

Area Map

DOWNTOWN ORLANDO

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

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

MEDICAL CITY/ LIFE SCIENCES HUB

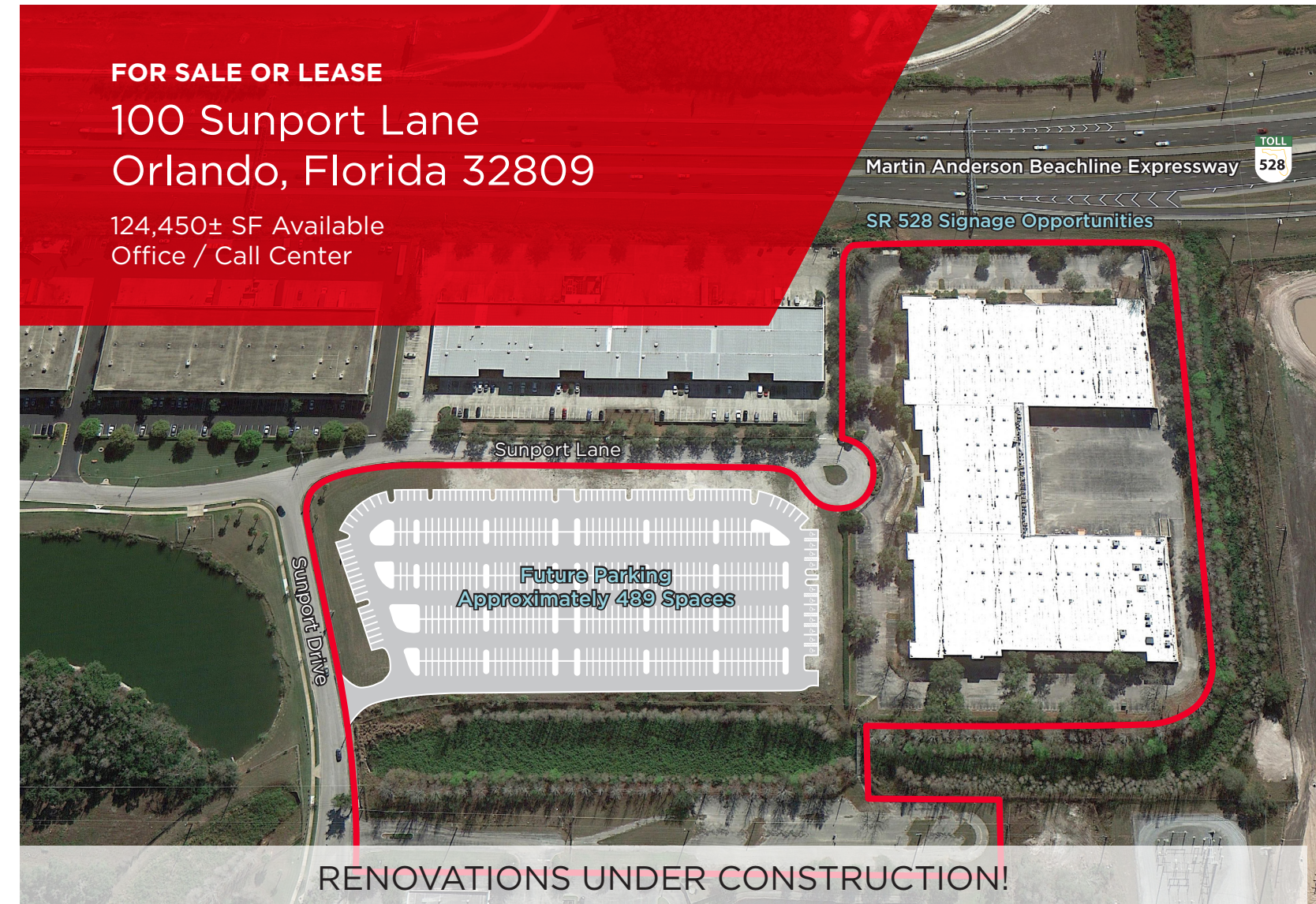
- University of Central Florida School of Medicine
- University of Central Florida Burnett School of Biomedical Sciences
- Burnham Institute of Medical Research
- MD Anderson Cancer Center
- VA Hospital
- Nemours Children's Hospital



FOR SALE OR LEASE

100 Sunport Lane
Orlando, Florida 32809

124,450± SF Available
Office / Call Center



For more information, please contact



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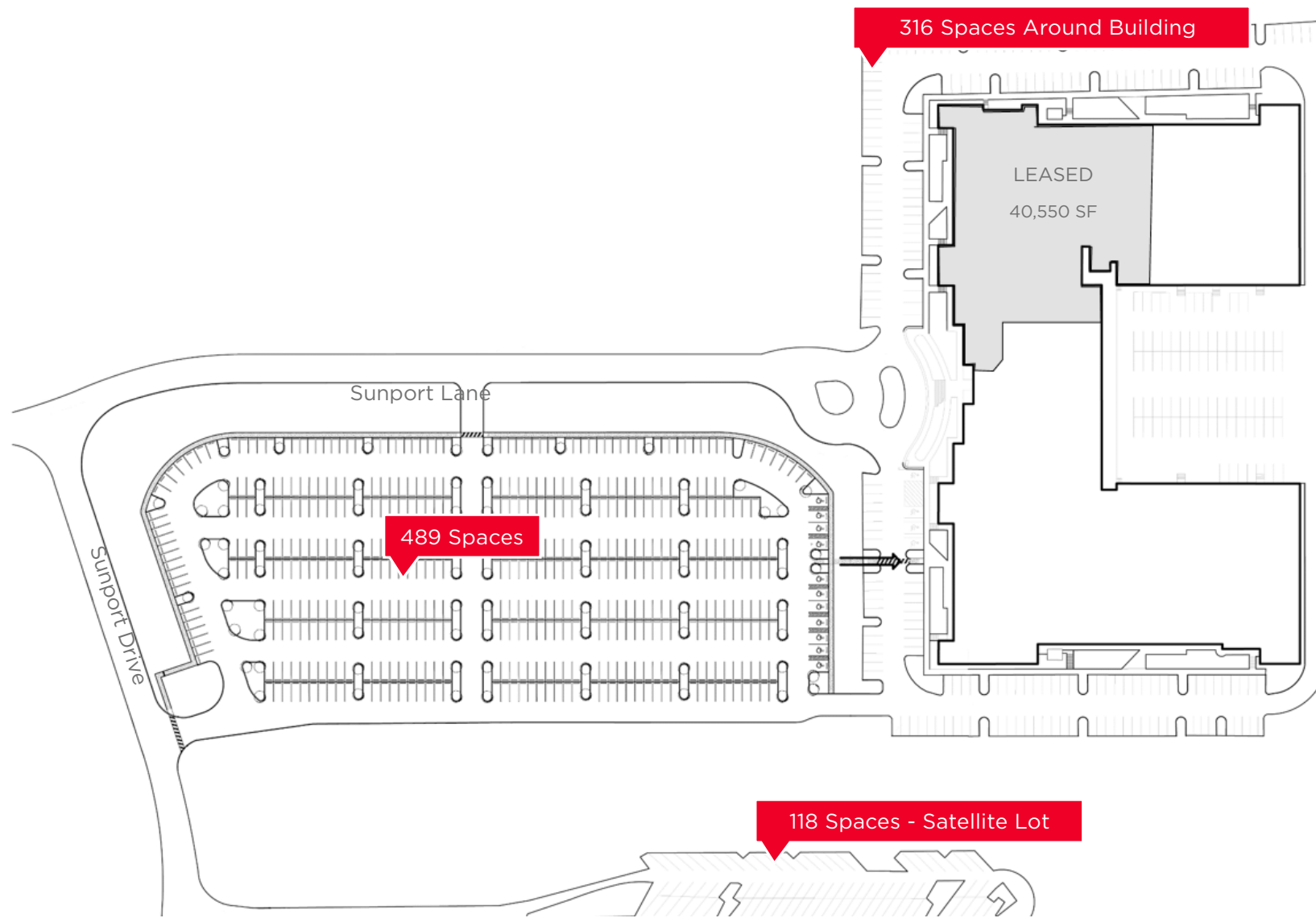
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Site Plan with Parking Locations



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 existing 165,000 SF building is fully built out with office space, but was originally designed to accommodate users as small as 15,000 SF.

With a potential parking ratio of approximately 6/1,000 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.

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 also numerous employee amenities nearby including public transit, restaurants, shopping and recreation – which serve a stable and diverse labor base.

Property Highlights

Rental Rate	\$14.50/SF NNN
OPEX:	\$4.75/SF
Tenant Improvements	\$35.00/SF over cold dark shell
Total Building SF	165,000 SF
Available SF	124,450 SF
Type of Space	Office / Flex / Technology
Status	Available
Year Built	1986 / Exterior renovations 2007 / Interior renovations 2018
Office Build-out	To-Suit
Parking	6/1,000; Potential for -1,000 Spaces
Electrical	3,000 amp/240 volt main electrical
HVAC	100% Air-Conditioned
Roof	60-mil TPO Roof, Installed 2006
Fire Protection	Class III fire sprinkler and a lighting protection
Public Transportation	Bus stop and SunRail within 1 mile
Loading	Six existing dock high doors with an exterior dock and 24 knock-outs
Total Acreage	19.24 Acres
Internet	Redundant T-I

2017 Local Demographics	3 Mile Radius	5 Mile Radius	10 Mile Radius
Employees	54,605	136,708	447,668
Total Population	42,831	181,515	782,372
Total Households	15,140	64,787	291,938
Population Density (Per Square Mile)	1,516.37	2,313.46	2,492.89
Total Employed Civilian Population 16+	21,844	92,966	412,186
White Collar Employed Civilian Population 16+	48.6%	52.6%	59.4%
Blue Collar Employed Civilian Population 16+	51.4%	47.4%	40.6%
Quarter 3 2016 Population	709	4,117	30,683
Quarter 4 2016 Population	716	4,175	31,024
Age 0-4	6.7%	6.5%	6.3%
Age 5-14	13.6%	12.4%	12.3%
Age 15-19	6.0%	6.0%	6.0%
Age 20-24	6.6%	7.7%	7.6%
Age 25-34	15.8%	18.3%	17.8%
Age 35-44	14.1%	14.2%	14.4%
Age 45-54	14.5%	13.5%	13.4%
Age 55+	22.7%	21.3%	22.3%
Total Housing Units	16,451	71,536	324,743
Occupied Housing Units	92.0%	90.6%	89.9%
Vacant Housing Units	8.0%	9.4%	10.1%
Renter Occupied Housing Units	6,940	34,419	146,844
Average Household Income	\$62,084	\$59,359	\$67,555
Median Household Income	\$44,303	\$43,706	\$46,601
Per Capita Income	\$21,959	\$21,573	\$25,479