

# CFO TEAM AVAILABLE



## Available Properties for Sale or Lease

|                 | 0 | Property Name / Address                         | Building SF | Suite # | SF Available | Stories | Parking Spaces | Parking Spaces per 1,000 SF | Year Built | Sale Price                    | Lease Rate                                  | Additional Information   |
|-----------------|---|---|-------------|---------|--------------|---------|----------------|-----------------------------|------------|-------------------------------|---|--|
| <b>For Sale</b> |   |   |             |         |              |         |                |                             |            |                               |   |  |
| Sale            |   | 15 N Eola Dr<br>Orlando, FL 32801               | 5,516       | -       | 5,516        | 2       | -              | 2.00                        | 1920       | \$1,700,000                   | N/A   | Two buildings consisting of 5,516 total square feet of space. The front, main building, consists of 3,916 SF and the back building consists of 1,600 SF. Building is located directly across the street from Lake Eola Park. |
| Sale            |   | 2507 Edgewater Dr<br>Orlando, FL 32804          | 4,581       | -       | 4,581        | 1       | -              | -                           | 1953       | \$980,000                     | N/A   | One-story concrete block office building. Former post office converted to office. Fronts Edgewater Drive in the heart of College Park. Numerous restaurants and shops in immediate vicinity.                                 |
| Sale            |   | 630 N Wymore Rd, Suite 300<br>Orlando, FL 32751 | 21,398      | 300     | 8,645        | 1       | 135            | 4.00                        | 1998       | \$1,700,000                   | \$18.50/MG (net of electric and janitorial) | Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village  |
| Sale            |   | 4804 Edgewater Dr<br>Orlando, FL 32804          | 4,110       | -       | 4,110        | 1       | 23             | 5.00                        | 1983       | <b>NEW PRICE</b><br>\$675,000 | N/A   | Professional/medical office building. Medical infrastructure in place. Highly visible on Edgewater Dr. Excellent access to I-4, Winter Park, College Park and Downtown Orlando   |
| Sale            |   | 5686 Windhover Dr., Unit 4<br>Orlando, FL 32891 | -           | 4       | 1,322        | 1       | -              | 4.75                        | 1982       | \$220,000                     | N/A   | One-story professional/medical office condo. Medical infrastructure in place. Excellent access to I-4, Turnpike, tourist corridor and MetroWest  |
| Sale            |   | 70 West Gore Street<br>Orlando, FL 32806        | 23,763±     | -       | 23,763       | 2       | 87             | -                           | 2004       | \$5,750,000                   | N/A   | Class A professional medical/office building. Located on the edge of Orlando Health's main campus  |
| Sale            |   | 80 West Gore Street<br>Orlando, FL 32806        | 7,471       | -       | 7,471        | 2       | 22             | -                           | 1,923      | \$1,800,000                   | N/A   | Two two-story professional medical/office buildings. Located on the edge of Orlando Health's main campus   |

CITE PARTNERS

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JUNE 2016

100 S Orange Ave, #500  
Orlando, FL 32801  
407.930.1800

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| <b>For Lease</b> |   |  |                       |            |                  |         |                |                             |                                  |             |  |   |
| Lease            |    | 5210 S Orange Ave<br>Orlando, FL                                     | 5,000                 | -          | 5,000            | 1       | 20             | -                           | 1988                             | -           | \$14.00/MG<br>(net of electric and janitorial)     | Ideal for any professional service office requirement. Excellent signage on the property offers tremendous visibility. Large windows provide very good light throughout the space.                                    |
| Lease            |    | 630 N Wymore Rd, Suite 300<br>Orlando, FL 32751                      | 21,398                | 300        | 8,645            | 1       | 135            | 4.00                        | 1998                             | \$1,700,000 | \$18.50/MG<br>(net of electric and janitorial)     | Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village   |
| Lease            |    | 2828 Edgewater Dr<br>Orlando, FL 32804                               | 9,408                 | 100        | 4,420            | 1       | 20             | 2.13                        | 1954                             | -           | \$16.50/SF MG<br>(net of utilities and janitorial) | Highly visible from Edgewater Dr. Layout is ideal for any type of general office use.   |
| Lease            |    | Prologis Chancellor Square<br>2400 Sand Lake Rd<br>Orlando, FL 32809 | 44,796                | 200<br>600 | 16,893<br>10,329 | 1       | 150            | 3.34                        | 1982                             | -           | \$10.00/SF NNN                                     | Space can be combined for up to 27,222± contiguous square feet. Rear loading. 14' Clear height. 36'x36' column spacing. Fully sprinklered.  |
| Lease            |    | Clarington Commons<br>207 W Gore St<br>Orlando, FL 32806             | 28,224                | 300        | 13,280           | 3       | 114            | 4.04                        | 2007                             | -           | \$19.50/SF NNN                                     | 3rd Floor Professional Office/Medical Office with open floor plan. Located just south of downtown, near Orlando Health's Main Campus.   |
| Lease            |   | One Ninety Orange<br>190 S Orange Ave<br>Orlando, FL 32801           | 28,716                | 400        | 6,216            | 4       | TBD            | 4                           | 1930 (currently being renovated) | -           | \$23.00/SF MG                                      | Entire 4th Floor available. Ground floor is being leased by retail partner. Building is located in the heart of downtown Orlando and prominent signage on the building is available.                                  |
| Lease            |  | Thornton Park Central<br>622 E Washington St<br>Orlando, FL 32801    | 171,427               | 4th Floor  | 8,542            | 6       | 19             | 3.50                        | 2001                             | -           | \$25.50/SF FS                                      | Suites leased individually or the entire 4th floor is available. Easy walking distance to numerous amenities in Thornton Park neighborhood. Loft style design of the entire project offers unique office environment. |
| Lease            |  | 1615 Edgewater Dr<br>Orlando, FL 32804                               | 25,324                | 100<br>180 | 2,815<br>5,175   | 2       | 66             | 12.75                       | 2003                             | -           | \$25.00/SF FS                                      | Suite 100 is in the southwest corner on the ground floor. Suite 180 is entire north wing of the ground floor. Located in College Park next to the College Park Post Office  |
| Lease            |  | 801 N Orange Ave<br>Orlando, FL 32801                                | 24,700<br>(7th floor) | 740        | 1,821            | 8       | 6              | 3.25                        | 2006                             | -           | \$28.50/SF FS                                      | Located above Citrus Restaurant in downtown Orlando. Suite 740 is in shell condition and tenant can build out based upon their need.  |

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| Lease        |  | 400 N Wymore Rd<br>Winter Park, FL 32789           | 2,435       | -       | 2,435        | 1       | 8              | 3.3                         | 1947<br>(renovated 1987) | -          | \$18.00/SF MG<br>(net of utilities and janitorial) | Ideal for any professional office service requirement. Access to major Downtown Orlando and Winter Park Arterials (I-4, Lee Road, Fairbanks Ave., US Hwy 441 and US Hwy 17-92) |
| Lease        |  | 201 N Magnolia Ave<br>Orlando, FL 32801            | 16,538      | -       | 2,800        | 3       | 3              | 1.5                         | 1954                     | -          | \$19.50/SF MG<br>(net of janitorial)               | First floor suite with five private offices, two open work spaces, and bathroom. Additional parking is available at a rate of \$100/month per space.                           |
| Lease        |  | The Plaza<br>189 S Orange Ave<br>Orlando, FL 32801 | 250,000     | 810     | 2,875        | 29      | 800            | 3                           | 2007                     | -          | \$24.50/SF MG<br>(net of janitorial)               | Luxurious reception/waiting area directly off of elevator. Highly efficient space plan ideal for any professional office use. Located in the heart of Downtown Orlando.        |
| For Sublease |   |  |             |         |              |         |                |                             |                          |            |  |  |
| Sublease     |  | 100 S Orange Ave<br>Orlando, FL 32801              | 39,256      | 800     | 3,483        | 10      | 3              | -                           | 1923                     | -          | \$19.00/SF FS                                      | Ideal for any professional service office requirement. 3 reserved parking spaces included in rent.   |