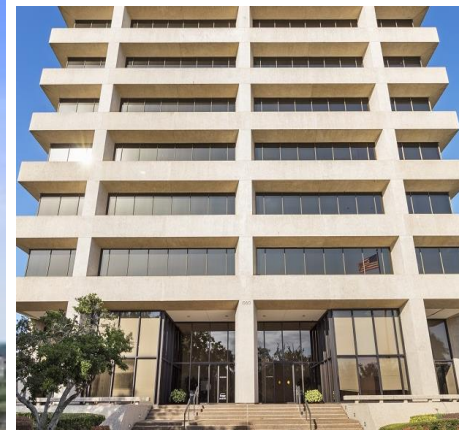


Winter Park Tower



OFFICE SPACE IN THE HEART OF WINTERPARK

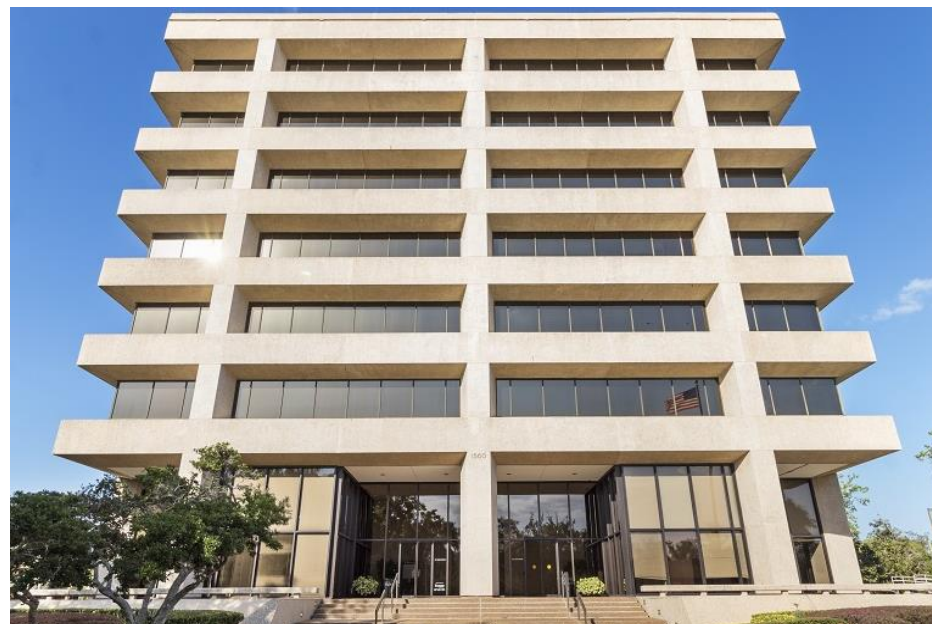


1560 N Orange Avenue
Winter Park, FL 32789



HIGHLIGHTS

- Prominent 8-story, 102,651 SF building
- Highly-desired Winter Park address
- Building and monument signage opportunities
- Abundant free parking; 4/1,000 RSF
- On-site, full-service fitness center (Winter Park Health & Fitness)
- On-site storage
- Ideal Winter Park location with convenient access to executive housing and Downtown Orlando
- Only five minutes from the vibrant Park Avenue area
- Prominent location on the corner of Orange Avenue and Orlando Avenue with easy access to I-4
- Numerous dining and retail amenities within walking distance



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
100	Available	First	6913		FS	Proposed Restaurant Space.
150	Available	First	2808	\$28.50	FS	Office space with reception, six private offices, and an IT room.
200	Available	2nd	5275	\$28.50	FS	Office space with reception, conference room, and fourteen private offices.
410	Available	4th	3054	\$28.50	FS	Office space with reception, conference room, break room, and nine private offices.



POPULATION

1 MILE	3 MILE	5 MILE
8,438	88,345	269,286



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$98,907	\$100,946	\$78,465



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,163	41,561	118,898

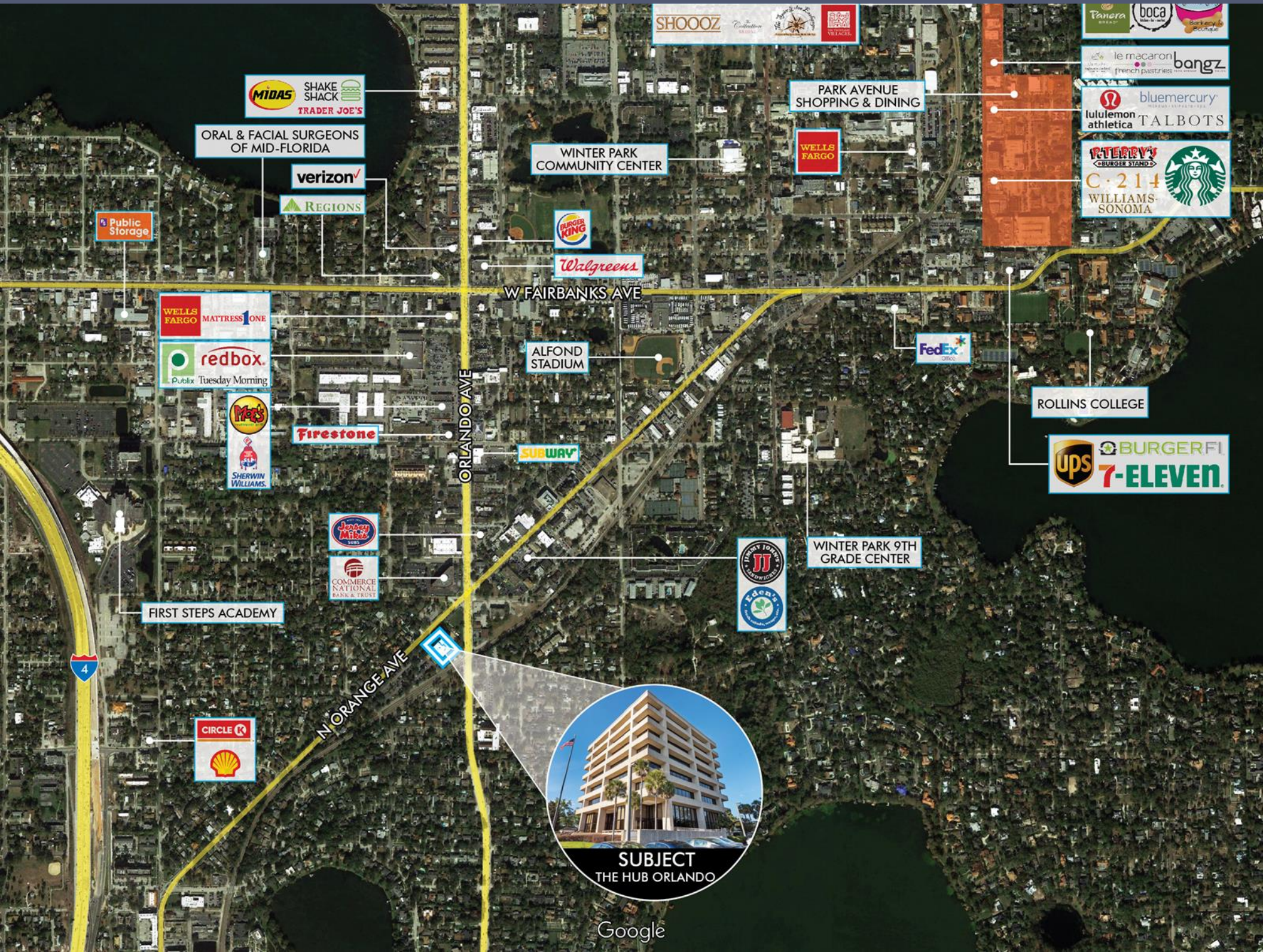
PROPERTY FEATURES

CURRENT OCCUPANCY	89.10 %
BUILDING SF	102,651
GLA (SF)	102,651
LAND SF	206,474
YEAR BUILT	1971
ZONING TYPE	O-1
BUILDING CLASS	B
NUMBER OF BUILDINGS	1
PARKING RATIO	4/1000
CORNER LOCATION	Yes

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes





MIDAS SHAKE SHACK
TRADER JOE'S

ORAL & FACIAL SURGEONS OF MID-FLORIDA

verizon

REGIONS

Public Storage

SHOOOZ
Collection
VILLAGE

PARK AVENUE SHOPPING & DINING

WELLS FARGO

WINTER PARK COMMUNITY CENTER

BURGER KING

Walgreens

W FAIRBANKS AVE

ALFOND STADIUM

SUBWAY

FedEx

ROLLINS COLLEGE

WELLS FARGO MATTRESS ONE

redbox
Publix Tuesday Morning

Mrs. SHERWIN WILLIAMS

Firestone

Jersey Mike's

COMMERCE NATIONAL BANK & TRUST

FIRST STEPS ACADEMY

CIRCLE K
Shell

N ORANGE AVE

ORLANDO AVE

WINTER PARK 9TH GRADE CENTER

TRAVY JONES & ASSOCIATES
Eden

Tanera boca

le macaron french pastries bangz

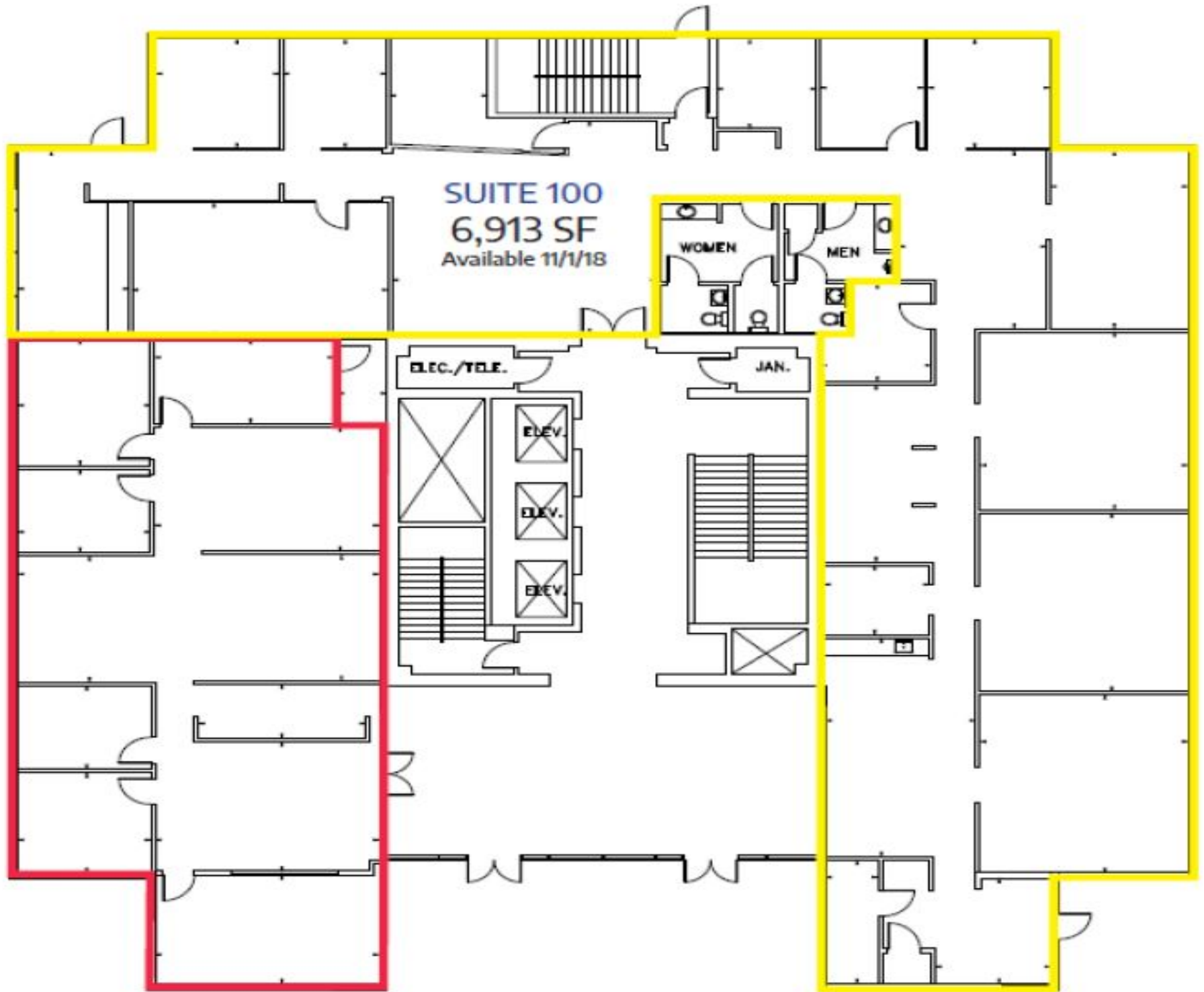
bluemercury lululemon athletic TALBOTS

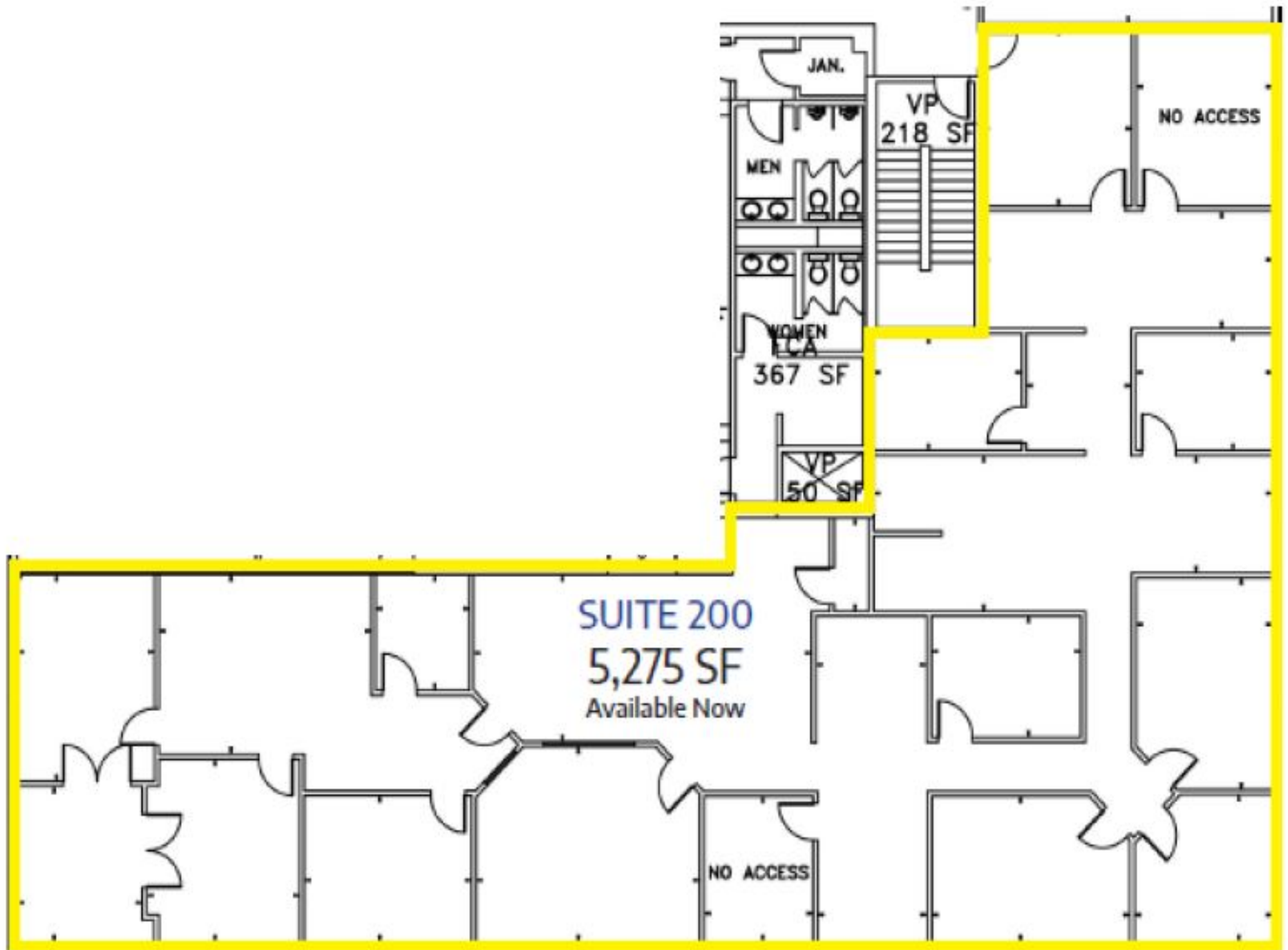
TERRY'S BURGER STAND
C-214 WILLIAMS-SONOMA
Starbucks

ups BURGERFI 7-ELEVEN

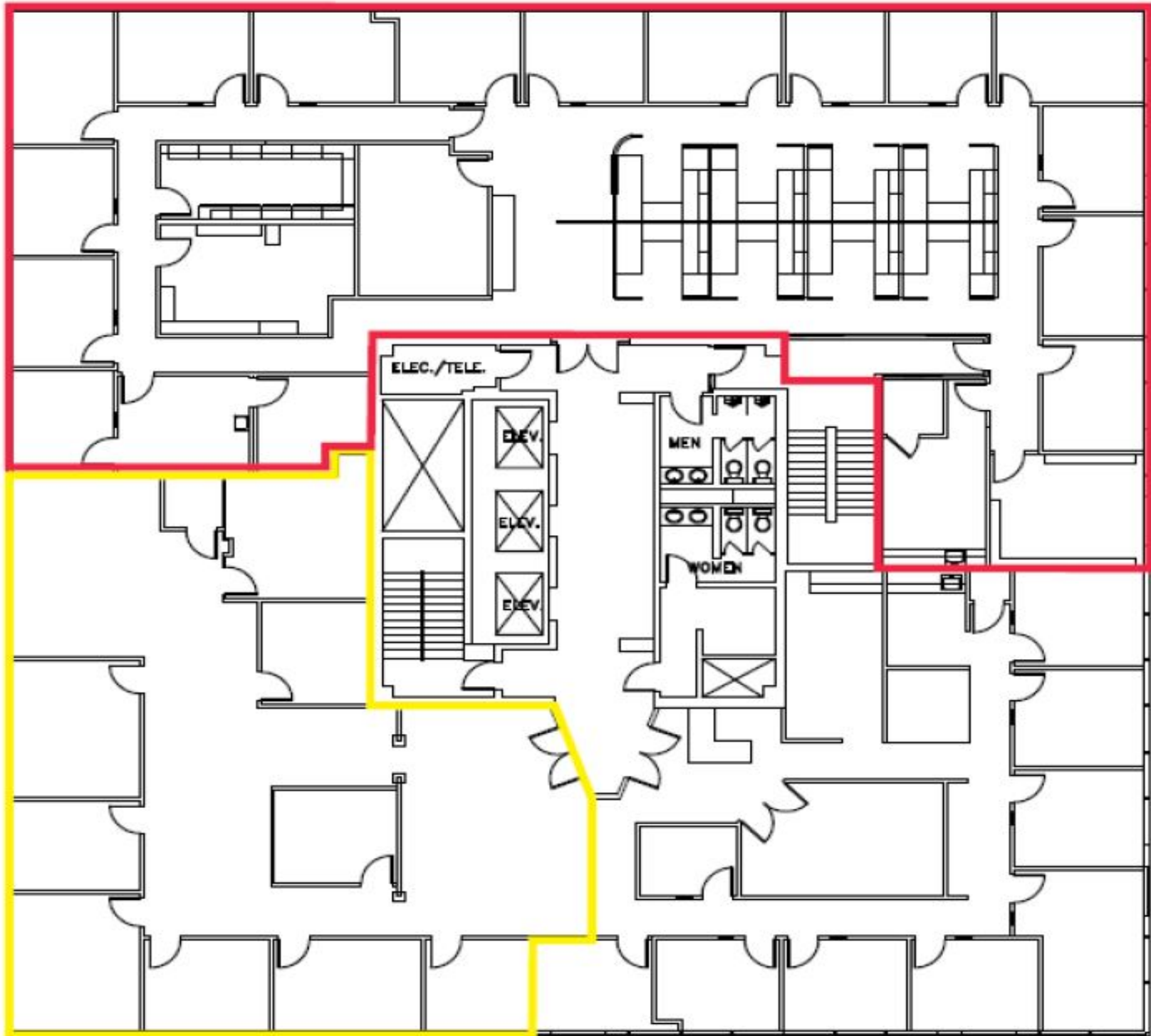


SUBJECT
THE HUB ORLANDO





5,946± RSF



Suite 450
3,245± RSF



Suite 100



Suite 100 - Open floor plan



Suite 100



Suite 100 - Terrace



Suite 150 - Reception area



Building Lobby



Suite 150 - Office space



Suite 150 - Office space



Suite 200 - Reception area



Suite 200 - Reception area



Suite 200 - Conference room



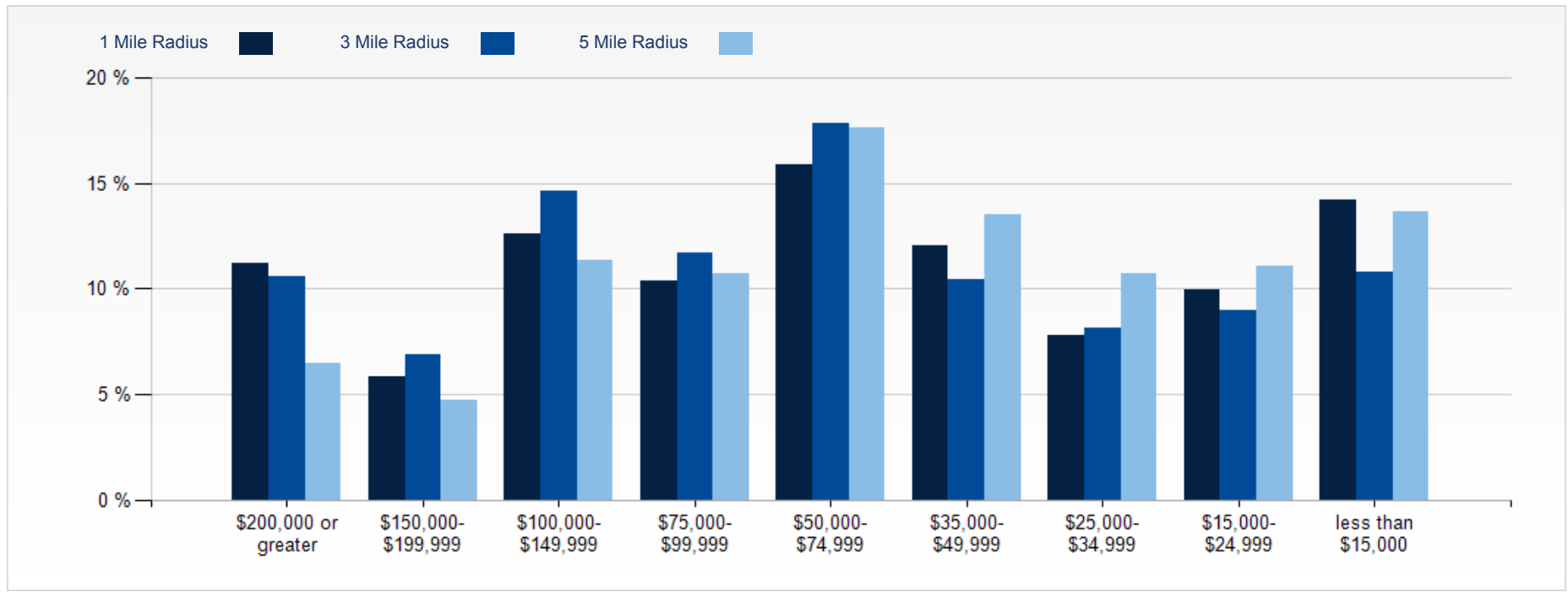
Suite 200 - Offices

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,663	70,881	239,942
2010 Population	7,450	75,143	241,167
2018 Population	8,438	88,345	269,286
2023 Population	9,202	98,944	293,254
2018 African American	721	9,498	57,279
2018 American Indian	14	226	1,016
2018 Asian	290	3,397	8,698
2018 Hispanic	824	10,845	55,851
2018 White	7,032	70,543	179,109
2018 Other Race	170	2,049	13,690
2018 Multiracial	208	2,607	9,335
2018-2023: Population: Growth Rate	8.75 %	11.45 %	8.60 %

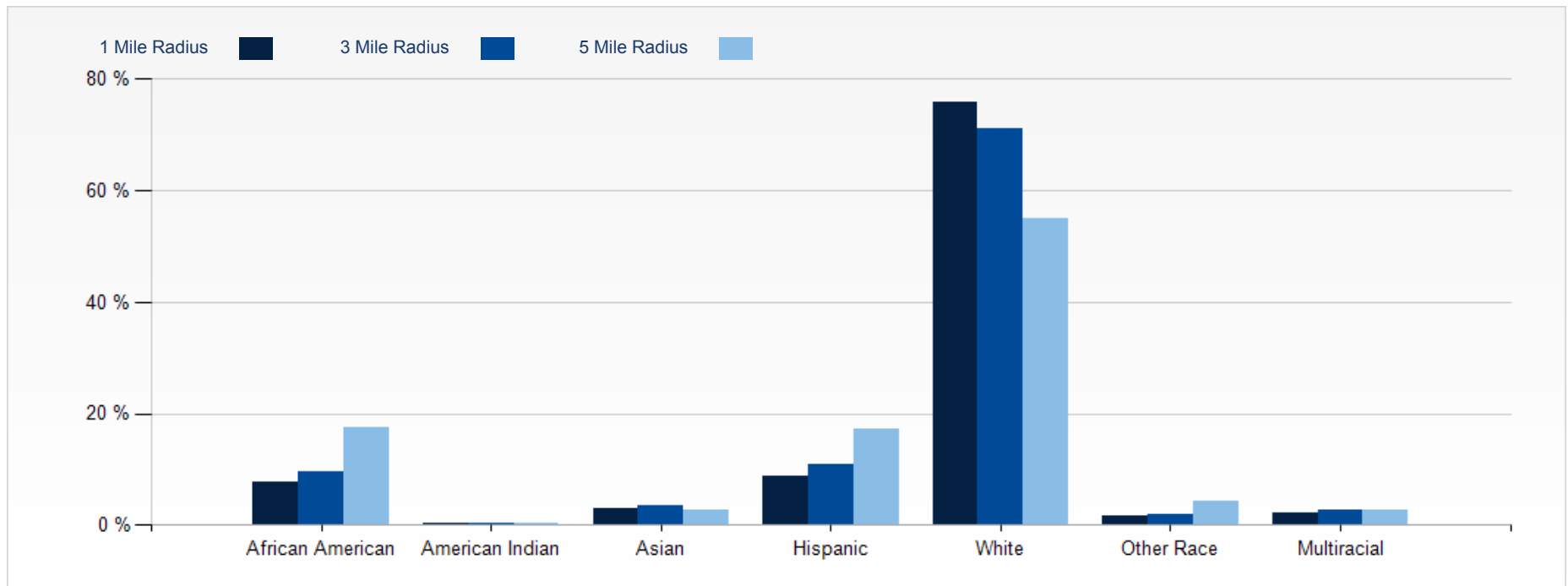
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	591	4,495	16,275
\$15,000-\$24,999	414	3,730	13,206
\$25,000-\$34,999	325	3,378	12,722
\$35,000-\$49,999	502	4,330	16,104
\$50,000-\$74,999	663	7,404	20,999
\$75,000-\$99,999	432	4,854	12,769
\$100,000-\$149,999	525	6,090	13,494
\$150,000-\$199,999	244	2,867	5,660
\$200,000 or greater	468	4,412	7,669
Median HH Income	\$57,367	\$64,158	\$50,915
Average HH Income	\$98,907	\$100,946	\$78,465

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,013	34,881	109,450
2010 Total Households	3,684	35,167	106,510
2018 Total Households	4,163	41,561	118,898
2023 Total Households	4,523	46,607	129,684
2018 Average Household Size	2.01	2.07	2.21
2000 Owner Occupied Housing	2,194	19,864	53,335
2000 Renter Occupied Housing	1,541	12,822	49,441
2018 Owner Occupied Housing	1,891	19,875	50,578
2018 Renter Occupied Housing	2,272	21,685	68,320
2018 Vacant Housing	588	5,722	15,506
2018 Total Housing	4,751	47,283	134,404
2023 Owner Occupied Housing	2,124	22,114	56,227
2023 Renter Occupied Housing	2,398	24,492	73,457
2023 Vacant Housing	653	6,579	17,104
2023 Total Housing	5,176	53,186	146,788
2018-2023: Households: Growth Rate	8.35 %	11.60 %	8.75 %

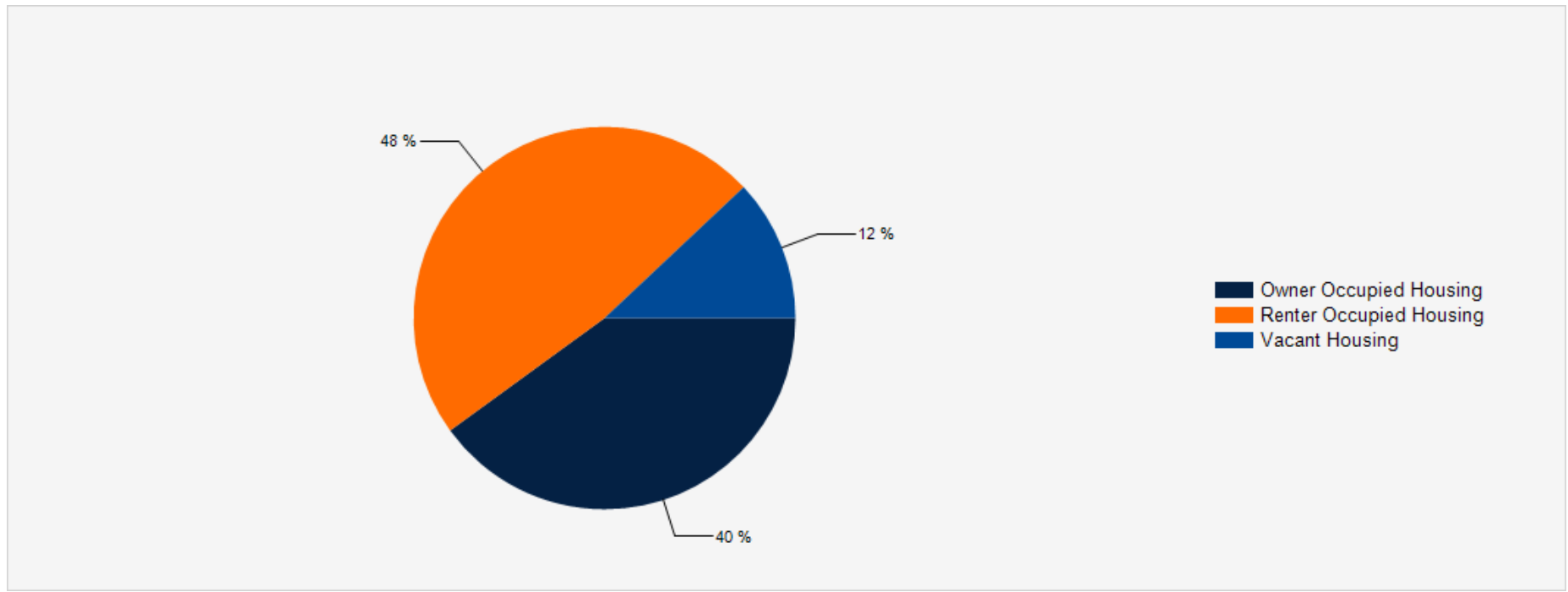
2018 Household Income



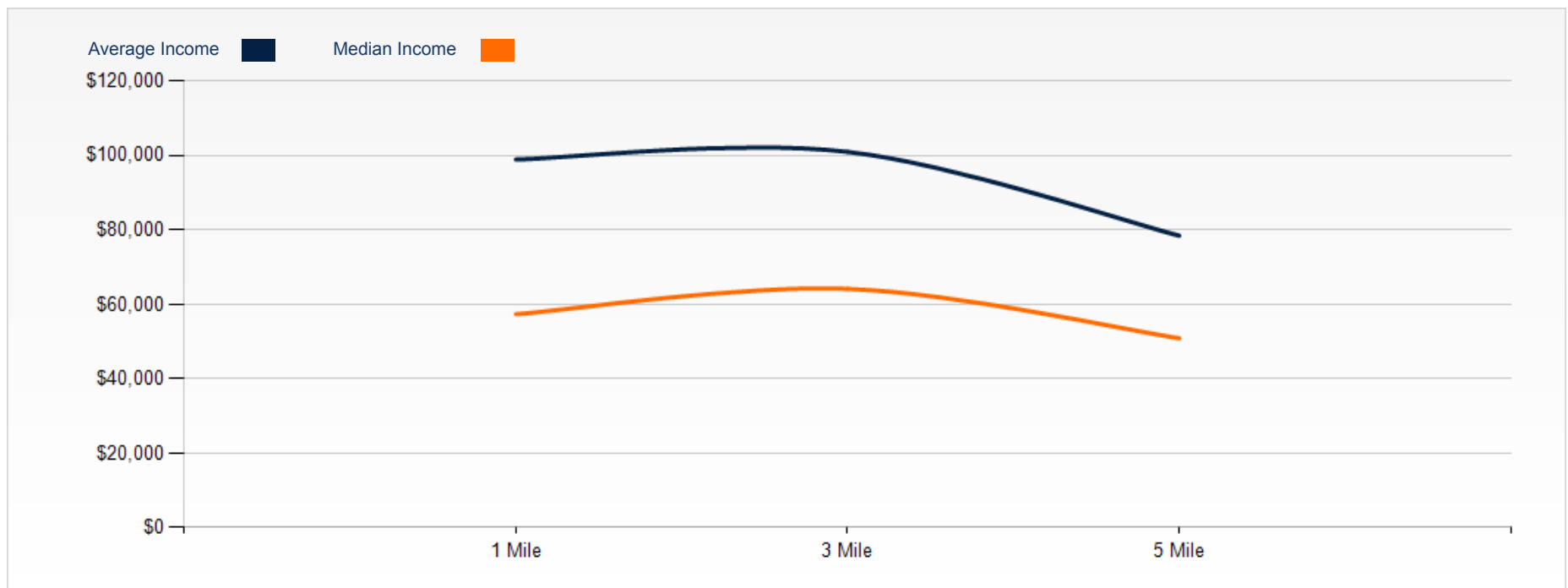
2018 Population by Race



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median



Winter Park Tower



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