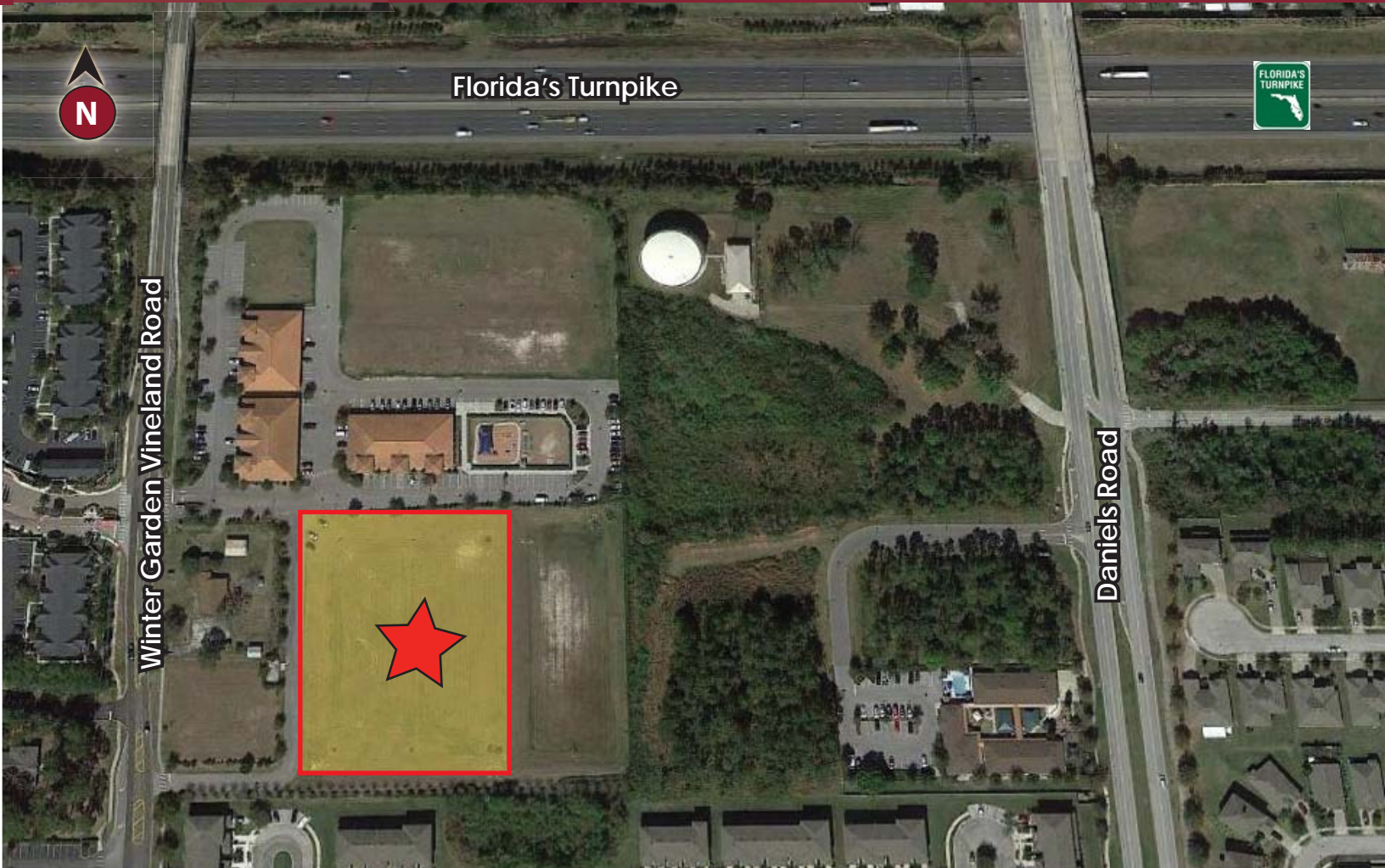


West Orange Business Center

Winter Garden Vineland Road
Winter Garden, FL 34787



BUILD-TO-SUIT OFFICES FOR LEASE OR SALE

Friendly Capital, LLC has retained Lee & Associates Central Florida, LLC as its exclusive agent in the sale and lease of West Orange Business Center - Phase II located on Winter Garden Vineland Rd (SR 535) just north of the Fowler Groves Mall in Winter Garden.

West Orange Business Center - Phase II, at completion, will feature four (4) single story, free standing medical & professional office buildings comprising 30,950 SF in a park setting. Individual units can be provided starting at 1,208 SF with entire buildings being provided as large as 8,700 SF contiguous.

Winter Garden's proximity to Orlando has made it an ideal spot for growth and has become the commercial capital of West Orange County. Winter Garden has a thriving business community, a historic downtown, and one of Central Florida's premier shopping centers, Winter Garden Village at Fowlers Grove.



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Jason Bantel, CCIM

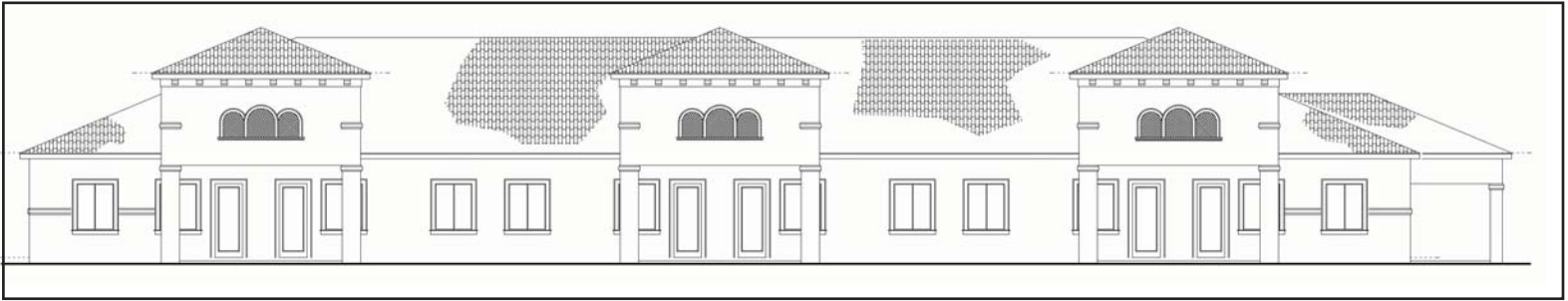
321.281.8509

jbantel@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Property Description

FRONT BUILDING ELEVATION



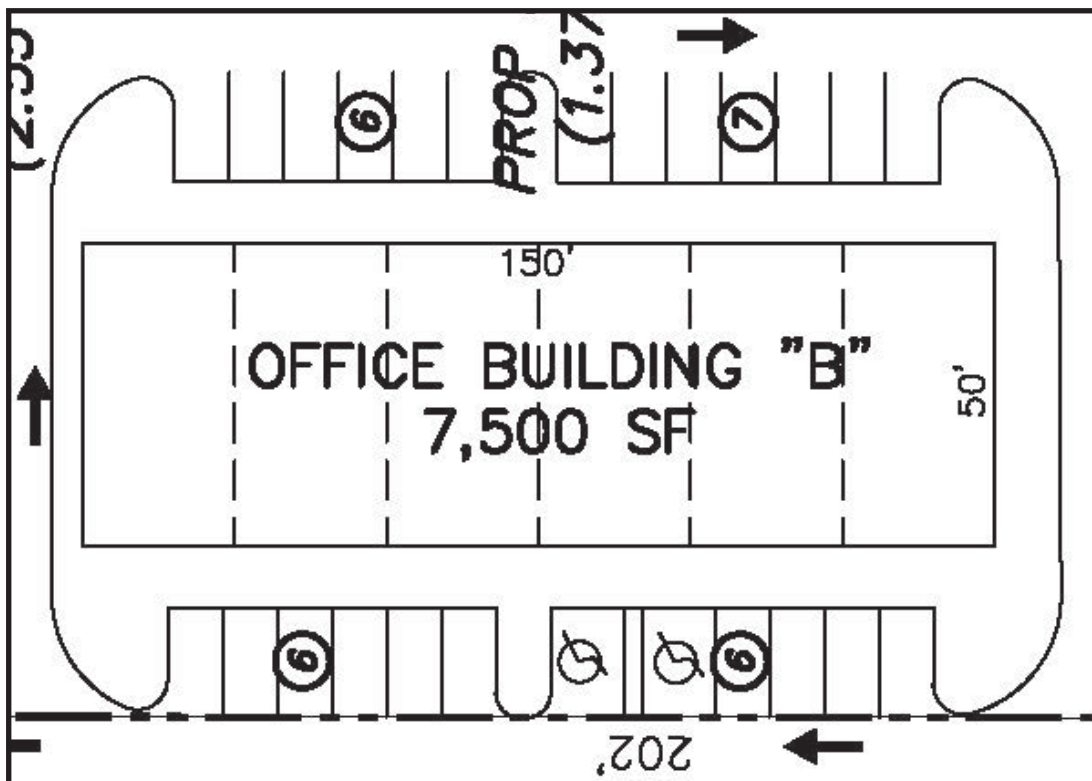
BUILDING SUMMARY

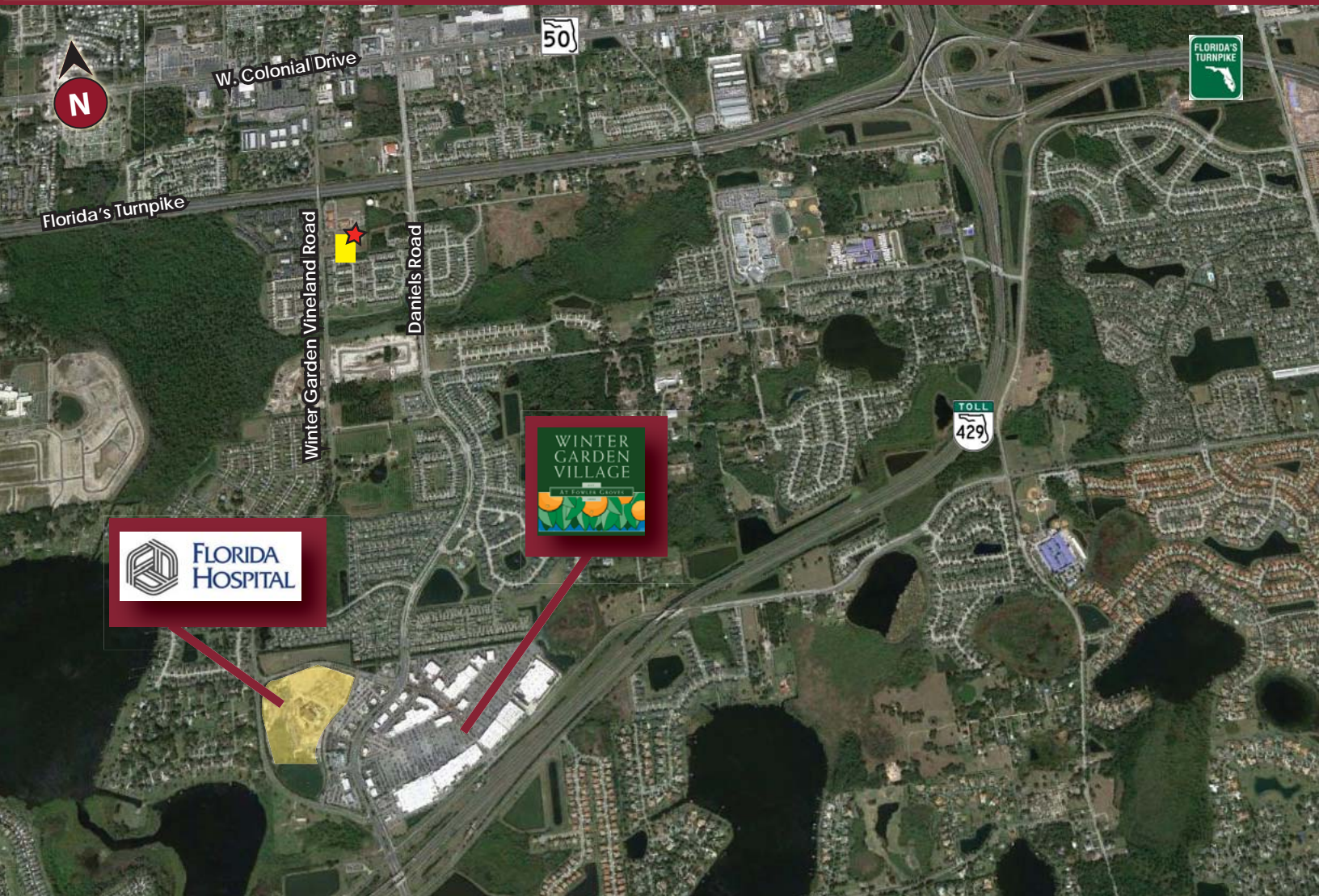
Building	No. of Spaces	Net Space Sizes
A	1	1,623 SF
B	6	1,250 SF
C	5	1,250 SF
D	5	1,450 SF

Sale Pricing

Pad Ready Lot	\$80.00 per buildable SF
Shell Building	\$180.00 per square foot
Turn Key Building	\$235 per square foot*
Lease Rate	\$21.00 per square foot*
*TI Allowance	\$55.00 per square foot

BUILDING FLOOR PLAN





West Orange Business Center - Phase II is located in Winter Garden, 14 miles west of Downtown Orlando in western Orange County, FL. With a population of just over 38,000 covering 15.62 square miles, the population of Winter Garden finds recreational amenities, historical assets and special events a part of its culture.

West Orange Business Center - Phase II is two (2) miles from the 1.1 million SF open air shopping center, Winter Garden Village at Fowler Grove Mall, and the new Florida Hospital Campus, and offers convenient drive times to the following major thoroughfares serving Central Florida:

- .7 miles South of Colonial Drive (Hwy 50)
- 2 miles North of the Daniel Webster Western Beltway (SR 429)
- 5 miles from the Florida's Turnpike Interchange



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