

MAGNOLIA OFFICE PARK

17309 - 17335 Pagonia Rd
Clermont, FL 34711



UNDER NEW OWNERSHIP

Rio Dourado Investments, LLC has retained Lee & Associates – Central Florida, LLC as its exclusive agent in the lease of Magnolia Office Park – 17309-17335 Pagonia Road, Clermont, FL 34711, located directly on West Colonial Drive.

Magnolia Office Park will benefit from new ownership and the rapid growth of Clermont. This project represents an opportunity to lease well located property in one of Central Florida's most active commercial corridors.

The city of Clermont is one of the fastest growing cities in Central Florida and is strategically located just west of Orlando and north of Disney World. The area provides the amenities and assets that make it an attractive location for a new business.



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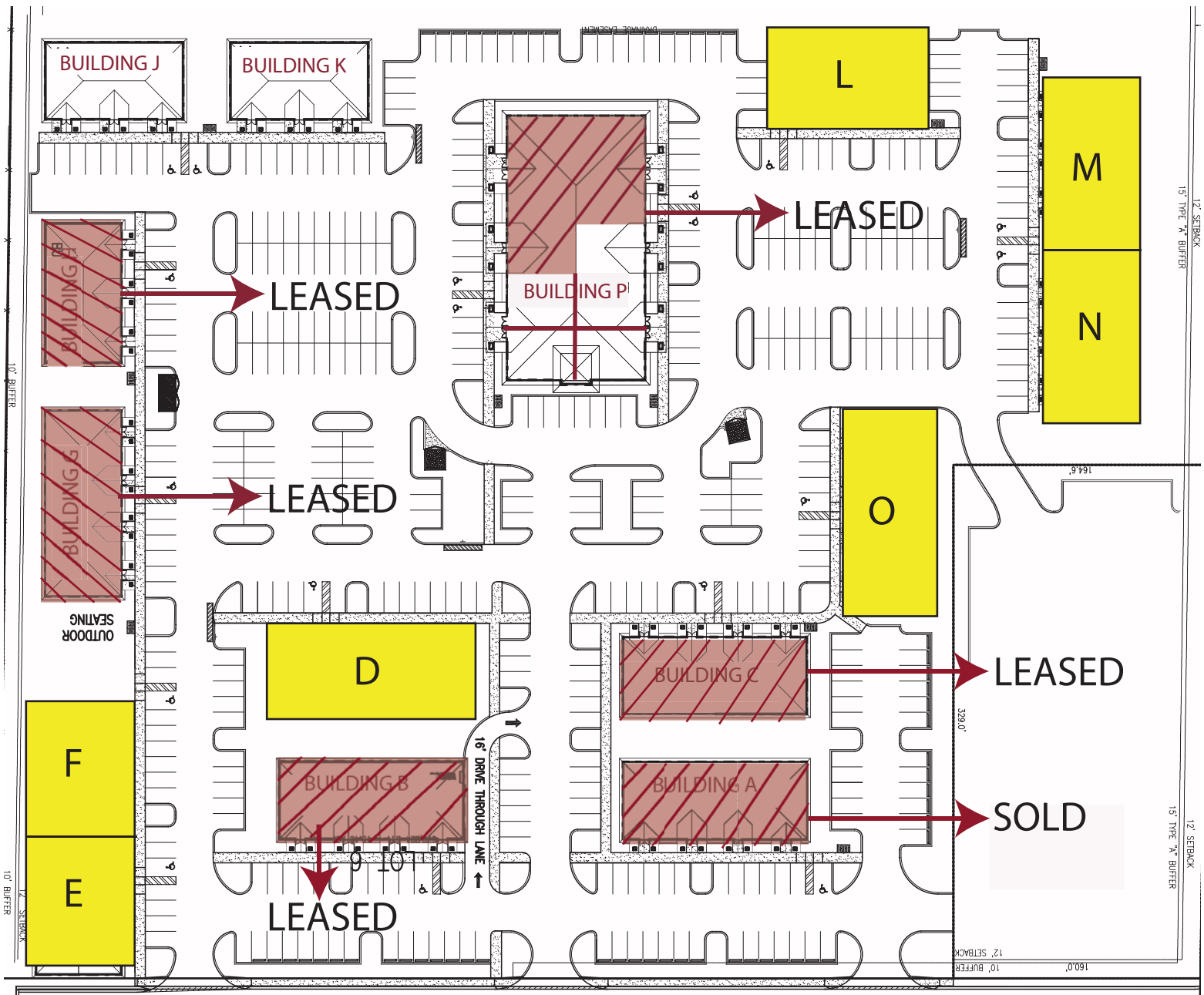
Property Description



PROPERTY DESCRIPTION

- Magnolia Office Park will benefit from new ownership and the rapid growth of Clermont which experienced a 207% growth rate from 2000 to 2010. This project represents an opportunity to lease well located property in one of Central Florida's most active commercial corridors.
- The site is situated on fifteen (15.42) acres, utilizing onsite retention and is located at the southeast corner of the lighted intersection of West Colonial Drive (Hwy 50) and Magnolia Point Boulevard. Current traffic counts show over 45,000 cars per day traveling past this intersection.
- All Buildings will be constructed of concrete block with direct parking lot access offering a minimum of 5/1000 parking. Units can be delivered in "turn key" condition based upon your needs for either medical or professional office users.

Magnolia Office Park Site Plan



W. Colonia Drive (SR 50)

| BUILDINGS AVAILABLE | | |
|---------------------|----------------------|-----------------|
| Building | Size | Rate |
| J | 1,500 SF to 4,500 SF | \$16.50 psf NNN |
| K | 1,500 SF to 4,500 SF | |
| P | Up to 5,700 SF | |



Magnolia Office Park is located in Clermont, a bedroom community of South Lake County, FL in suburban Central Florida. With a population of just over 30,000 covering 11 square miles, the population of Clermont finds health, fitness & wellness a part of its culture.

Magnolia Office Park is located on the south side of the recently expanded West Colonial Drive (Why 50) and offers convenient drive times to the following major thoroughfares servicing Central Florida:

- o 4 miles west of US 27
- o 2 miles east of the Florida Turnpike Interchange
- o 7 miles west of the Western Greenway (TR 429)



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