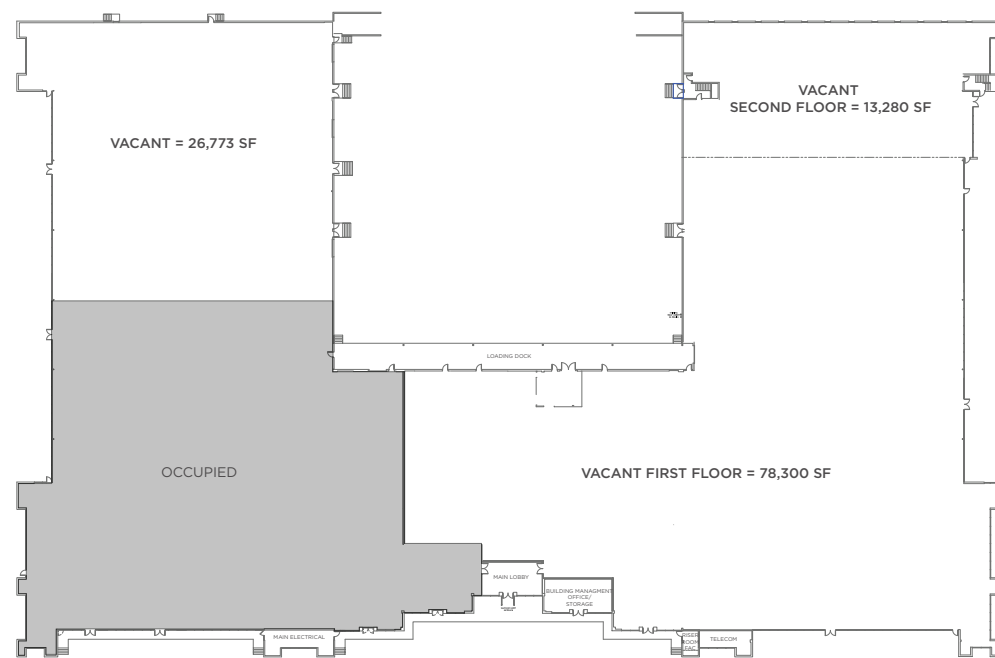
Rental Rate	\$14.50/SF NNN
OPEX	\$4.85/SF
Tenant Improvements	\$35.00/SF over cold dark shell
Total Building SF	159,788 SF
Available SF	119,238 SF
Type of Space	Office/Flex/Technology
Status	Available
Year Built	1986 / Exterior / Interior Renovations 2018
Office Build-Out	To suit
Parking	5.67/1,000; Potential for 1,000 spaces
Electrical	3,000 amp/240 volt main electrical (expandable)
HVAC	cold-dark shell
Roof	60-ml TPO roof, installed 2006
Fire Protection	Class III fire sprinkler and lighting protection
Public Transportation	Bus Stop and SunRail within 1 mile
Loading	Four existing dock-high doors with a 200-foot exterior dock and 10 knock-outs
Total Acreage	19.24 Acres
Internet	Redundant T-1



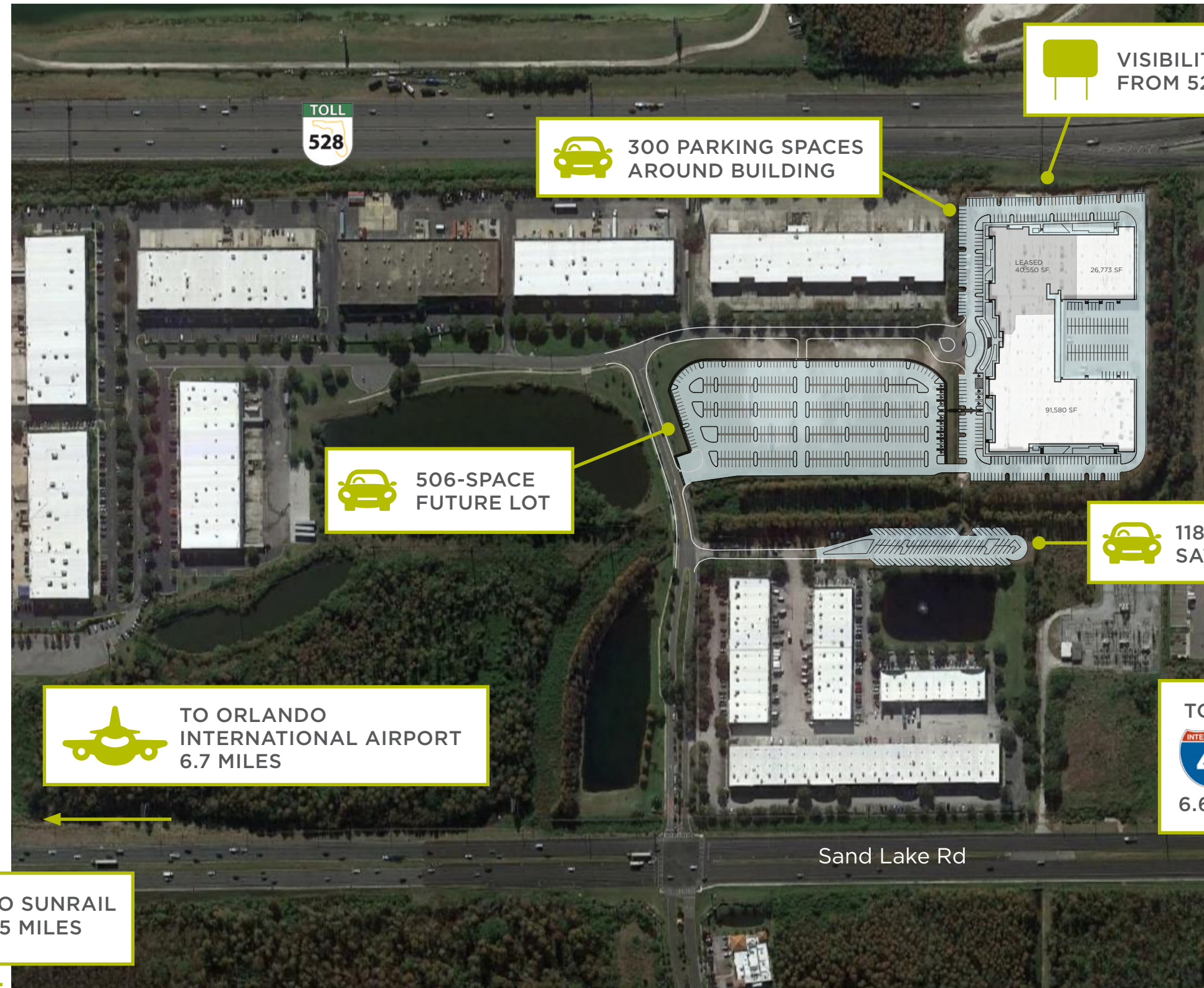
NEWLY RENOVATED SPACE IN A PRIME LOCATION

100 Sunport Lane's location provides excellent visibility from S.R. 528 (Beachline Expressway) and immediate access to Florida's Turnpike, S.R. 528 and the Orlando International Airport. There are numerous employee amenities nearby including public transit, restaurants, shopping and recreation— which serve a stable and diverse labor base.

SPACE PLAN



Available SF: 118,353 SF



VISIBILITY FROM 528

300 PARKING SPACES AROUND BUILDING

506-SPACE FUTURE LOT

118-SPACE SATELLITE LOT

TO ORLANDO INTERNATIONAL AIRPORT 6.7 MILES

TO INTERSTATE 4 6.6 MILES

TO SUNRAIL 1.5 MILES

Sand Lake Rd

The subject property is located directly in the middle of major residential, educational, and job creators within Central Florida. With ease of access to SR 528, the Orlando Airport, Interstate-4, Sunrail, and bus lines, there are few areas with more labor capacity for any prospective user in market.

GET TO KNOW THE AREA

1 DOWNTOWN ORLANDO

- Revitalized Downtown
- New Performing Arts Center
- New Arena
- Orlando Regional Healthcare Campus
- Florida Hospital
- UCF Florida Interactive Entertainment Academy

2 UNIVERSITY OF CENTRAL FLORIDA/ OPTICS & SIMULATION HUB

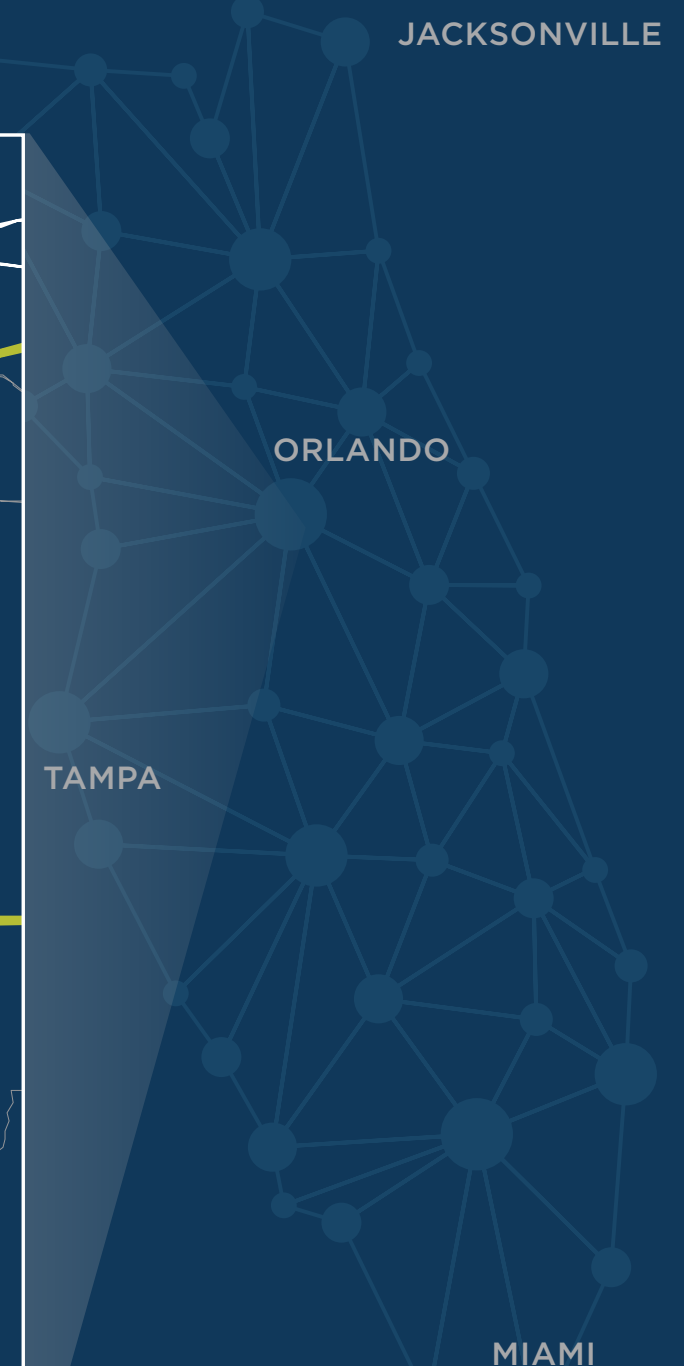
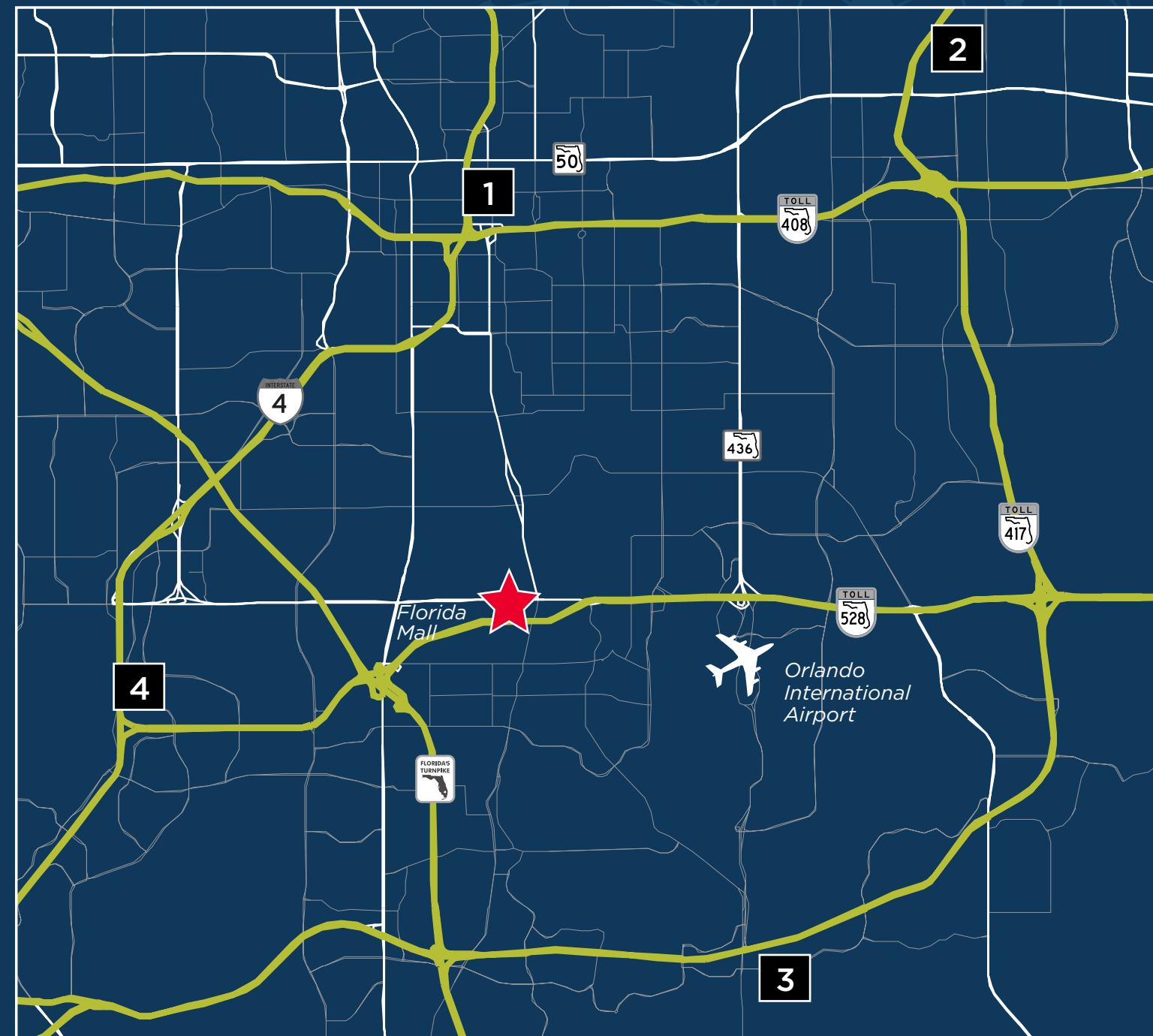
- Central Florida Research Park
- USAF Modeling and Simulation Center
- US Army Research Institute
- US Army Simulation Research Unit
- US Marine Corps Ground Program

3 MEDICAL CITY/LIFE SCIENCES HUB

- University of Central Florida School of Medicine
- University of Central Florida Burnett School of Biomedical Sciences
- Burnham Institute of Medical Research
- MD Anderson Cancer Center
- VA Hospital
- Nemours Children's Hospital

4 INTERNATIONAL DRIVE

- Tourism Corridor
- Orange County Convention Center
- Universal Orlando
- Universal Orlando Expansion (520 Acres)





ORLANDO MSA STATISTICS

Population today (2018)	2,566,810
Population next five years	2,852,920
Labor force	1,359,297

	MSA	State	National
Unemployment (feb 2019)	3.2%	3.4%	4.1%

LABOR MARKET STATISTICS

	3 mile	5 mile	10 mile
Population	42,340	182,157	789,044
Households	15,087	65,237	296,950
Average Household Income	\$65,217	\$62,389	\$71,422

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